



2.48 ACRE ± PAD SITE

1023 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2.48 acre \pm retail/commercial pad site
- Adjacent to Sheetz gas/convenience store
- High visibility site with 250' \pm of frontage on heavily trafficked Baltimore Boulevard (43,000+ vehicles per day)
- Existing curb cut
- Cleared and graded
- Ideal location to serve a large population and affluent market
- See following page for a list of restricted uses

LOT SIZE:	2.48 ACRES \pm
TRAFFIC COUNT:	43,061 AADT (BALTIMORE BLVD)
ZONING:	B (BUSINESS)
UTILITIES:	PUBLIC WATER & SEWER
SALE PRICE:	NEGOTIABLE



140 BALTIMORE BLVD **43,061 AADT**



AERIAL



RESTRICTED USES:

- Gas Stations
- Convenience Stores
- Any business generating 50% or more of retail sales from hoagies or submarine sandwiches (Subway, Jersey Mikes, Quiznos, Firehouse etc.)
- Any business generating 50% or more of retail sales of coffee (Starbucks, Dunkin Donuts etc.)
- Bingo Parlor
- Laundry or dry cleaning establishments
- Schools or academies
- Pawn Shop
- Junk Yard
- Nightclubs
- Bowling Alley
- Christmas tree sales
- Truck or tent sales

