

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

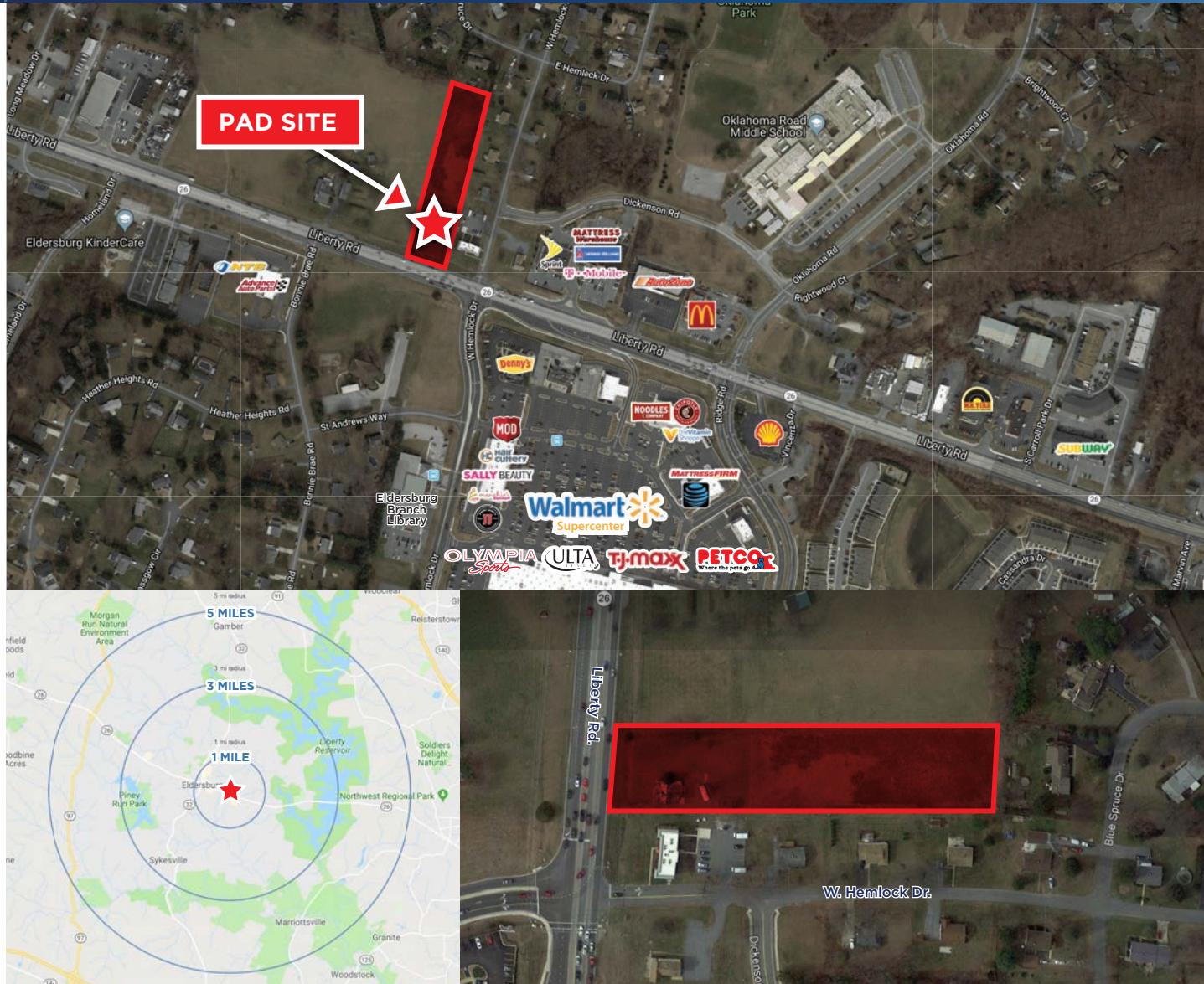
3,003 | 9,958 | 14,786

AVERAGE HOUSEHOLD INCOME

\$131,400 | \$150,097 | \$151,103

DAYTIME POPULATION

5,379 | 10,104 | 13,199



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