



# 4 BAY AUTO MECHANIC BUILDING FOR LEASE

9325 LIBERTY RD, RANDALLSTOWN, MD 21133



## PROPERTY HIGHLIGHTS

- ✓ 2,520 SF INCLUDES 4 DRIVE IN BAYS, 3 WITH CAR/LIGHT TRUCK LIFTS, WAITING AREA & RESTROOM
- ✓ TRAFFIC COUNT 28,291 VPD
- ✓ BUILDING INCLUDES PARKING FOR APPROXIMATELY 50 VEHICLES
- ✓ ZONED BR

# 4 BAY AUTO MECHANIC BUILDING FOR LEASE

9325 LIBERTY ROAD



## Additional Details

- 4 Drive in bays
- 3 with car/light truck lifts
- Waiting area
- Restrooms



## OFFERING SUMMARY

## PROPERTY OVERVIEW

**BUILDING:** \$5,500

**BUILDING SF:** 2,520 SF

**SERVICE TYPE:** NN

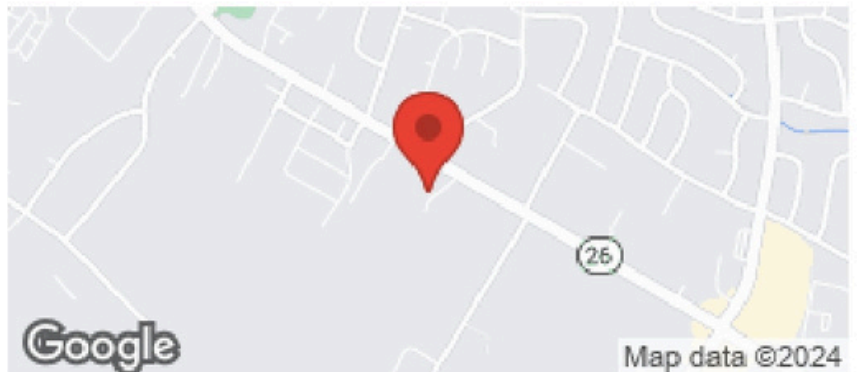
**TAXES:** \$6,722

**TRAFFIC COUNT:** 28,291 VPD

**ZONING:** BR

- BUILDING: \$5000/month
- Building includes parking for approximately 50 vehicles.
- Separately metered heat and air conditioning.
- Tenant pays proportionate share of taxes and water.

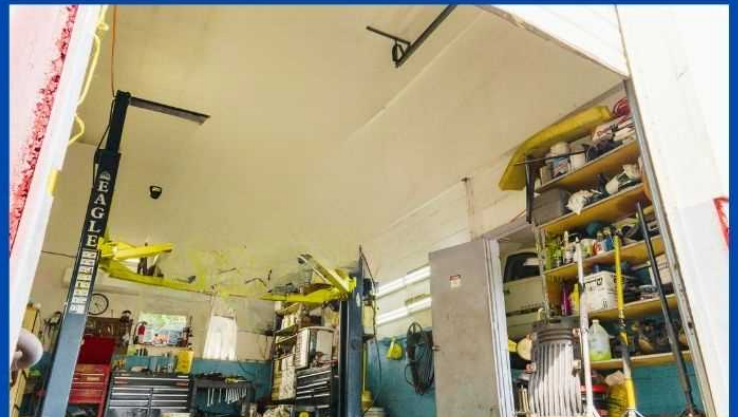
• Also available 0.91 acre fenced in storage lot for LEASE: \$4,500/month





