

FOR SALE

Carroll County, Maryland

AUTOMOTIVE SERVICE FACILITY

1148-1150 OLD MANCHESTER ROAD | WESTMINSTER, MARYLAND 21157

BUILDING SIZE

7,597 sf total (2 buildings)

LOT SIZE

1.05 Acres (3 parcels)

YEAR BUILT

1950

PARKING

30 surface spaces

SALE PRICE

\$575,000

HIGHLIGHTS

- ▶ 5,681 sf existing auto service shop that has been operating for over 65 years
- ▶ Five roll-up doors
- ▶ Five lifts and one service pit
- ▶ Large parking lot
- ▶ 170 ft. of frontage on Route 852
- ▶ 1,916 sf residential home included with sale
- ▶ Close proximity to Route 140's retail/commercial corridor and all of its amenities



Dennis Boyle | Vice President

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Chris Walsh | Vice President

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Carroll County, Maryland

AERIAL

1148-1150 OLD MANCHESTER ROAD | WESTMINSTER, MARYLAND 21157



1.05 AC ±
TOTAL

5,891 SF
AUTO SERVICE
SHOP

1,916 SF
RESIDENTIAL
HOME

1148

1150

852

OLD MANCHESTER PIKE

852

CARROLS FOLLY DR



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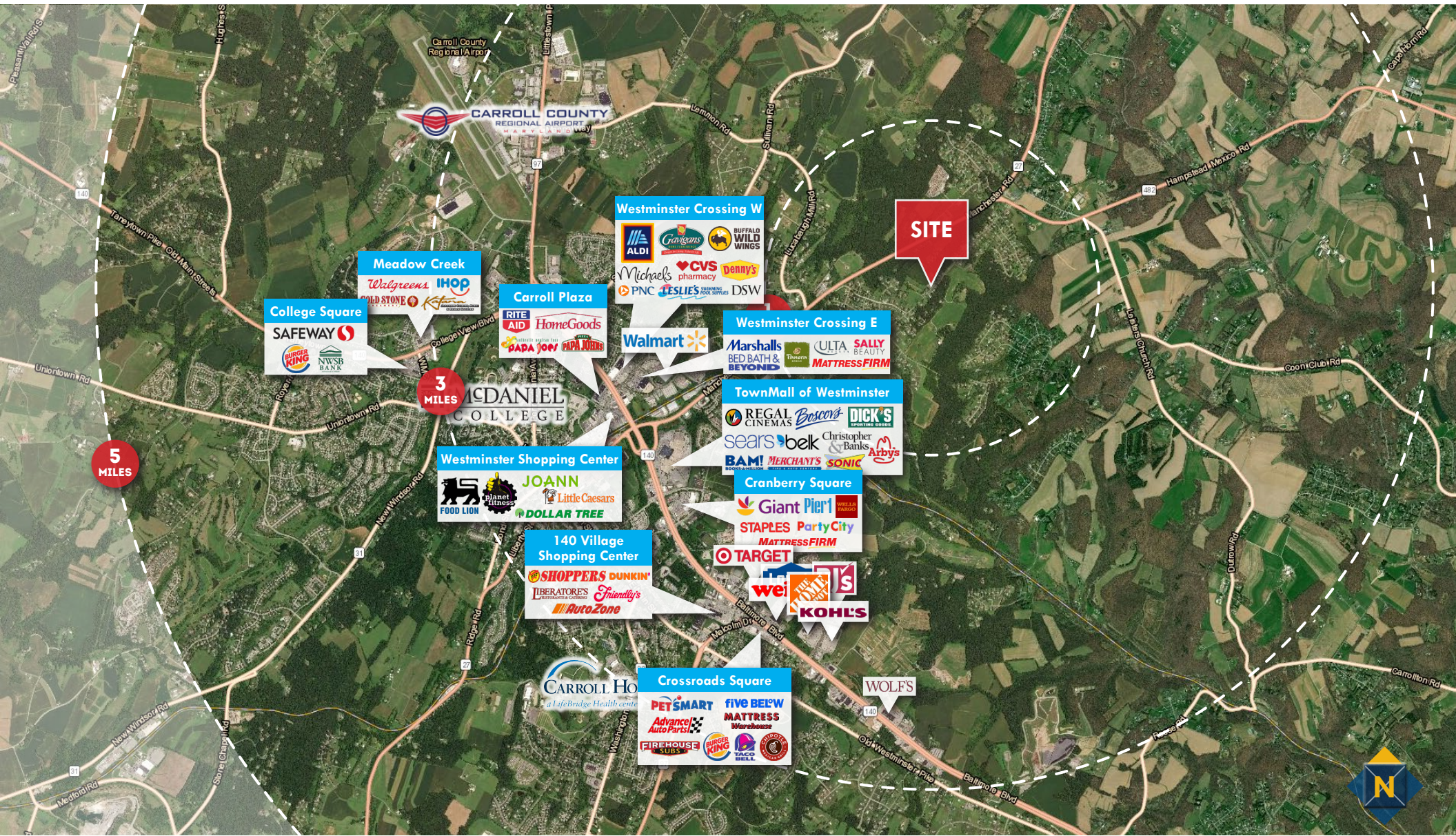


