



SYKESVILLE BUSINESS CENTER

53-55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

RETAIL SPACE
FOR **LEASE**

**BUILDING
CONSTRUCTION
COMPLETE**

**INLINE
AND END CAP
RETAIL SUITES
AVAILABLE!**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1st Floor Retail spaces ranging from 1,438 SF (inline) to 1,452 SF (end cap)
- Outside dining area at end cap
- Each suite has access to common grease trap
- Residential apartments on 2nd Floor
- Highly visible location with 790 ft. ± of frontage on heavily trafficked Liberty Road/Rt. 26 (26,980 vehicles per day)
- Across from new Ryan Homes
- 5 minute drive to Eldersburg
- Easy access to Route 97 (New Washington Rd)

BUILDING 'A':	10,080 SF ± (1ST FLOOR RETAIL)
BUILDING 'B':	15,846 SF ± (FULLY LEASED!)
DELIVERY:	JANUARY 1, 2025
TRAFFIC COUNT:	26,980 AADT (LIBERTY RD/RT. 26)
ZONING:	C-2 (COMMERCIAL MEDIUM INTENSITY)
RENTAL RATE:	NEGOTIABLE



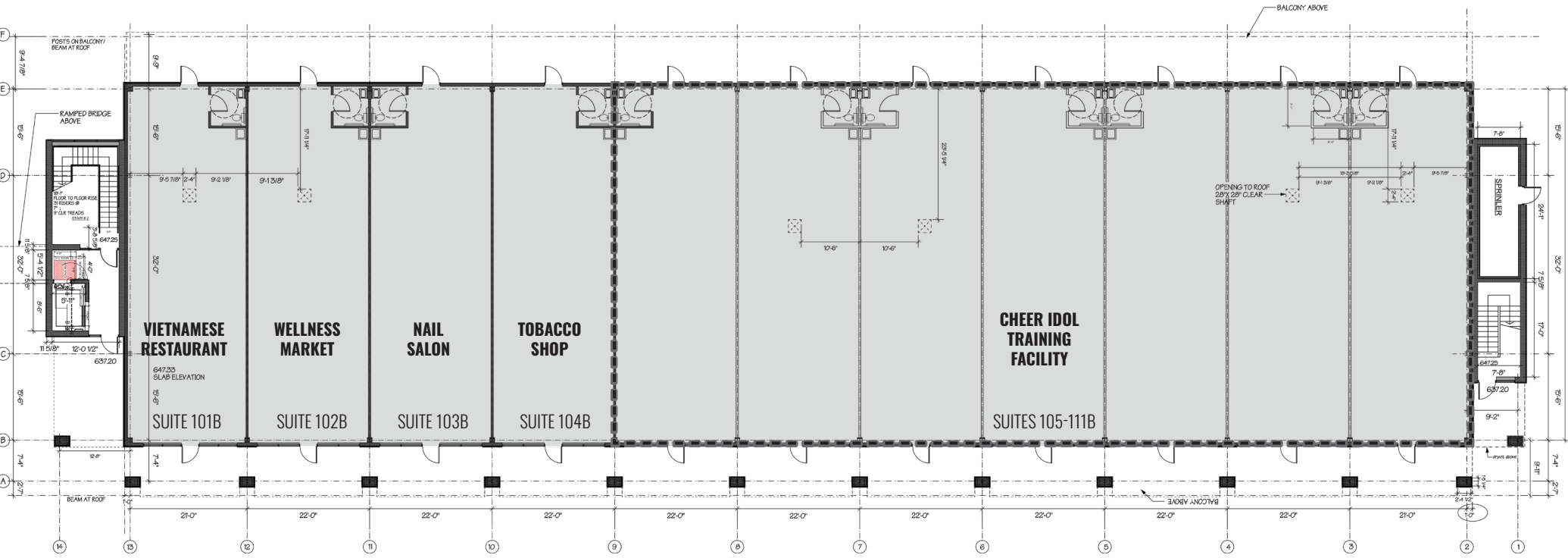
FLOOR PLANS: **BUILDING 'A'**



1ST FLOOR (RETAIL)

FLOOR PLANS: BUILDING 'B'

FULLY LEASED!



