

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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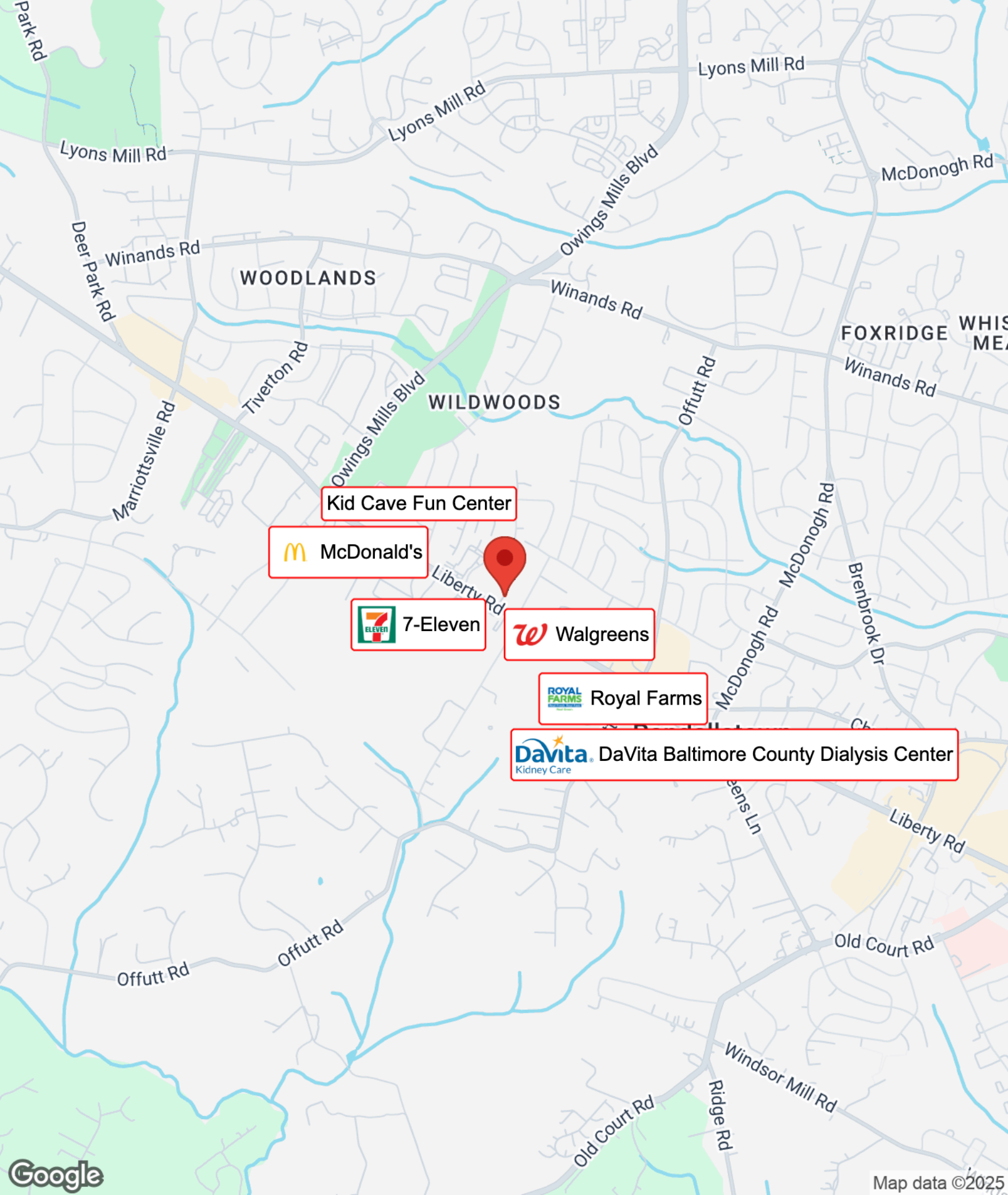
PROPERTY PHOTOS