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TRADE AREA

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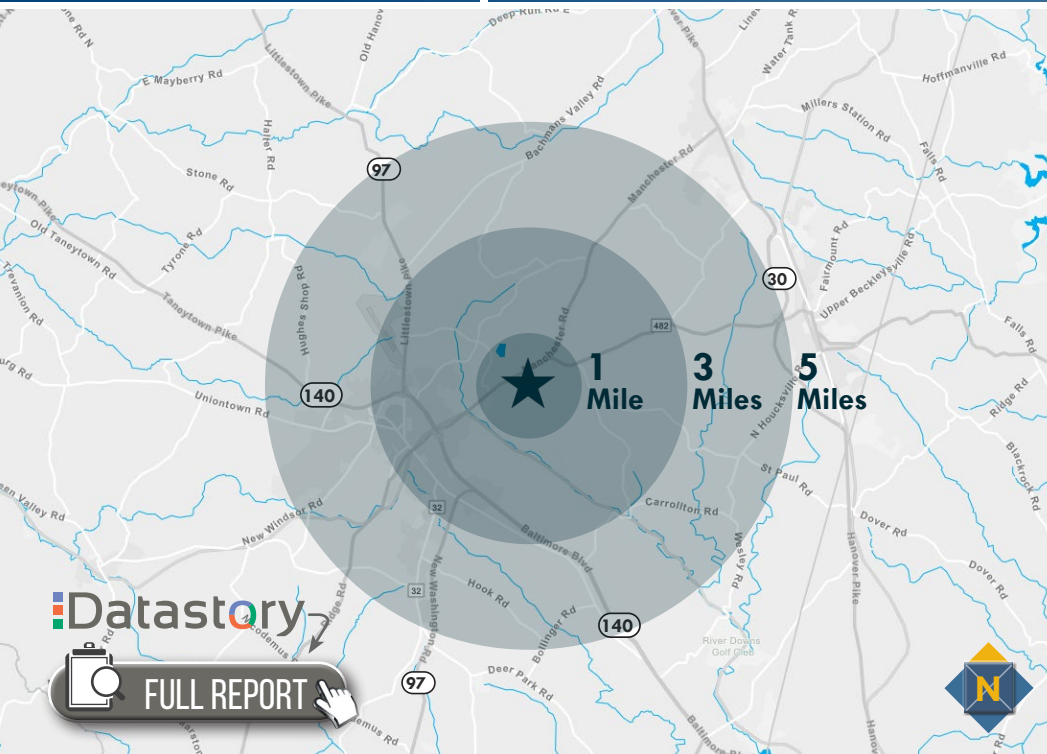


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LOCATION / DEMOGRAPHICS

1148-1150 OLD MANCHESTER ROAD | WESTMINSTER, MARYLAND 21157



RESIDENTIAL POPULATION 1,760 1 MILE 19,304 3 MILES 46,443 5 MILES	NUMBER OF HOUSEHOLDS 607 1 MILE 7,252 3 MILES 17,021 5 MILES	AVERAGE HH SIZE 2.90 1 MILE 2.46 3 MILES 2.63 5 MILES	MEDIAN AGE 45.7 1 MILE 39.9 3 MILES 40.4 5 MILES
AVERAGE HH INCOME \$107,035 1 MILE \$87,400 3 MILES \$101,392 5 MILES	EDUCATION (COLLEGE+) 58.9% 1 MILE 58.3% 3 MILES 63.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 99.2% 1 MILE 96.7% 3 MILES 97.4% 5 MILES	DAYTIME POPULATION 933 1 MILE 31,493 3 MILES 49,927 5 MILES

41% SAVVY SUBURBANITES
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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31% SOCCER MOMS
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

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25% RETIREMENT COMMUNITIES
2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

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3% GREEN ACRES
2 MILES

Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

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