# PROPERTY PHOTOS

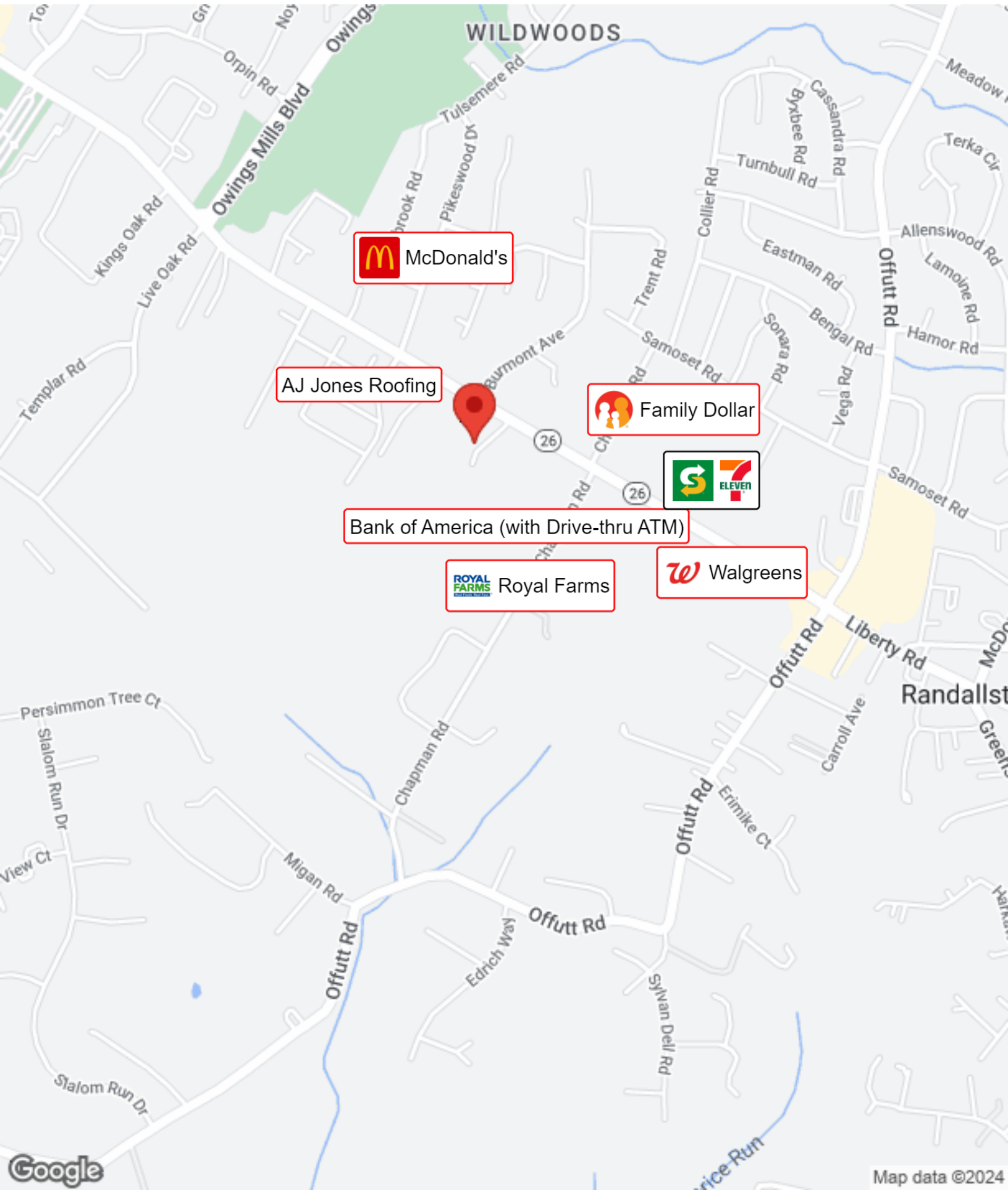
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# BUSINESS MAP

