



Welcoming
Gourmet
Wine
&
Spirits



PROPERTY HIGHLIGHTS

- 2840 SF former bank branch with 3 lane drive-thru facility, adaptable for new uses
- Located at signalized intersection of Rt 26 (Liberty Rd) & Klees Mill Rd
- New lease to upscale liquor store, generating significant increase in property traffic
- Pylon signage with outstanding exposure to heavy traffic volume on Liberty Rd
- +/- 25,970 vehicles per day (AADT) south east on Rt 26
- Aggressive Rent and reasonable terms for creditworthy tenant
- 50 + customer parking spaces plus rear employee parking and loading area



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The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

5420 KLEES MILL RD, SYKESVILLE, MD 21784

KLEES MILL KORNER

Interior Photos



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Aerial



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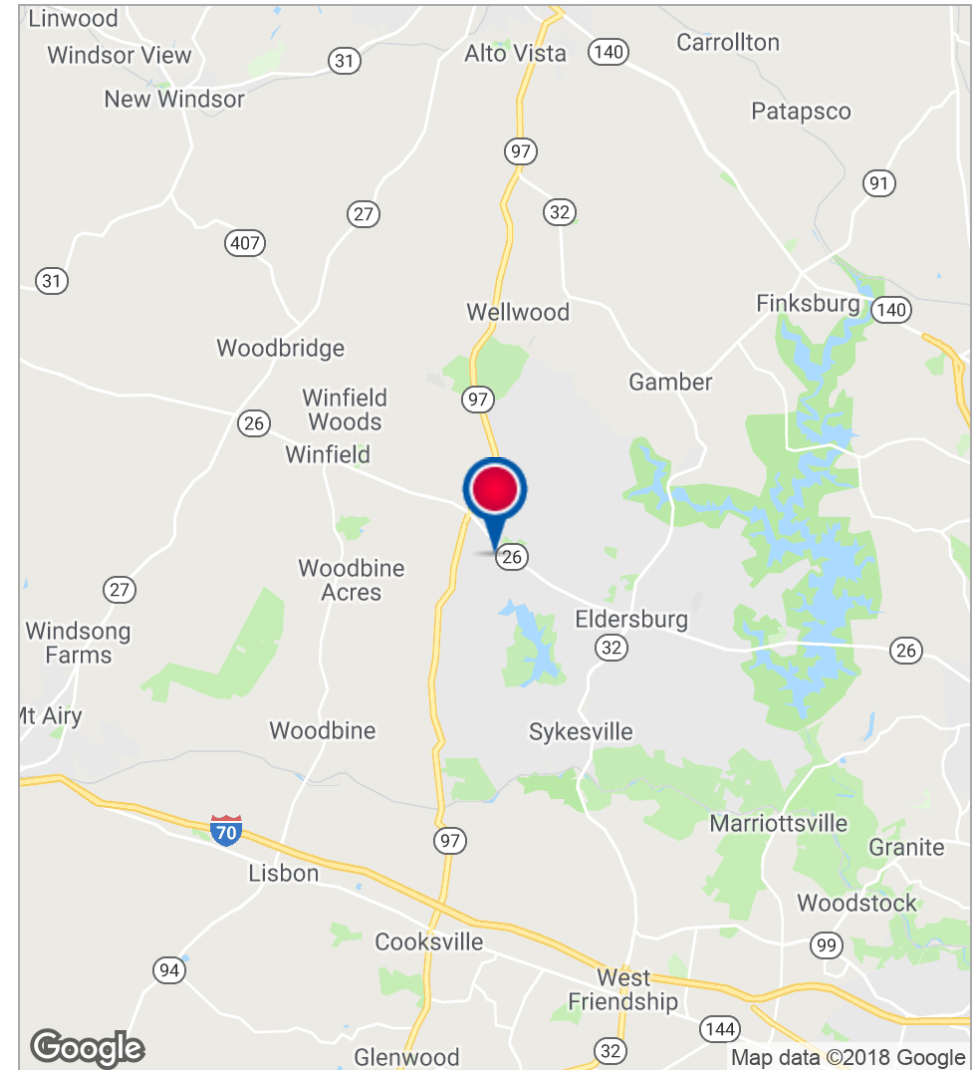
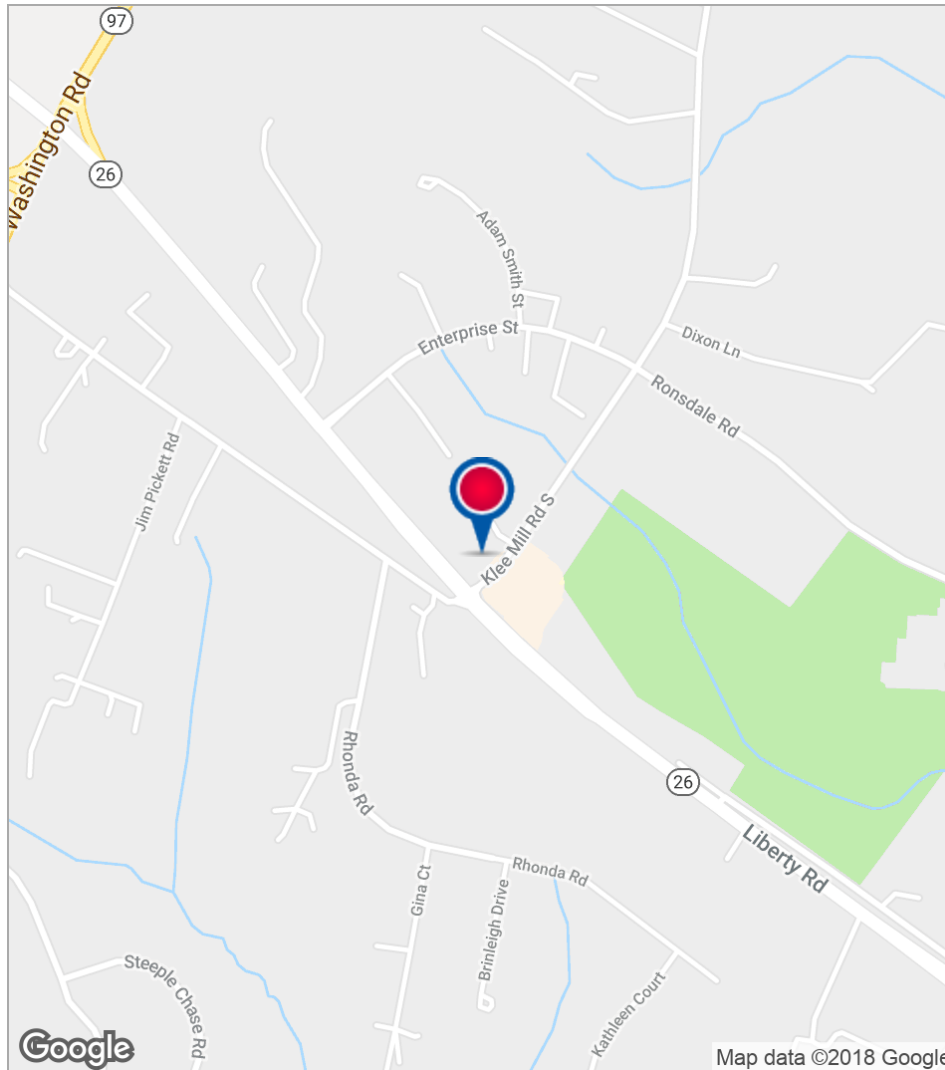
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Location Maps



