

8523-27 Liberty Road

Randallstown, MD

FOR SALE!



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Property Highlights



8,147 SF AutoStream building & Can Auto Group property



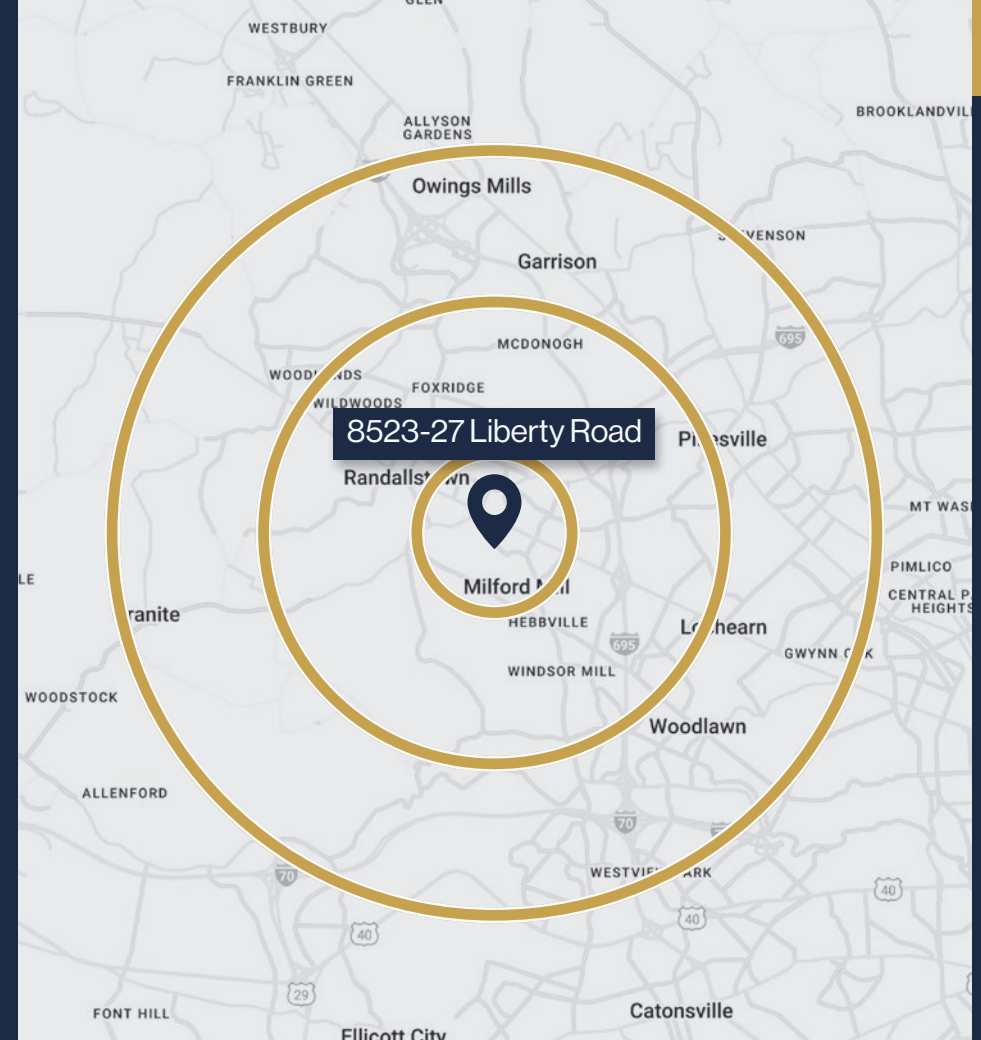
Excellent visibility and several points of access from Liberty Road



Signage visible from the main road



Greater than 31,000 cars passing the site daily



Demographics	1 Mile	3 Mile	5 Mile
Population:	15,556	92,632	216,060
Average HH Income:	\$97,737	\$83,660	\$107,326
# of Employees:	5,229	29,069	110,410

Join Area Retailers:



