

MIXED USE PROPERTY FOR SALE

9314 LIBERTY ROAD



OFFERING SUMMARY

PRICE:	\$1,899,000
LOT SIZE:	1.38 AC
BUILDING SF:	Approx 11,000 SF
TAXES:	\$8,031
ZONING:	BR-AS
TRAFFIC COUNTS:	25,197 VPD
YEAR BUILT:	1946

PROPERTY OVERVIEW

- Redevelopment/Owner User Opportunity FOR SALE
- Two highly visible retail buildings, three warehouses, one with auto service bay, storage and garage.
- Large fenced in storage lot.
- Ample parking in front of buildings.
- BR-AS Zoning: A versatile commercial zoning classification in Baltimore County, ideal for businesses catering to roadside travelers, with added allowances for automotive services such as gas stations, car washes, and repair shops.
- Located on Liberty Road within the Reisterstown Road Corridor
- Seller prefers LEASEBACK



HELEN DELLHEIM
O: (410) 258-4136
C: (410) 258-4136
helen@wincommercial.com

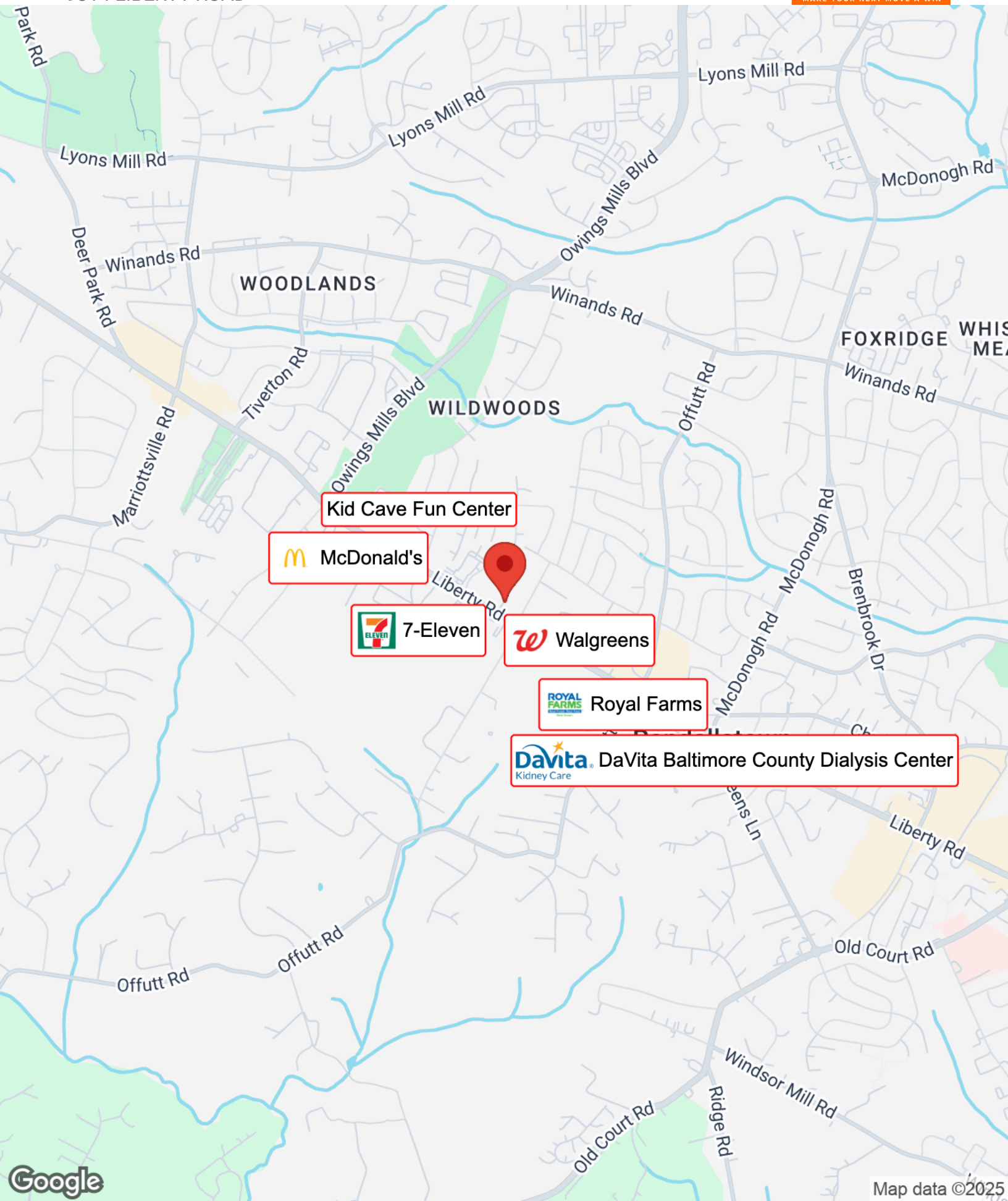
PROPERTY PHOTOS

9314 LIBERTY RD RANDALLSTOWN, MD 21133

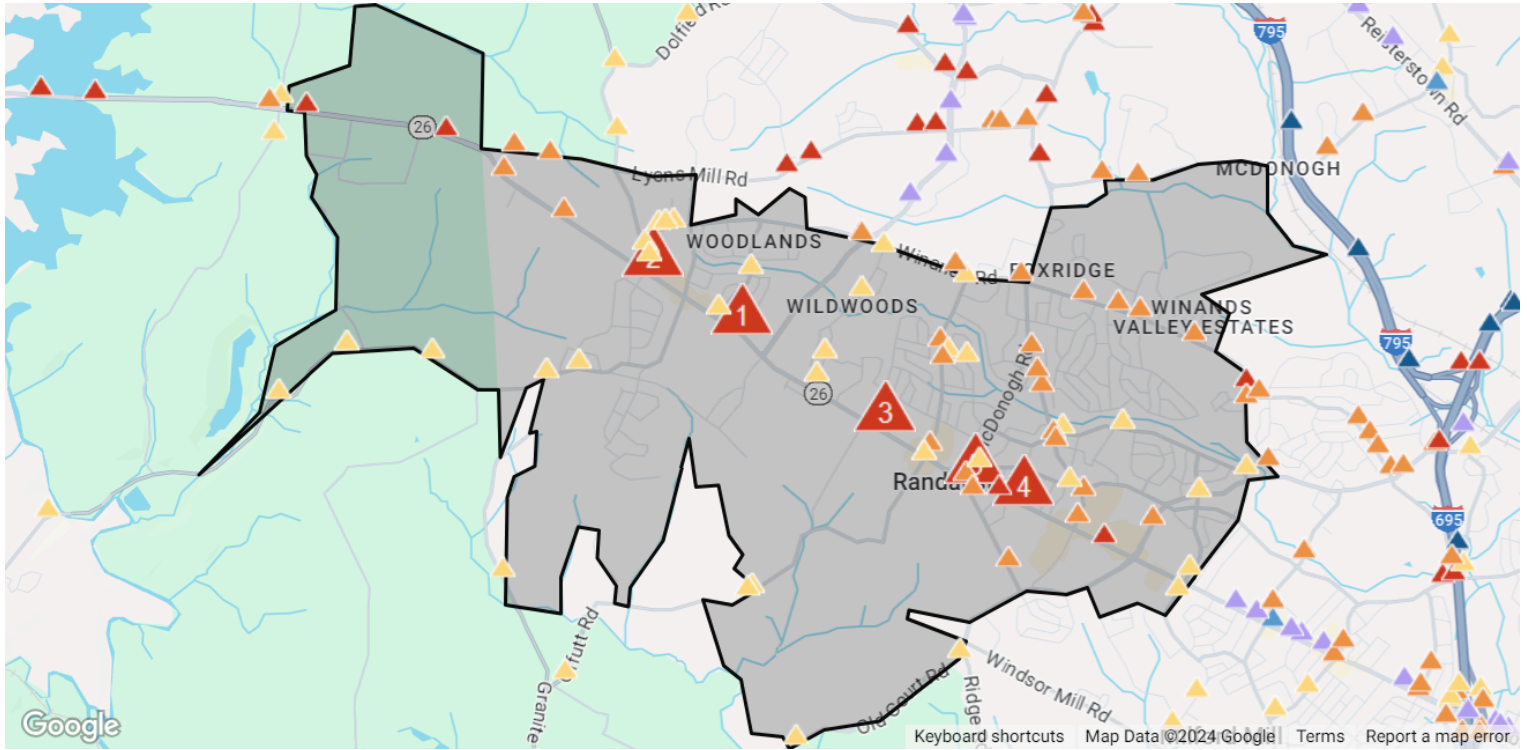


BUSINESS MAP

9314 LIBERTY ROAD



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

28,156

2023 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

27,066

2023 Est. daily traffic counts

Street: Liberty Road
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2017	▲ 27,221	AADT

3

25,197

2023 Est. daily traffic counts

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

Historical counts

Year	Count	Type
2020	▲ 19,261	AADT
2018	▲ 26,982	AADT
2012	▲ 28,452	AADT
2011	▲ 28,681	AADT
2010	▲ 28,570	AADT

4

24,408

2023 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

24,098

2023 Est. daily traffic counts

Street: Liberty Rd
Cross: Fieldstone Rd
Cross Dir: SE
Dist: 0.05 miles

Historical counts

Year	Count	Type
2012	▲ 24,352	AADT
2002	▲ 31,750	AADT
2001	▲ 30,775	AADT
1998	▲ 27,075	ADT
1993	▲ 28,475	ADT

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



HELEN DELLHEIM



CONTACT

410-258-4136 (direct)
410-312-0000 (office)



EMAIL

helen@wincommercial.com



OFFICE

Keller Williams Realty Centre
8825 Stanford Blvd, Suite 300 Columbia, MD 21045