9325 LIBERTY ROAD




 McDonald's

AJ Jones Roofing

 Family Dollar



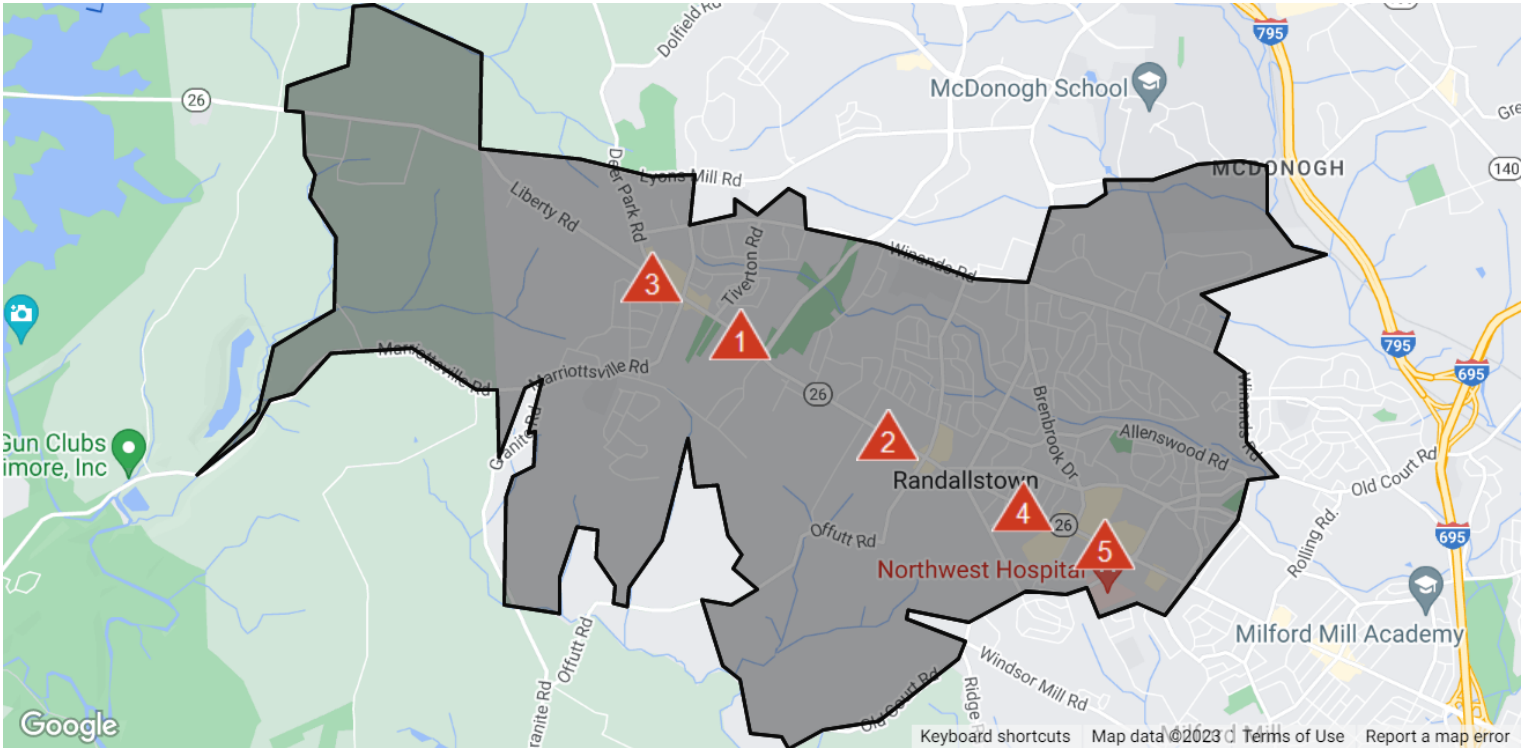
Bank of America (with Drive-thru ATM)

 Royal Farms

 Walgreens



# 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**  
**28,291**  
 2022 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**  
**28,139**  
 2022 Est. daily traffic counts

Street: **Liberty Rd**  
 Cross: **Chapman Rd**  
 Cross Dir: **NW**  
 Dist: **0.15 miles**

Historical counts

Year	Count	Type
2018	▲ 26,982	AADT
2012	▲ 28,452	AADT
2011	▲ 28,681	AADT
2010	▲ 28,570	AADT
2009	▲ 29,302	AADT

**3**  
**27,144**  
 2022 Est. daily traffic counts

Street: **Liberty Road**  
 Cross: **-**  
 Cross Dir: **-**  
 Dist: **-**

Historical counts

Year	Count	Type
2017	▲ 27,221	AADT

**4**  
**24,542**  
 2022 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**  
**24,215**  
 2022 Est. daily traffic counts

Street: **Liberty Road**  
 Cross: **Foxcliff Ct**  
 Cross Dir: **NW**  
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2017	▲ 23,701	AADT
1995	▲ 34,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)



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