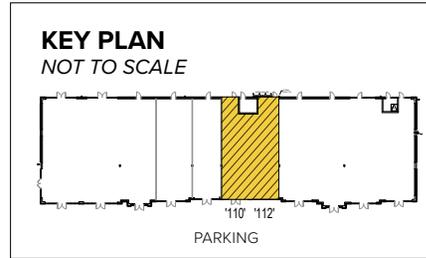


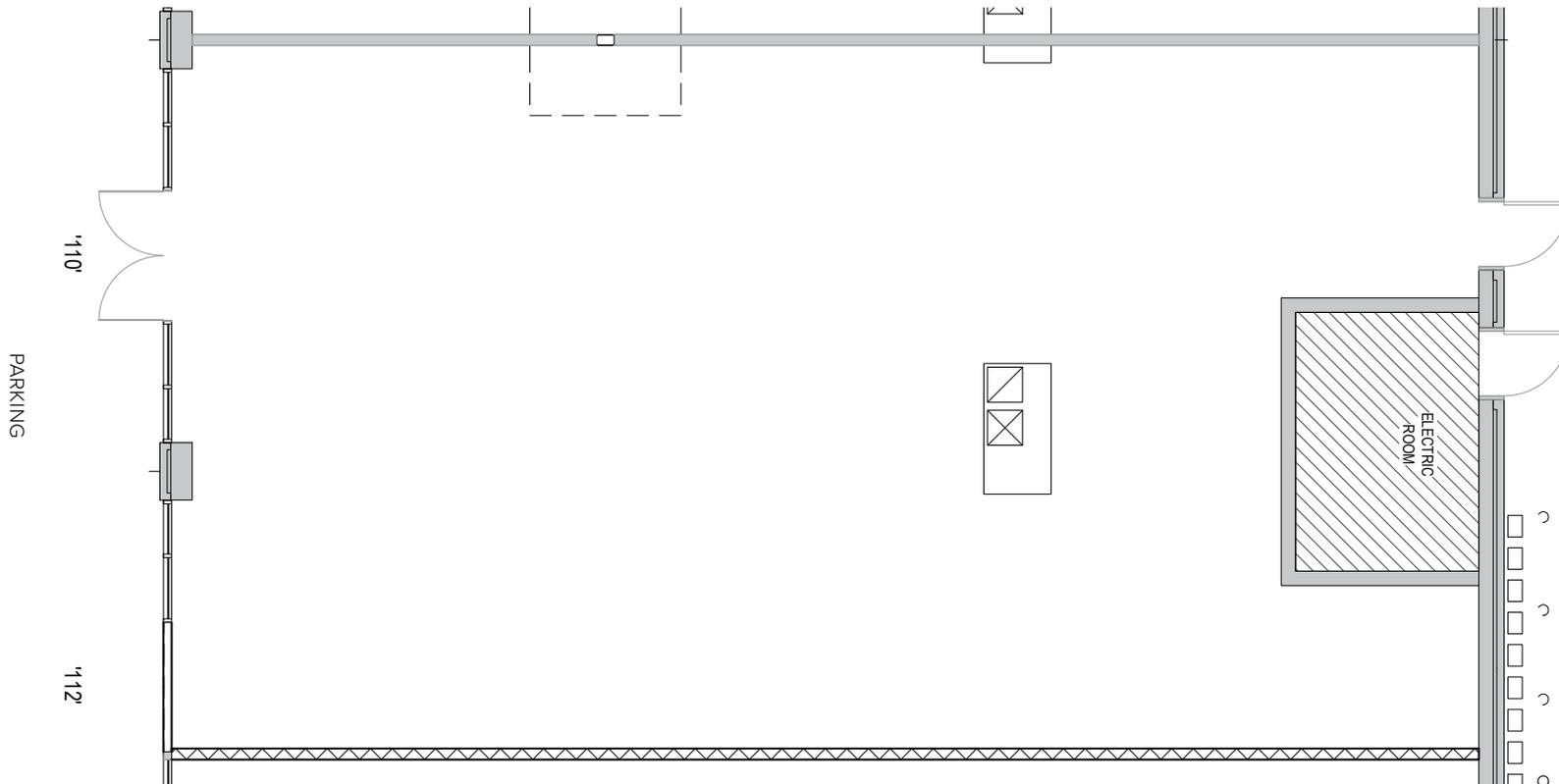


Total SF Available:
1,955 SF

*New inline retail, build-to-suit;
seeking urgent care center*



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



About Liberty Exchange

Liberty Exchange is a 40-acre mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Carroll County in Eldersburg, Maryland.

The retail component of Liberty Exchange can support nearly 50,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.

- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Suites starting at 1,183 square feet
- ▶ Serving 201,730 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber
- ▶ Attractive Main Street style retail design
- ▶ Multiple pad sites available

Traffic Count (MDOT)

Liberty Road at MD Route 32: 31,375 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,830	23,964	46,840
Avg. Household Income	\$191,810	\$165,452	\$163,561

Retail Space Availabilities

5959 Exchange Drive

Suites 100-102	Katana Sushi	3,162 SF
Suite 104	Subway	1,354 SF
Suite 106	Crimson Coward	1,453 SF
Suite 108	West End Hair Co.	1,372 SF
Suites 110-116	Fusion Dental	5,717 SF
Suite 118	A Time To Party	1,648 SF
Suite 120	Bubbakoo's Burritos	1,978 SF

5957 Exchange Drive

Suites 101-106	Basta Pasta	6,896 SF
Suite 108	Norwood Ice Cream	1,266 SF
Suites 110-112	AVAILABLE	1,955 SF
Suite 114	Eldersburg Eye Care	2,050 SF
Suite 116-120	Kinara Indian Cuisine	4,519 SF

Retail Pad Sites

Pad A	2.47± Acres
Pad B	1.24± Acres
Pad C	1.77± Acres

Below, from left to right: Pylon signage along Liberty Road (MD Route 26) at signalized intersection; retail storefronts at Liberty Exchange

For more information on Liberty Exchange, visit: sjpi.com/libertyexchange





► To Baltimore
◄ To Frederick

Liberty Exchange

Distances to:

MD Route 32	1.75 miles
MD Route 97	3 miles
Interstate 70	7 miles
Westminster, MD	14 miles
Columbia, MD	20 miles
Baltimore, MD (Downtown)	30 miles
Washington, D.C. (Downtown)	50 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties
St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

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