



Proposed Retail Rendering

Fully Approved Commercial / Industrial Site - All Engineering Conveys

2525 W Liberty Road, Westminster, Carroll County, MD 21157

Property Features

- Fully approved commercial site for immediate development
- Sitework underway
- Major intersection of Routes 27 & 26 (Liberty Road)
- Site Plan approved for: (See Page 2)
 - 11,250 sf Retail building with drive thru
- Four (4) self storage buildings totaling 77,600 sf
- Located in fast growing Western Carroll County
- Avg. households over \$172,623 within 5 miles



For more information:

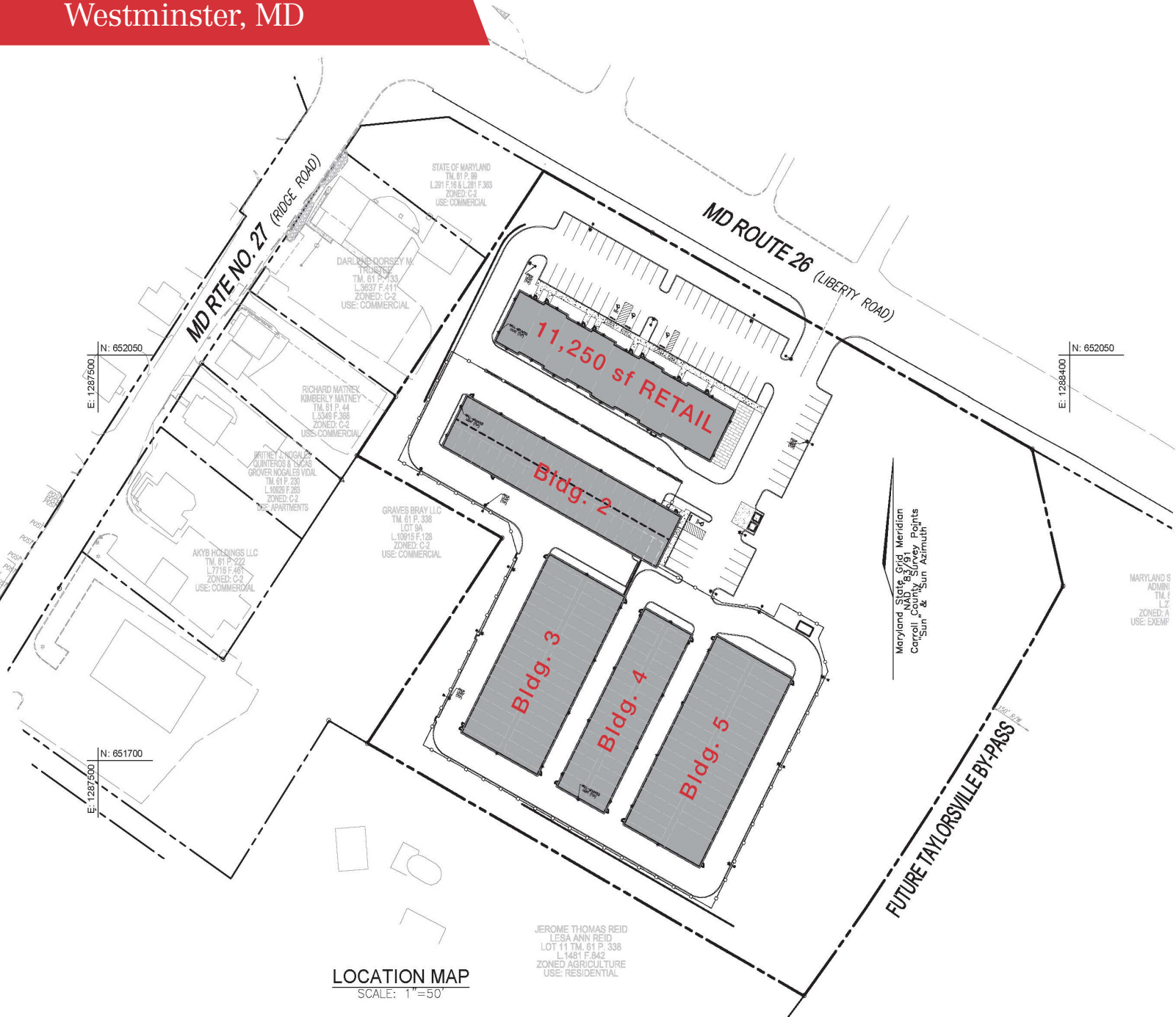
Allen Cornell
 +1 301 918 2909
 acornell@naimichael.com

Barbara Richman Kahn
 +1 301 918 2952
 brichman@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