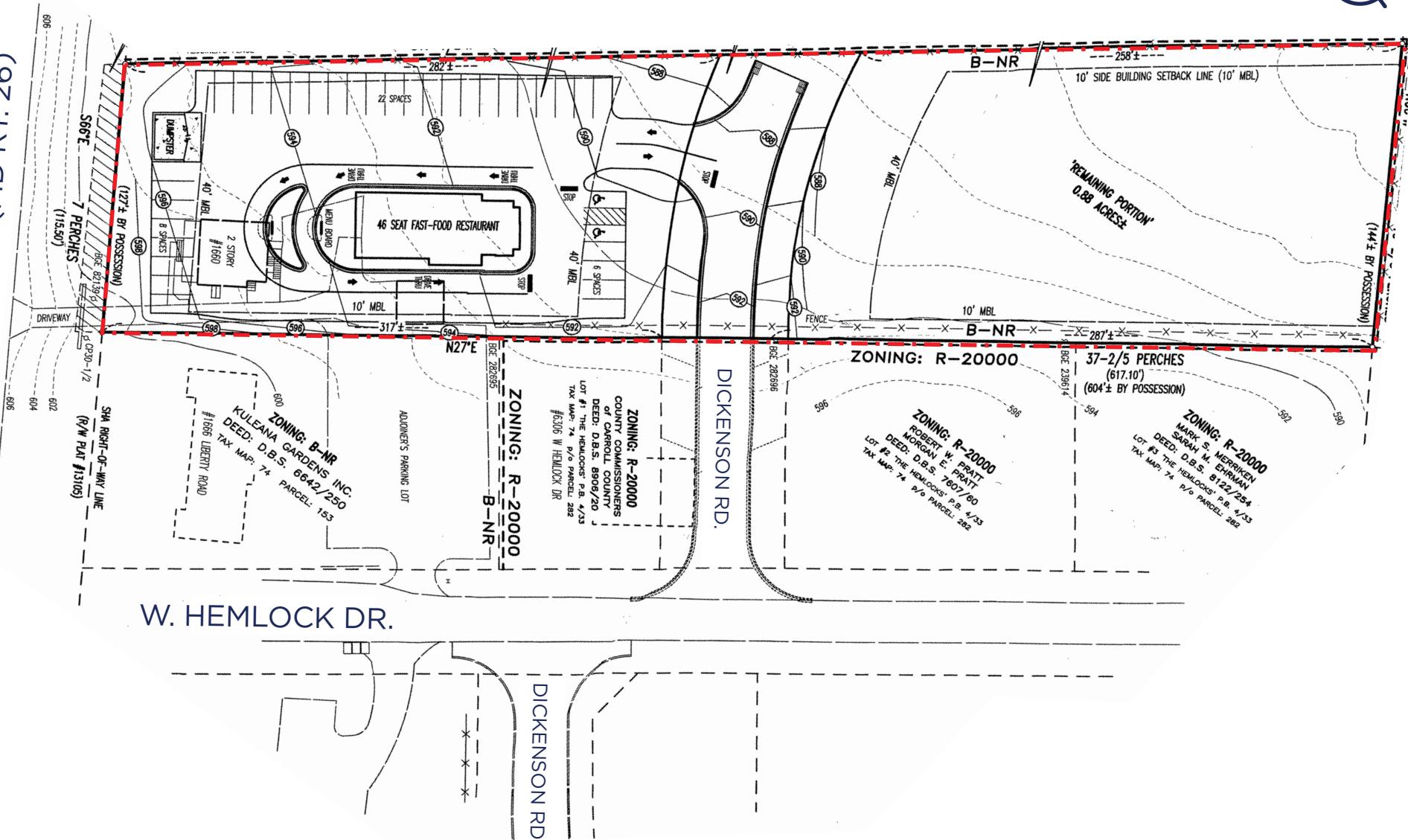
1111 Benfield Blvd., Suite 100, Annapolis, MD 21108 | O: (800) 307-3130 | www.broadreachretail.com

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LIBERTY RD. (MD RT. 26)



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