

MIXED USE PROPERTY FOR LEASE



9314 Liberty Rd Randallstown, MD 21133



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9314 LIBERTY ROAD



Lot Size: 1.38 AC



OFFERING SUMMARY

RETAIL BUILDING	\$26/SF NNN
WAREHOUSE	\$8/SF NNN
FENCED LOT & STORAGE	\$ 4,500 per month
TAXES	\$8,031
ZONING	BRAS

PROPERTY OVERVIEW

- Redevelopment/Owner User Opportunity FOR SALE
- Two highly visible retail buildings, three warehouses, one with auto service bay, storage and garage.
- Large fenced in storage lot.
- Ample parking in front of buildings.
- BR-AS Zoning: A versatile commercial zoning classification in Baltimore County, ideal for businesses catering to roadside travelers, with added allowances for automotive services such as gas stations, car washes, and repair shops
- Located on Liberty Road within the Reisterstown Road Corridor



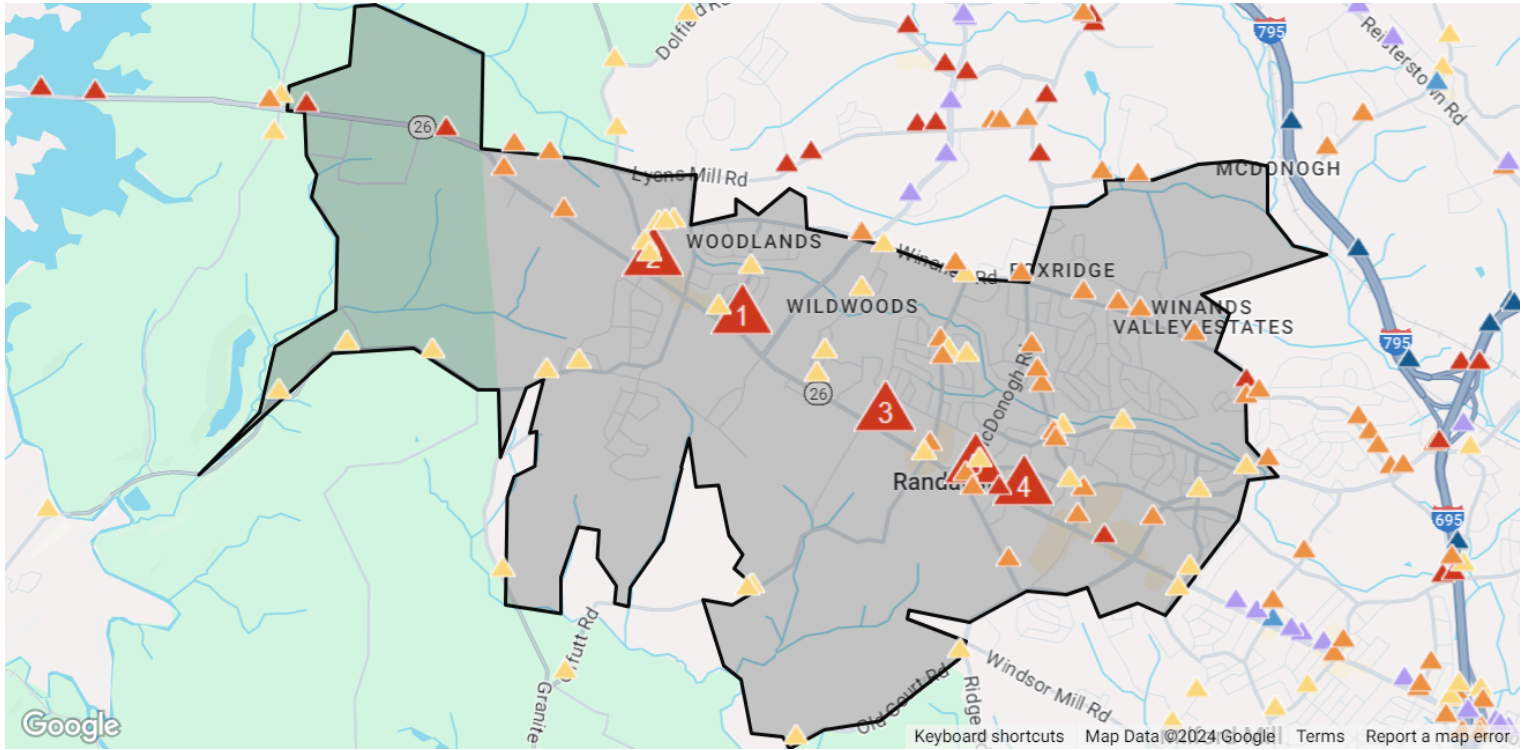
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PROPERTY PHOTOS

