

MIXED USE PROPERTY FOR SALE

9314 LIBERTY ROAD



OFFERING SUMMARY

PRICE:	\$1,899,000
LOT SIZE:	58,806 SF
BUILDING SF:	Approx 11,000 SF
TAXES:	\$8,031
ZONING:	BR-AS
TRAFFIC COUNTS:	25,197 VPD
YEAR BUILT:	1946

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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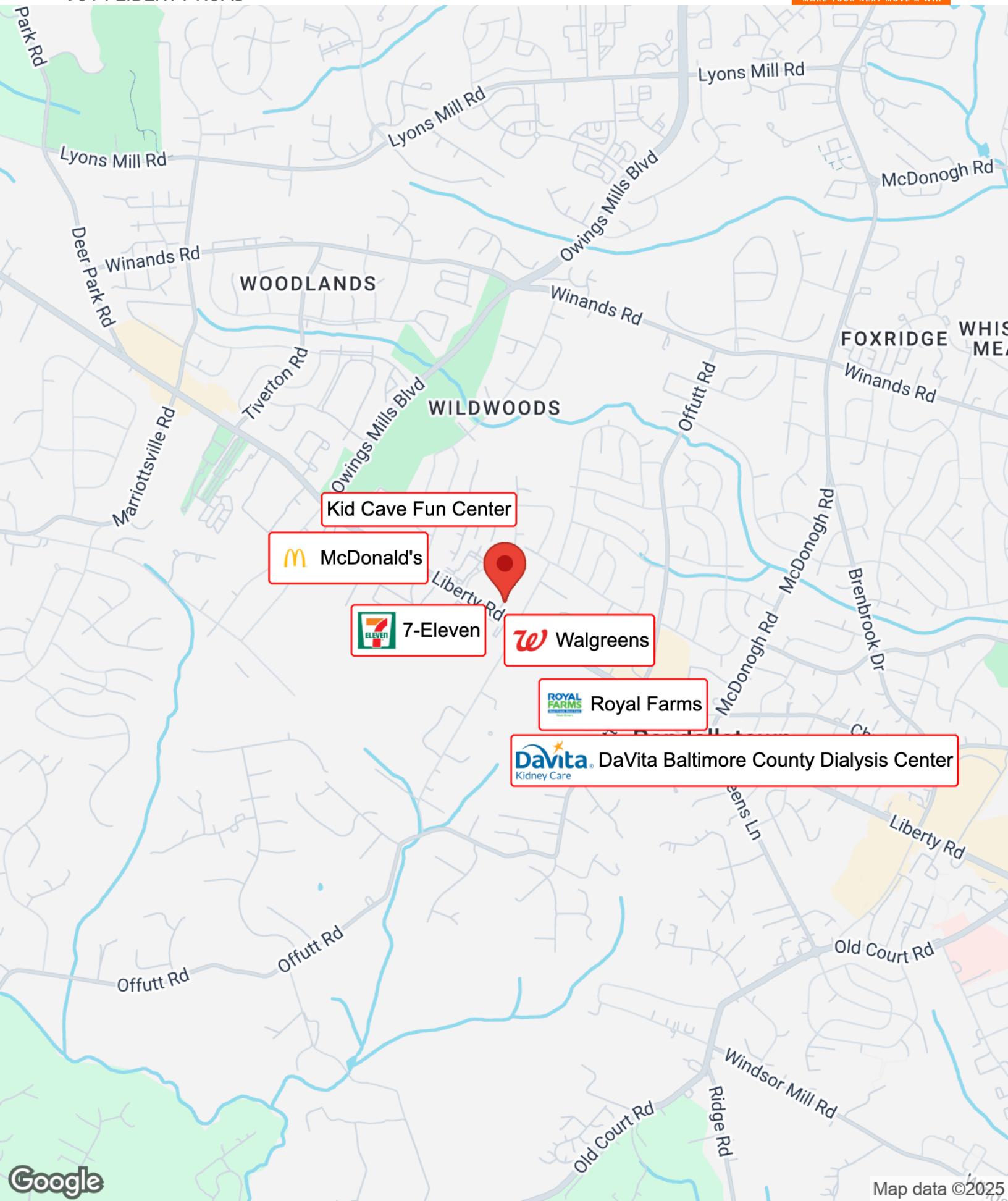
PROPERTY PHOTOS