Walmart

AutoStream
CAR CARE CENTER





SAVOY PLAZA

FAMILY DOLLAR

ATI
PHYSICAL THERAPY

Lendmark
FINANCIAL SERVICES®

Can
Auto Group

AutoStream
CAR CARE CENTER

SUDSVILLE
LAUNDRY

HipHop
FISH & CHICKEN

CHICK' N TROUT
Tasty Chicken & Fresh Trout

JAMIES ANKH
JAMAICAN CUISINE

POPEYES
LOUISIANA KITCHEN



LIBERTY ROAD 31,171 ADT

THE HARBOR BANK
OF MARYLAND

ExpressCare
URGENT CARE CENTERS

B
BALTIMORE COUNTY
PUBLIC LIBRARY

my salon suite

KFC

ihop

Checkers
CRAZY GOOD FOOD

FOOD LION

Public Storage

LIBERTY COURT SHOPPING CENTER

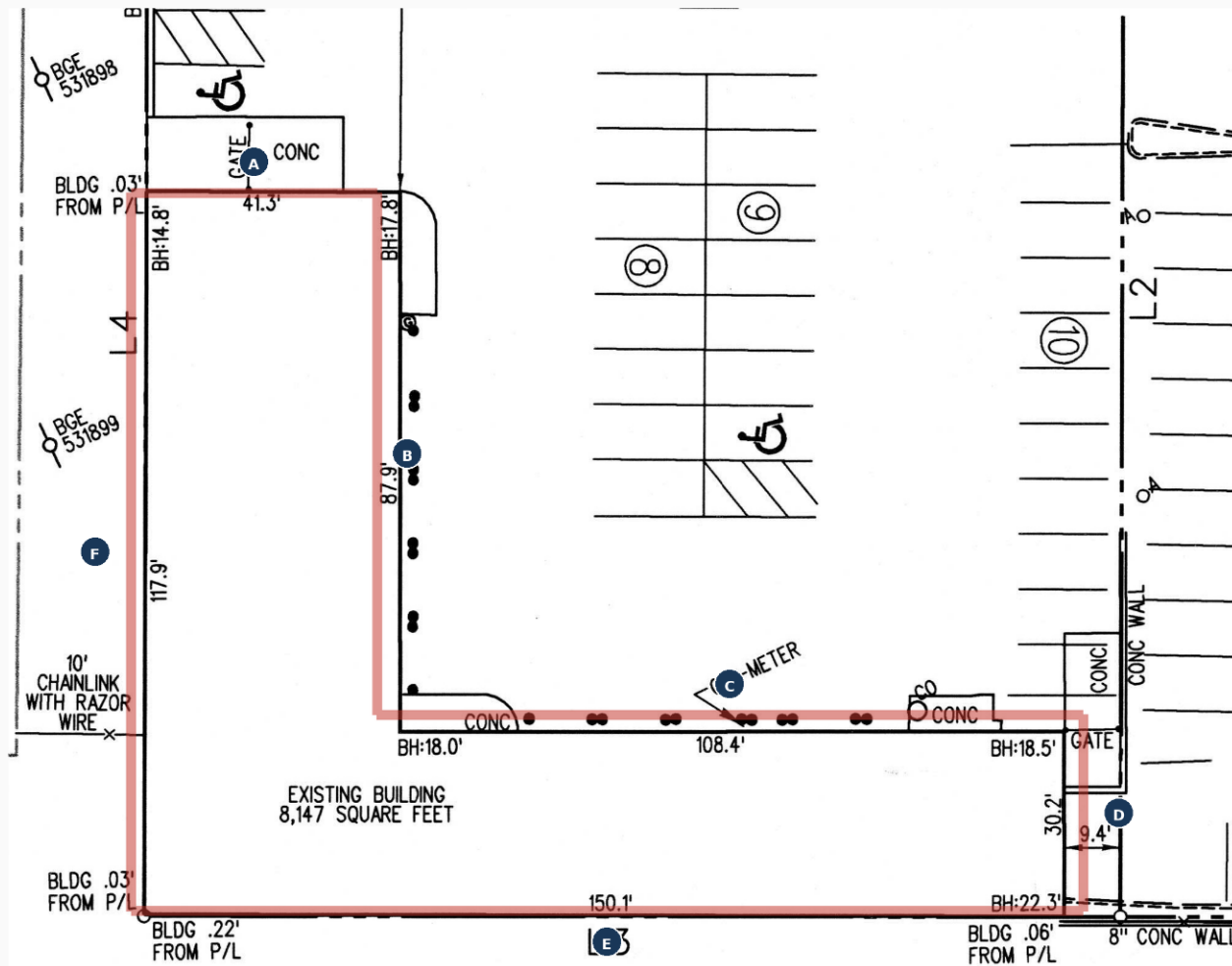
YouFit **M&T Bank**

ALDI **CRAFTY CRAB** **DOLLAR TREE**



EXTERIOR DIMENSIONS - L-SHAPED BUILDING

Dimensions transcribed directly from the attached ALTA/NSPS Land Title Survey



Red overlay follows the six exterior wall segments of the L-shaped building shown on the ALTA survey.

EXTERIOR WALL DIMENSIONS

- A 41.3 ft**
Top / north short wall
- B 87.9 ft**
Inside vertical return
- C 108.4 ft**
Inside horizontal leg
- D 30.2 ft**
Right / east outer wall
- E 150.1 ft**
Bottom / south outer wall
- F 117.9 ft**
Left / west outer wall

SURVEYED BUILDING

Footprint label	8,147 SF
Long wall	150.1 ft
Deep wall	117.9 ft
Six-wall perimeter	535.8 LF

DIMENSION NOTE

I have preserved the six dimensions exactly as printed on the survey. Because the survey rounds dimensions to tenths of a foot, the opposing segments do not mathematically close as a perfect orthogonal L: $A + C = 149.7$ ft vs. $E = 150.1$ ft, and $B + D = 118.1$ ft vs. $F = 117.9$ ft. For planning, use the printed survey dimensions.

ORIENTATION

Liberty Road is above the building on the survey.