MORE INFO ON RESTRICTIVE COVENANTS



LOCAL BIRDSEYE



OLD WESTMINSTER PIKE

140

BALTIMORE BLVD

43,061 AADT

LenStoler
CHRYSLER RAM Dodge Jeep

ExpressCare
A LifeBridge Health Partner
URGENT CARE CENTERS

SHEETZ

TAG & TITLE

Gavigan
FURNITURE

TARGET

weis

Wawa

LOWE'S

HOME DEPOT

KOHL'S

BJ's

LAND SEA AIR

SHERWIN-WILLIAMS

LenStoler CHEVROLET

RICE LAW



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



3,027

26,922

52,031

DAYTIME POPULATION



5,100

34,998

54,032

AVERAGE HOUSEHOLD INCOME



\$136,545

\$116,465

\$129,797

NUMBER OF HOUSEHOLDS



1,039

10,213

19,538

MEDIAN AGE

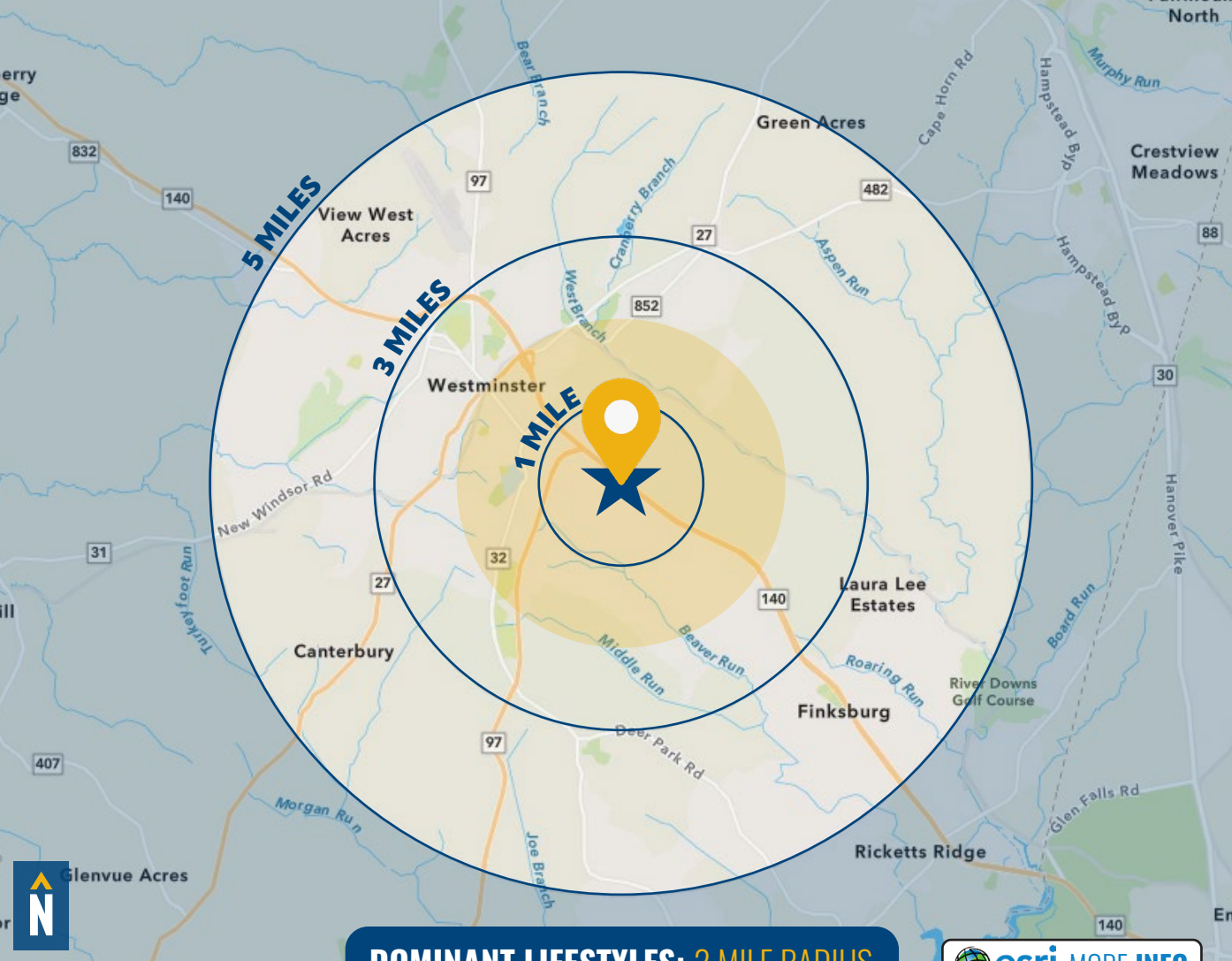


45.0

40.5

41.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

35%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

14%

SINGLE THRIFTIES

MEDIAN

AGE: 37.0

HH INCOME: \$47,084



These residents are predominantly in their 20s and 30s, and are made up mostly of singles, couples without children, and non-family members. They often shop for deals nearby, and frequent fast food restaurants.

14%

RETIREMENT
COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

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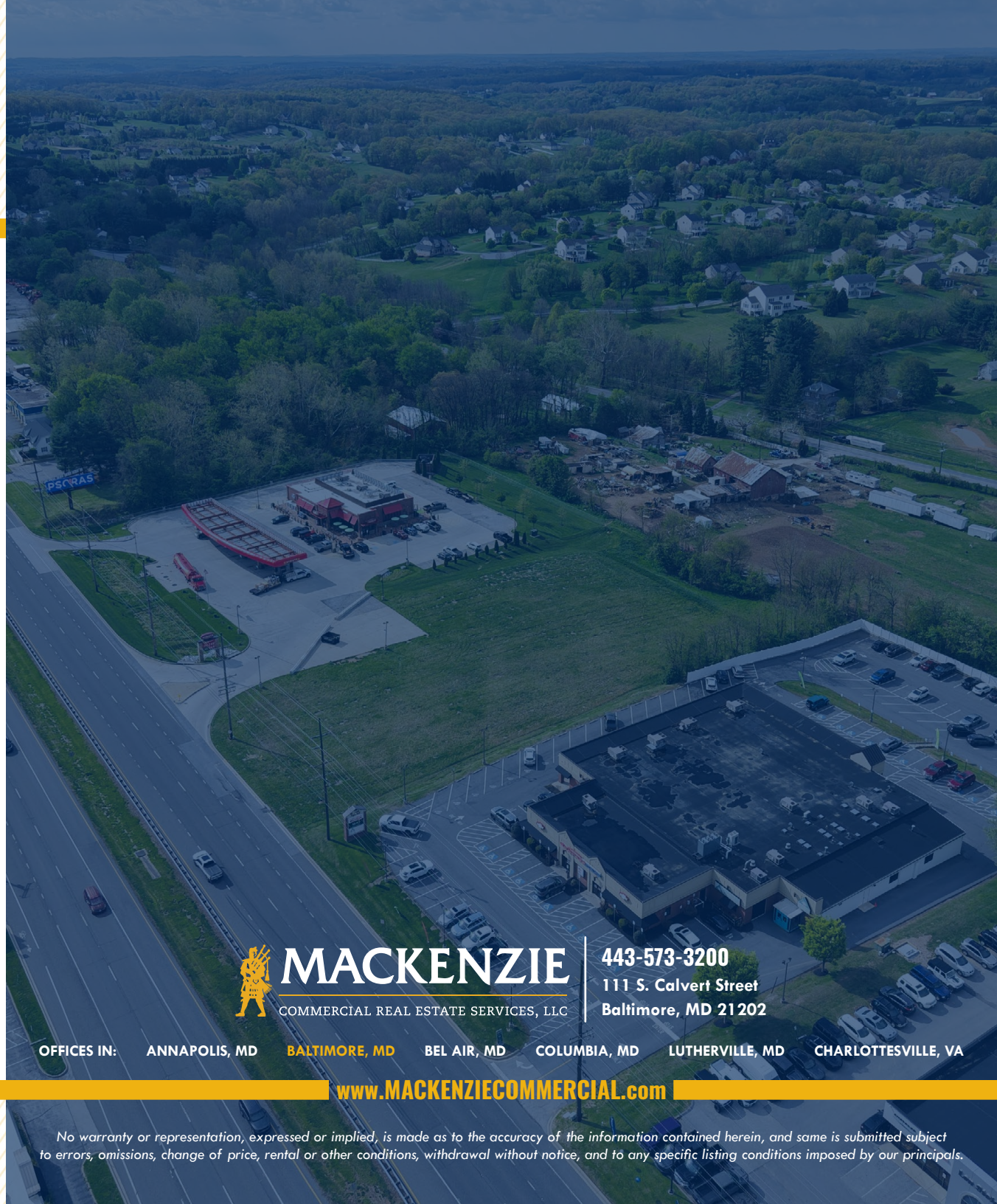


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