

1660 LIBERTY RD.
ELDERSBURG, MD 21784

PAD OPPORTUNITY

BUILD-TO-SUIT OR GROUND LEASE ACROSS FROM WALMART

OPPORTUNITY:

- New to Market, Excellent Pad Opportunity with Corner Access
- 1 Acre Pad Site
- Build-to-suit or Ground Lease
- B-NR Zoning

HIGHLIGHTS:

- Outstanding Visibility to Liberty Rd. (Rt. 26)
- Wrap Around Corner with Direct Access to Hemlock Dr., as well as Right-in/Right-out on Liberty Rd. (Rt. 26)
- Across the Street from Recently Redeveloped Eldersburg Commons with Brand New Walmart Supercenter

TRAFFIC COUNTS:

- 29,771 AADT on Liberty Rd. (Rt. 26)
- 6,747 AADT on W. Hemlock Dr.

DEMOGRAPHICS:

1 MILE	3 MILES	5 MILES
POPULATION		
8,303	28,360	42,292
HOUSEHOLDS		
3,003	9,958	14,786
AVERAGE HOUSEHOLD INCOME		
\$131,400	\$150,097	\$151,103
DAYTIME POPULATION		
5,379	10,104	13,199





