



# 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 6 buildings, totaling more than 143,000 sq. ft. of office, flex/R&D and retail space. Tenant sizes from 2,384 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 Exchange Drive - 25,000 cars per day

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	13,431	44,326	153,432
Avg. Household Income	\$136,413	\$124,412	\$110,918



## RETAIL SPACE

### RETAIL BUILDING

5957 Exchange Drive	16,645 SF
5959 Exchange Drive	16,645 SF
Pad Site	6,000 SF
Pad Site	5,589 SF
Pad Site	4,000 SF



## FLEX / R&D SPACE

### FLEX / R&D BUILDINGS

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

### FLEX / R&D SPECIFICATIONS

Suite Sizes	2,384 - 3,000 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	LEED GOLD
5963 Exchange Drive	24,480 SF	LEED GOLD

### SINGLE-STORY OFFICE SPECIFICATIONS

LEED	Core & Shell
Suite Sizes	2,720 - 5,440 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	I-R







# Liberty Exchange

FUTURE DEVELOPMENT

5975 Exchange Drive  
29,160 SF

A B C D E F G H J K L

5977 Exchange Drive  
29,160 SF

5965 Exchange Drive  
61,160 SF

A B C D E F G H J K L M N P Q R S T U V W X

5961 Exchange Drive  
24,480 SF

100 102 104 106 108 110 112 114 116

5963 Exchange Drive  
24,480 SF

100 102 104 106 108 110 112 114 116



WEST END HAIR Co.

Fusion Dental



5959 Exchange Drive  
16,645 SF

100 102 104 106 108 110 112 114 116 118 120

5957 Exchange Drive  
16,645 SF

100 102 104 106 108 110 112 114 116 118 120

PAD  
5,589 SF



ITALIAN & SEAFOOD RESTORANTE

PAD  
4,000 SF

PAD  
6,000 SF

EXCHANGE DRIVE

GERA WAY

OLD LIBERTY ROAD

← TO FREDERICK



LIBERTY ROAD

TO BALTIMORE →







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

**Distances to:**

- Baltimore (Downtown) ..... 30 miles
- Columbia ..... 20 miles
- I-70 ..... 7 miles
- MD Rt. 32 ..... 1.75 miles
- MD Rt. 97 ..... 3 miles
- Washington, D.C. (Downtown) ..... 50 miles
- Westminster ..... 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 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.



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