9314 LIBERTY RD RANDALLSTOWN, MD 21133

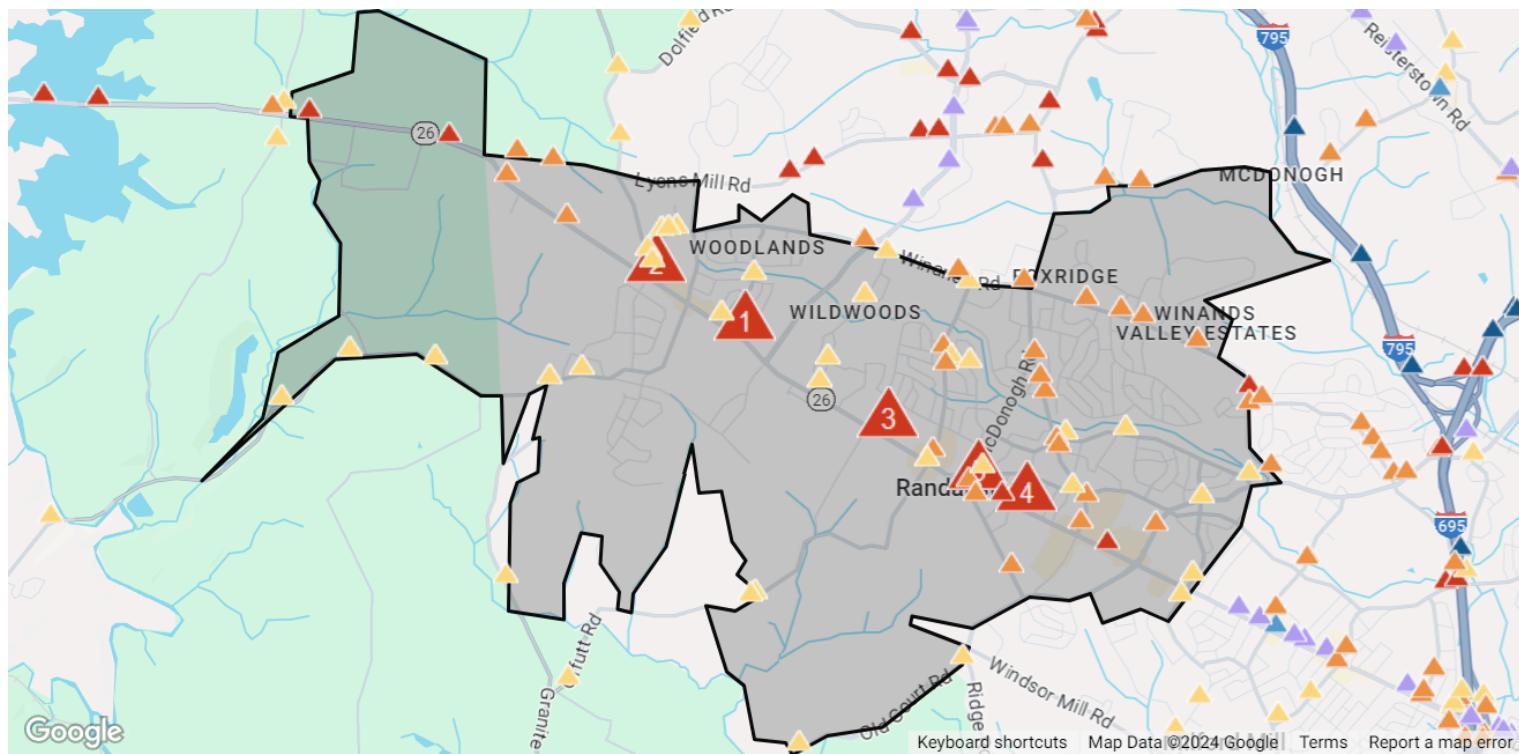


BUSINESS MAP

9314 LIBERTY ROAD



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	2	3	4	5	
28,156	27,066	25,197	24,408	24,098	
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	
Street: Liberty Rd Cross: Kings Oak Rd Cross Dir: NW Dist: 0.04 miles	Street: Liberty Road Cross: – Cross Dir: – Dist: –	Street: Liberty Rd Cross: Chapman Rd Cross Dir: NW Dist: 0.15 miles	Street: Liberty Rd Cross: Briarstone Rd Cross Dir: NW Dist: 0.03 miles	Street: Liberty Rd Cross: Fieldstone Rd Cross Dir: SE Dist: 0.05 miles	
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts	
Year	Count	Type	Year	Count	Type
2012	▲ 28,452	AADT	2017	▲ 27,221	AADT
1995	▲ 20,000	AADT	2020	▲ 19,261	AADT
			2018	▲ 26,982	AADT
			2012	▲ 28,452	AADT
			2011	▲ 28,681	AADT
			2010	▲ 28,570	AADT
			2009	▲ 24,852	AADT
			2007	▲ 25,620	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 (*)



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