1ST FLOOR (RETAIL)

LOCAL TRADE AREA



Blackbird
Mid-Atlantic
GYMNASTICS
CROSSFIT
GRANITEPRO

SAVAGE
DANCE COMPANY

ROYAL FLUSH
AMUSEMENTS

ENTERPRISE ST

KLEE MILL RD

26

W OLD LIBERTY RD

JOHN DEERE
FINCH TURF

WHATADAY
CAFE
Gourmet
Wine & Spirits

CENTURY HIGH SCHOOL

Bobcat

HIGH'S

NEW
LIBERTY PLACE
55+ CONDOS BY
Ryan
Homes

LINTON SPRINGS
ELEM. SCHOOL

MANTE
RESTAURANT & BAR

SITE



REGIONAL TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,233

18,466

48,444

DAYTIME POPULATION



2,475

16,246

38,330

AVERAGE HOUSEHOLD INCOME



\$210,670

\$182,828

\$175,603

NUMBER OF HOUSEHOLDS



401

6,505

17,281

MEDIAN AGE

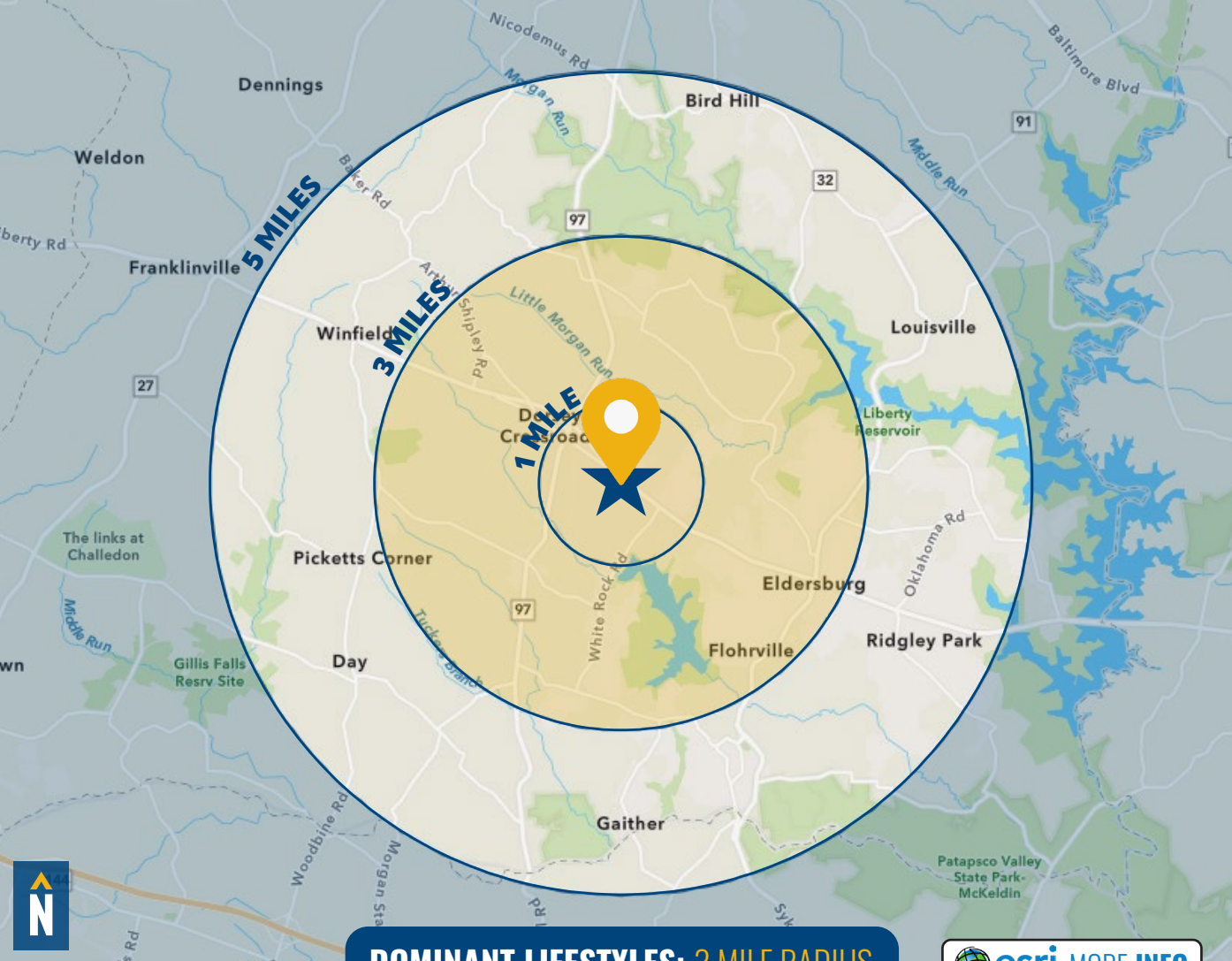


44.0

42.0

42.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 3 MILE RADIUS

[esri MORE INFO](#)

57% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

18% PROFESSIONAL PRIDE



MEDIAN

AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

15% FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

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