



TROUT DANIEL & ASSOCIATES

BUY. SELL. LEASE. ADVISE.

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FOR SALE · RETAIL · WAREHOUSE · OFFICE

8007 Liberty Road

Windsor Mill, MD 21244 · Baltimore County

\$1,950,000

SALE PRICE

±9,600 SF

BUILDING

±1.5 Acres

LAND

B.L.

ZONING



THE OPPORTUNITY

Three ways to win on Liberty Road

A ± 1.5 -acre corner of Liberty Road (MD-26) less than a half-mile from I-695, carrying roughly 38,600 vehicles a day past the door. The site delivers a $\pm 9,600$ SF mixed building — warehouse with dock-high and drive-in loading, office, retail, and a standalone front house — plus generous parking and excellent visibility. Priced at roughly \$203/SF on the building and about \$30/SF on the land, it works for an owner-user, an income investor, or a developer.

● OWNER-USER

Occupy the warehouse + office, lease the front house or retail bay to offset the mortgage. By-right B.L. uses include medical, dental, veterinary, and professional office.

≈ \$203 / SF building

● INVESTOR / FLEX

Multiple divisible spaces (warehouse, office, storage, retail) support a small multi-tenant flex play on a high-traffic retail corridor anchored by national brands.

Flex / multi-tenant

● REDEVELOPMENT

± 1.5 acres on a 38,600-VPD hard corner near the Beltway. Land basis of about \$30/SF supports a future pad, QSR, or retail redevelopment, subject to County approvals.

≈ \$30 / SF land

At a glance

| | |
|---------------------------|------------------------------------|
| Sale Price | \$1,950,000 |
| Price / SF (bldg.) | ≈ \$203 / SF |
| Price / SF (land) | ≈ \$30 / SF |
| Building Size | ±9,600 SF (total) |
| Lot Size | ±1.5 acres (±65,000 SF) |
| Zoning | B.L. — Business, Local (Balt. Co.) |
| Loading | Dock-high + drive-in doors |
| Parking | Ample surface (on-site) |
| Traffic Count | ±38,600 vehicles/day (MD-26) |
| Highway Access | < 0.5 mi to I-695 (Beltway) |

BUILDING BREAKDOWN

±4,200 SF

Warehouse

Dock-high + drive-in

±2,100 SF

Office

Move-in ready

±1,700 SF

Retail / Office

Liberty Rd frontage

±1,600 SF

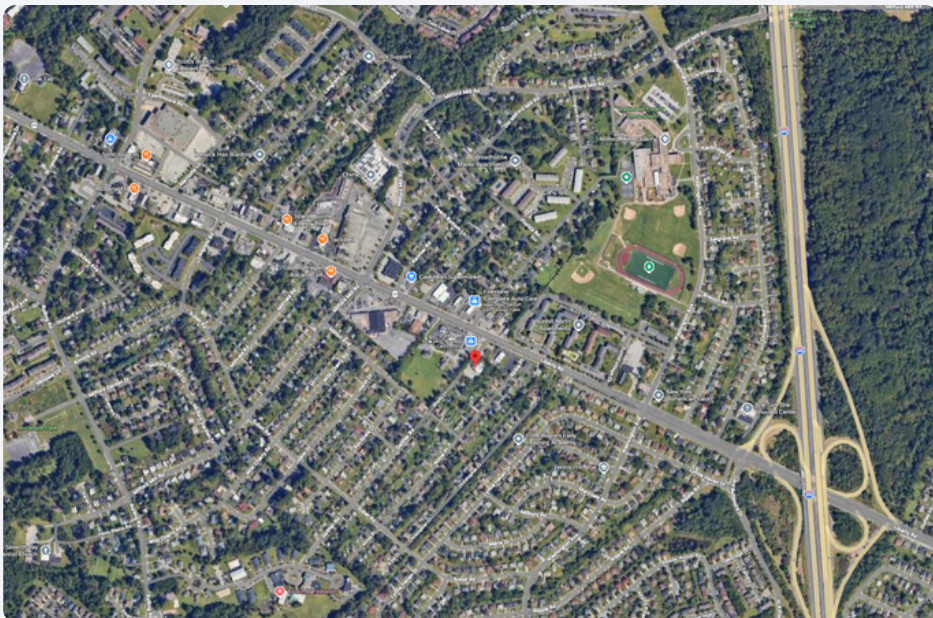
Office / Storage

Flexible support space



Square footages are approximate and represent the sum of the components above; building, lot, and all figures to be independently verified by buyer.

A proven retail corridor



ESTABLISHED NATIONAL CO-TENANCY NEARBY

Walgreens · Burger King · 7-Eleven · Firestone · Dunkin' · Exxon · Subway · Taco Bell · Jiffy Lube · Dollar Tree

The hard corner sits inside a dense, well-leased retail node — built-in traffic generators and daytime population for any user.

±38,600

vehicles per day on Liberty Rd (MD-26)

< 0.5 mi

to I-695 / Baltimore Beltway

±15 min

to Downtown Baltimore

TRADE-AREA DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-------------|-------------|-------------|
| Population | 18,132 | 112,267 | 299,861 |
| Households | 6,637 | 42,727 | 115,178 |
| Avg. HH Income | \$86,161.74 | \$84,667.66 | \$95,519.96 |

Zoned B.L. — wide flexibility

The property is zoned B.L. (Business, Local) in Baltimore County — a flexible commercial district intended to serve surrounding neighborhoods. The building can suit an owner-occupant, a service business, or a multi-tenant investor with minimal friction.

● Representative by-right uses

- Medical, dental & veterinary offices
- Professional & business offices
- Retail sales & personal-service shops
- Financial & studio/instructional uses
- Warehousing & light flex (with office)
- Restaurants / food service (verify drive-thru)

● Good to confirm with the County

- Specific use approvals (special exceptions) for certain service or automotive uses
- Trades/contractor and auto-repair uses can be constrained under B.L.
- Parking, signage & setback requirements for the intended use

Representative only. Permitted and special-exception uses, plus all development standards, must be confirmed with Baltimore County Zoning for the buyer's intended use.

ON SITE

Around the property

8007 LIBERTY ROAD



YOUR NAME HERE

Two open panels on the road-front monument sign put a tenant or owner directly in front of ±38,600 vehicles a day — rare, high-value branding on the corridor.



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Schedule a tour

8007 Liberty Road, Windsor Mill, MD 21244 · Offered at \$1,950,000



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