For Sale

2525 W Liberty Road
Westminster, MD



Building Breakdown

- | | |
|------------------|--------------------------------------|
| (1) Retail | 1-story / 11,250 SF |
| (2) Self Storage | 1-story split / 11,250 SF / 37 units |
| (3) Self Storage | 2-story / 28,000 SF / 62 units |
| (4) Self Storage | 1-story / 8,750 SF / 32 units |
| (5) Self Storage | 2-story / 29,600 SF / 68 units |

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Demographics *(Spotlight 2024 Est's)*

	1 M	3 M	5 M
POPULATION	1,591	7,759	18,566
HOUSEHOLDS	586	2,800	6,547
AVG HOUSEHOLD INCOME	\$167,614	\$163,395	\$172,623

Traffic Counts *(MD SHA 2023 Est's)*

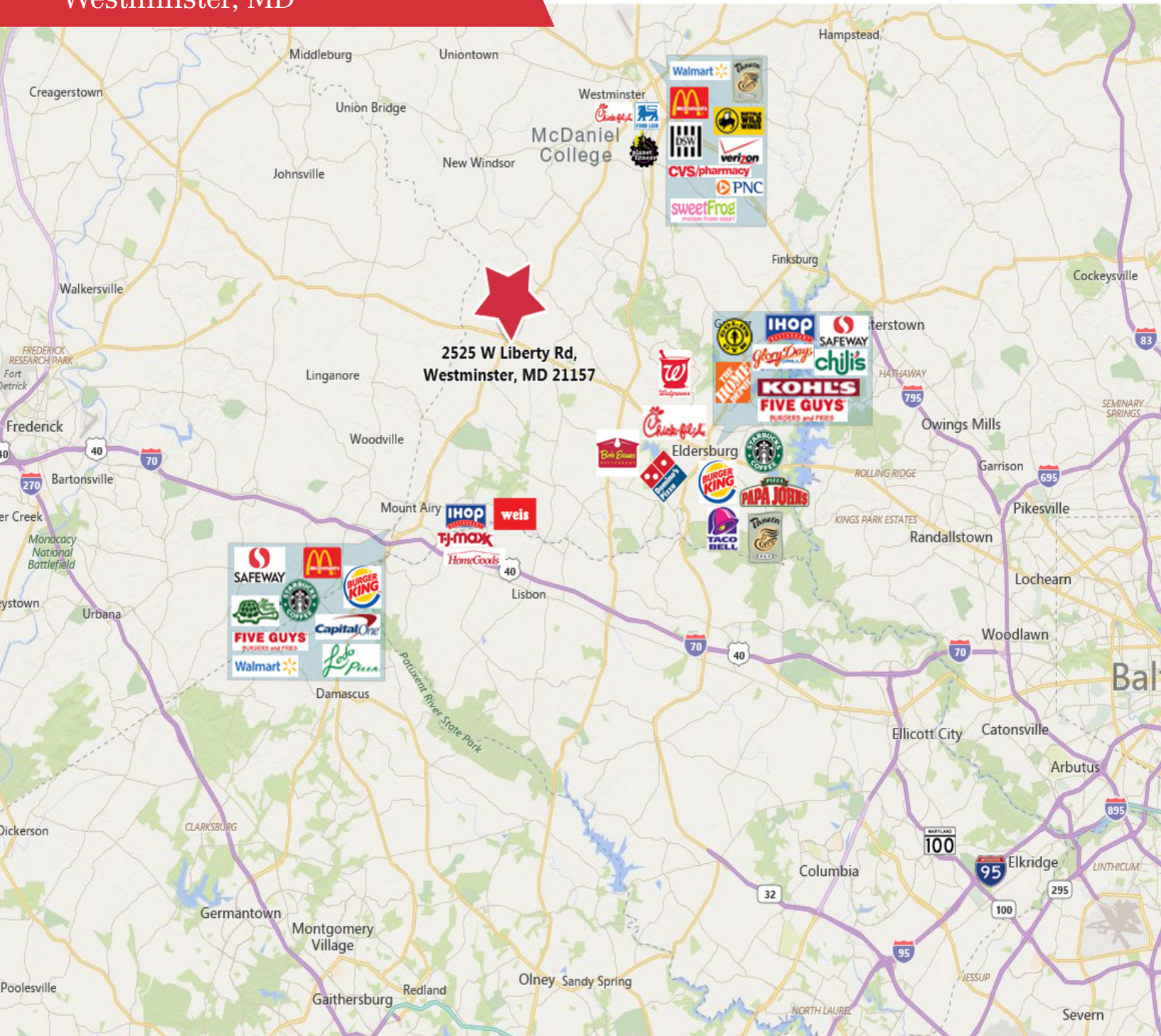
Route 27 (Ridge Road) - 13,820 vpd

Route 26 (W Liberty Road) - 6,275 vpd



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NAIMichael

10100 Business Parkway
Lanham, Maryland 20706
+1 301 459 4400
naimichael.com