9314 LIBERTY RD RANDALLSTOWN, MD 21133

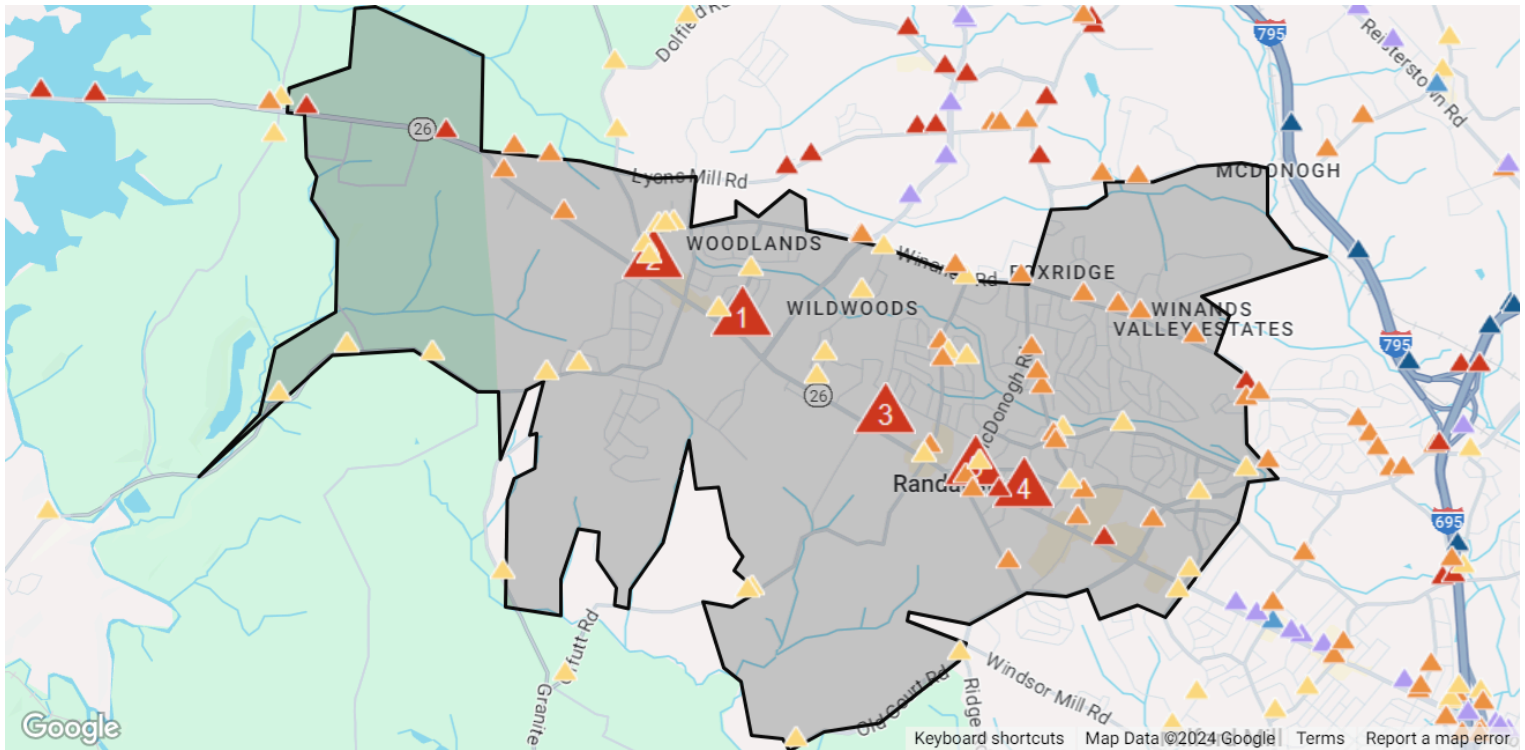


BUSINESS MAP

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

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 (*)



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