9314 LIBERTY RD RANDALLSTOWN, MD 21133



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
28,156

2023 Est. daily traffic counts

Street: Liberty Rd
Cross: Kings Oak Rd
Cross Dir: NW
Dist: 0.04 miles

Historical counts

Year	Count	Type
2012	▲ 28,452	AADT
1995	▲ 20,000	AADT

2
27,066

2023 Est. daily traffic counts

Street: Liberty Road
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2017	▲ 27,221	AADT

3
25,197

2023 Est. daily traffic counts

Street: Liberty Rd
Cross: Chapman Rd
Cross Dir: NW
Dist: 0.15 miles

Historical counts

Year	Count	Type
2020	▲ 19,261	AADT
2018	▲ 26,982	AADT
2012	▲ 28,452	AADT
2011	▲ 28,681	AADT
2010	▲ 28,570	AADT

4
24,408

2023 Est. daily traffic counts

Street: Liberty Rd
Cross: Briarstone Rd
Cross Dir: NW
Dist: 0.03 miles

Historical counts

Year	Count	Type
2012	▲ 24,352	AADT
2011	▲ 24,541	AADT
2010	▲ 24,440	AADT
2009	▲ 24,852	AADT
2007	▲ 25,620	AADT

5
24,098

2023 Est. daily traffic counts

Street: Liberty Rd
Cross: Fieldstone Rd
Cross Dir: SE
Dist: 0.05 miles

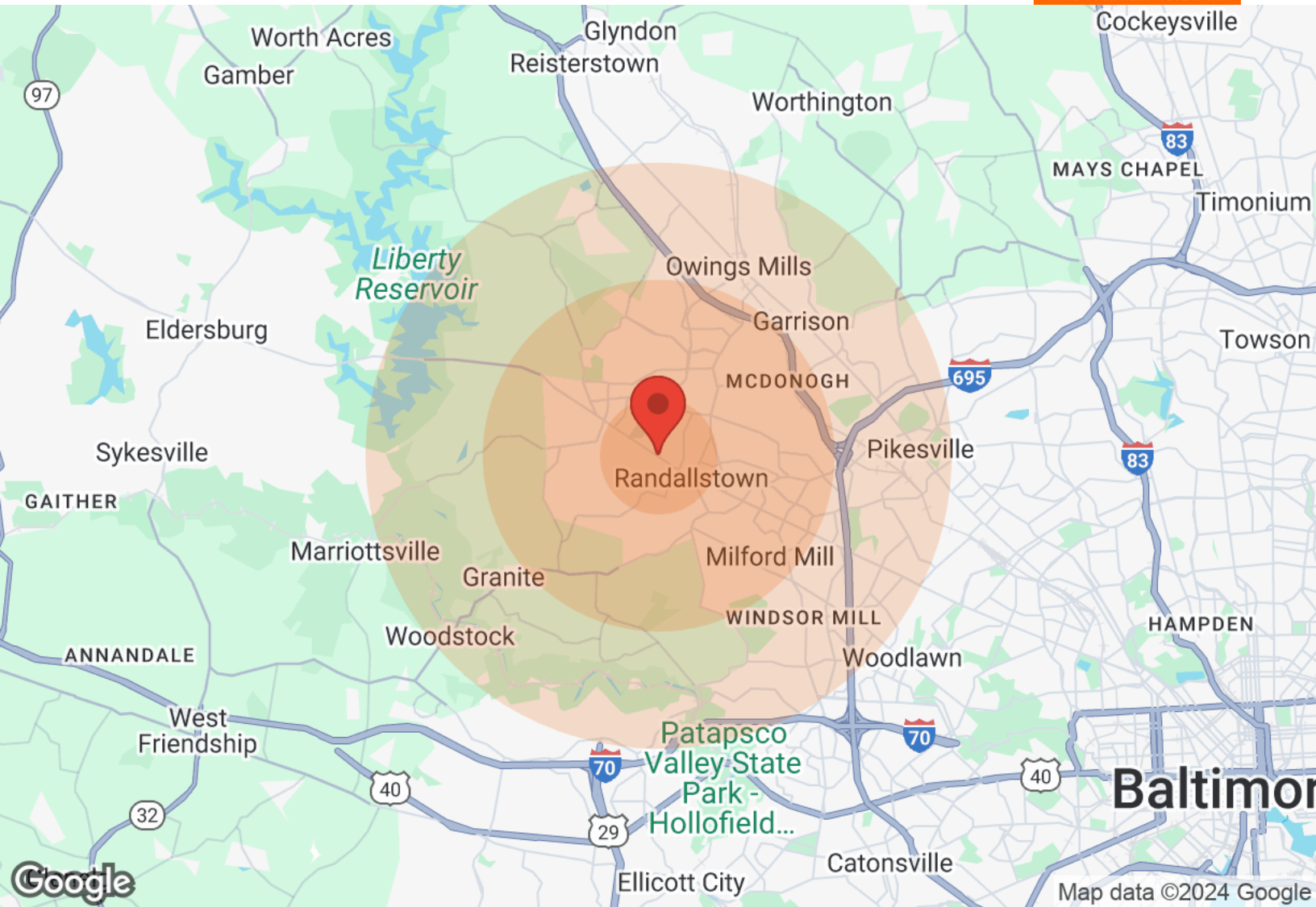
Historical counts

Year	Count	Type
2012	▲ 24,352	AADT
2002	▲ 31,750	AADT
2001	▲ 30,775	AADT
