

CARROLL STATION
1708 LIBERTY ROAD
ELDERSBURG, MD

FOR LEASE

RARE END-CAP SPACE ACROSS FROM ELDERSBURG COMMONS

OPPORTUNITY:

- Rare end-cap space
- Immediate availability
- 2,400 SF
- Gas to premises. Grease trap serving the premises.

HIGHLIGHTS:

- Excellent visibility to Liberty Road.
- Across from the Eldersburg Commons
- Nearby retailers include Walmart Super Center, TJ Maxx, Petco
- Located in the heart of strong commercial market serving Eldersburg/Sykesville

TRAFFIC COUNTS:

- 30,619 AADT on Liberty Rd. (Rt. 26)
- 6,747 AADT on W. Hemlock Dr.

DEMOGRAPHICS:

1 MILE	3 MILES	5 MILES
POPULATION		
7,432	28,811	43,842
HOUSEHOLDS		
2,524	10,138	15,396
AVERAGE HOUSEHOLD INCOME		
\$160,331	\$144,560	\$144,583
DAYTIME POPULATION		
4,579	11,650	14,905



IN COOPERATION WITH:



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