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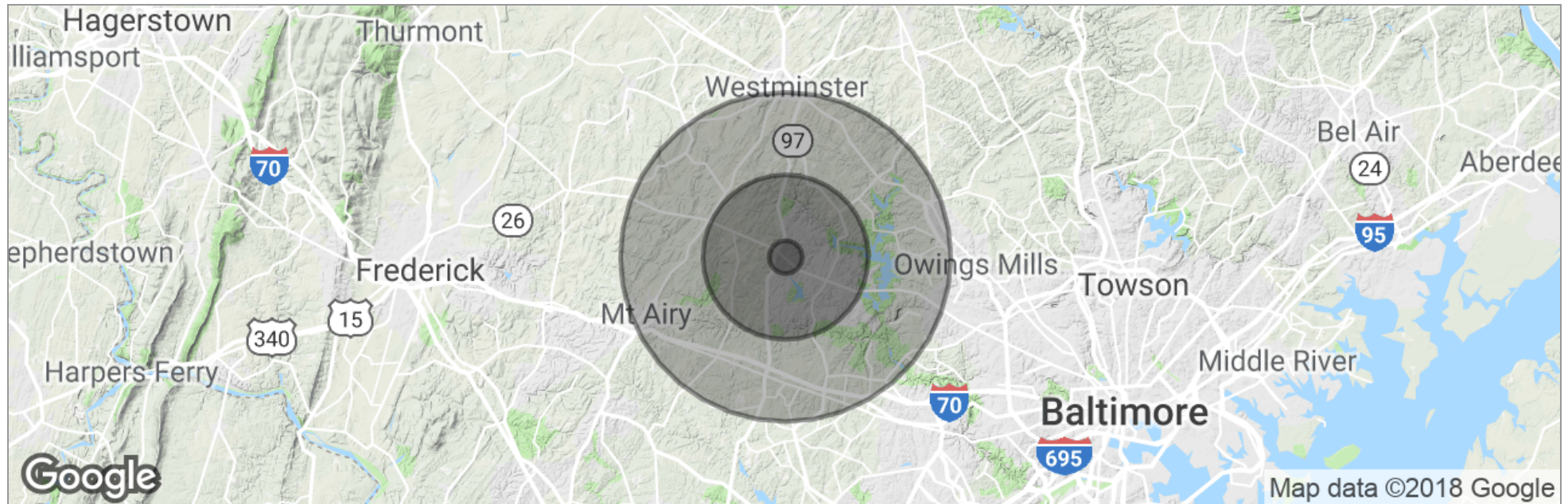
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,140	45,490	132,140
Population Density	363	579	421
Median Age	41.7	39.9	40.8
Median Age (Male)	41.1	39.1	39.7
Median Age (Female)	42.0	40.7	41.7
Total Households	392	15,496	46,413
# of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$117,472	\$106,106	\$108,375
Average House Value	\$505,072	\$436,861	\$460,072

* Demographic data derived from 2010 US Census

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FORMER BANK BRANCH

FOR LEASE

PROPERTY NAME: Klee Mill Korner

PROPERTY ADDRESS: 5420 Klee Mill Road South, Eldersburg, Maryland 21784

CROSS ROADS/ INTERSECTION: Klee Mill Road South & Liberty Road (Route 26)

DESCRIPTION: 12,193 square feet building on approximately 1.86 acres, built 1996; Includes 3-lane drive-thru facility

ZONING: BG (Carroll County's designation for General Business District)

AVAILABLE SPACE: 2,840 square feet former bank branch – Available Now

RATE: \$16.50 per square foot

LEASE TYPE: Triple Net Lease

PASS-THRU EXPENSES: Tenant responsible for real estate taxes, insurance and CAM

LEASE TERM: 3 to 5 year Lease Term

SIGNAGE: Exterior directory and building façade; at Tenant's expense

PARKING: 50 (+/-) parking spaces on site

LEASING AGENTS: Steven L. Cornblatt
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