1998	▲ 27,075	ADT
1993	▲ 28,475	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DEMOGRAPHICS

9314 LIBERTY ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,530	32,651	77,559	Median	\$67,308	\$76,630	\$65,511
Female	7,792	38,164	89,337	< \$15,000	425	1,990	5,202
Total Population	14,322	70,815	166,896	\$15,000-\$24,999	194	1,179	4,093
				\$25,000-\$34,999	453	1,847	5,297
Age				\$35,000-\$49,999	848	3,447	9,370
Ages 0-14	3,039	14,270	32,608	\$50,000-\$74,999	1,217	6,205	14,078
Ages 15-24	2,082	9,369	21,704	\$75,000-\$99,999	962	5,301	11,379
Ages 25-54	5,552	28,725	66,793	\$100,000-\$149,999	826	5,068	10,526
Ages 55-64	1,743	8,835	20,587	\$150,000-\$199,999	260	2,084	3,717
Ages 65+	1,906	9,616	25,204	> \$200,000	171	833	2,543
				Housing			
Race				Total Units	5,570	29,287	70,546
White	1,271	11,958	45,076	Occupied	5,325	27,680	66,518
Black	12,528	53,988	107,374	Owner Occupied	3,357	17,759	39,313
Am In/AK Nat	N/A	28	95	Renter Occupied	1,968	9,921	27,205
Hawaiian	N/A	N/A	12	Vacant	245	1,607	4,028
Hispanic	549	2,703	9,077				
Multi-Racial	762	4,592	14,690				

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