



# Liberty Exchange

5957-5977 Exchange Drive

Eldersburg, MD 21784





## 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.

Liberty Exchange is comprised of 7 buildings, totaling more than 201,730 square feet of office, flex/R&D and retail space. Tenant sizes from 1,181 square feet to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.

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.

### Traffic Count (MDOT)

Liberty Road at MD Route 32: 25,401 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	3,847	23,913	46,633
Avg. Household Income	\$168,896	\$151,922	\$144,528



### Retail Space

#### Retail Buildings

5957 Exchange Drive	16,645 SF
5959 Exchange Drive	16,645 SF



### Pad Sites

#### Pad Sites Available

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



### Flex/R&D Space

#### Flex/R&D Buildings

5965 Exchange Drive	61,160 SF
5975 Exchange Drive	29,160 SF
5977 Exchange Drive	29,160 SF LEED DESIGNED

#### Flex/R&D Specifications

LEED	Gold   Core & shell
Suite Sizes	2,520 up to 61,160 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	I-R



### Single-Story Office Space

#### Single-Story Office Buildings

5961 Exchange Drive	24,480 SF
5963 Exchange Drive	24,480 SF

#### Single-Story Office Specifications

LEED	Gold   Core & shell
Suite Sizes	2,720 up to 24,480 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	I-R







# Liberty Exchange | Site Plan



**SUBWAY**  
**WEST END HAIR CO.**  
 Fusion Dental  
**ATIME 2 PARTY**

**Basta Pasta**  
 ITALIAN SEAFOOD RISTORANTE

**GROUND MOUNTED PYLON SIGN**

GERA WAY

OLD LIBERTY ROAD

EXCHANGE DRIVE

TO FREDERICK

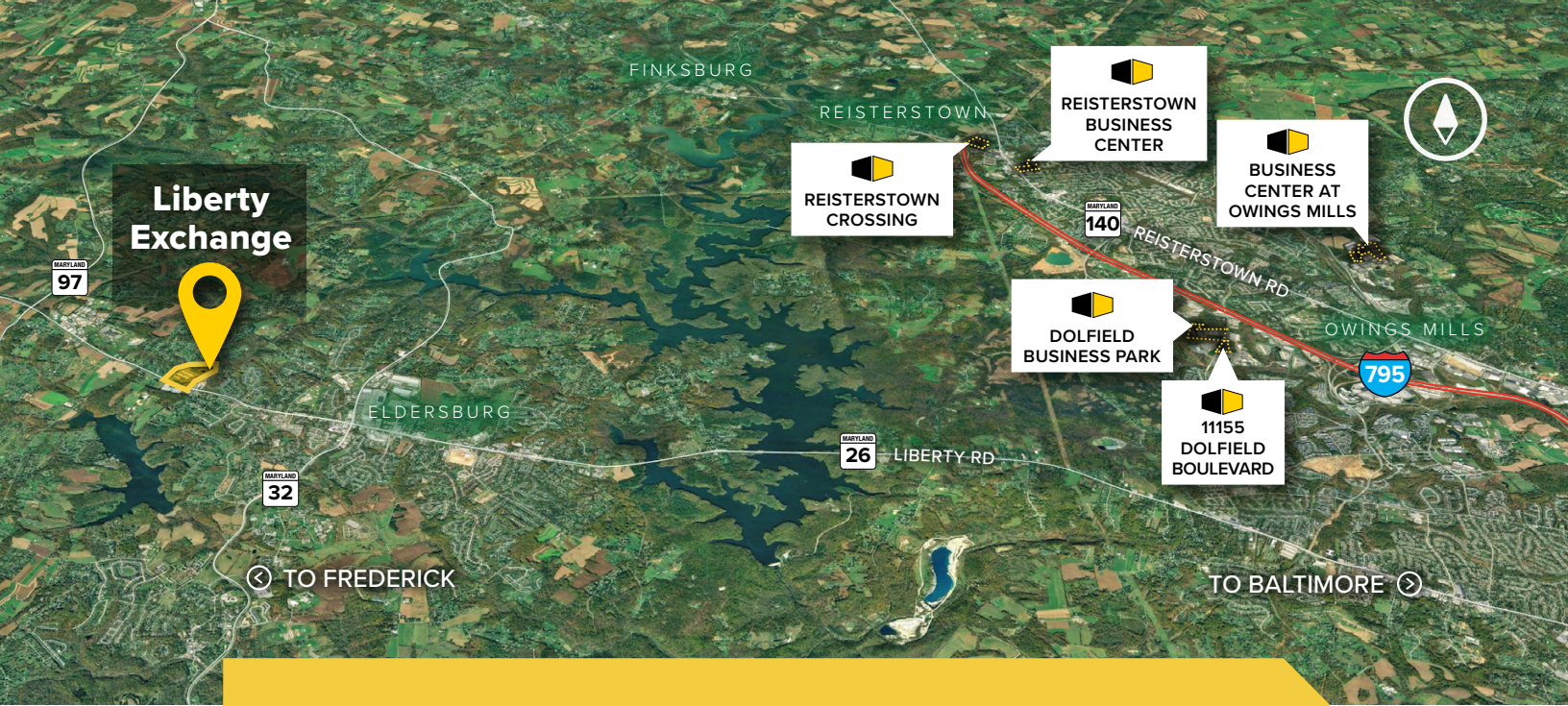


LIBERTY ROAD

TO BALTIMORE







**For more information on Liberty Exchange, visit: [sjpi.com/libertyexchange](http://sjpi.com/libertyexchange)**

**Distances to:**

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

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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