

# FOR LEASE

 Carroll County, Maryland

## AVAILABLE

1,900 sf

## ZONING

DTZ (Downtown Zone - Mount Airy, MD)

## TRAFFIC COUNT

9,412 AADT (S. Main Street/Rt. 808)

## RENTAL RATE

\$15.95 psf, NNN

## HIGHLIGHTS

- ▶ 1,900 sf inline retail space located in the heart of Downtown Mount Airy
- ▶ Former karate studio
- ▶ Great visibility on S. Main St. (9,412 vehicles per day)
- ▶ Large public parking area with easy access
- ▶ Surrounded by other thriving retail shops and restaurants, all within walking distance
- ▶ Easy access to Ridge Road (Rt. 27) and Interstate 70



# 116 S. MAIN STREET

MOUNT AIRY, MARYLAND 21771





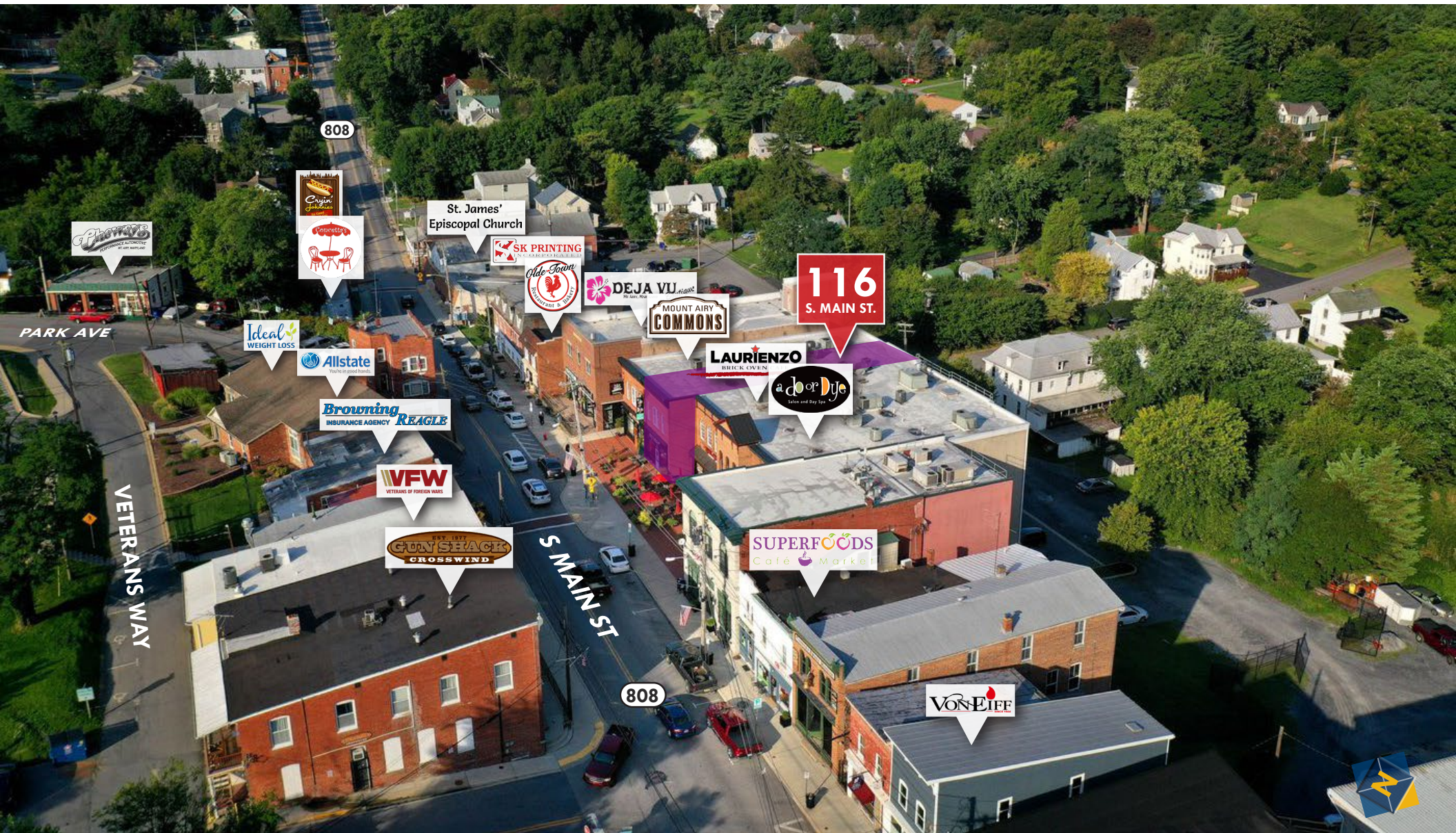
# FOR LEASE



Carroll County, Maryland

# BIRDSEYE

116 S. MAIN STREET | MOUNT AIRY, MARYLAND 21771



**Dennis Boyle** | Vice President

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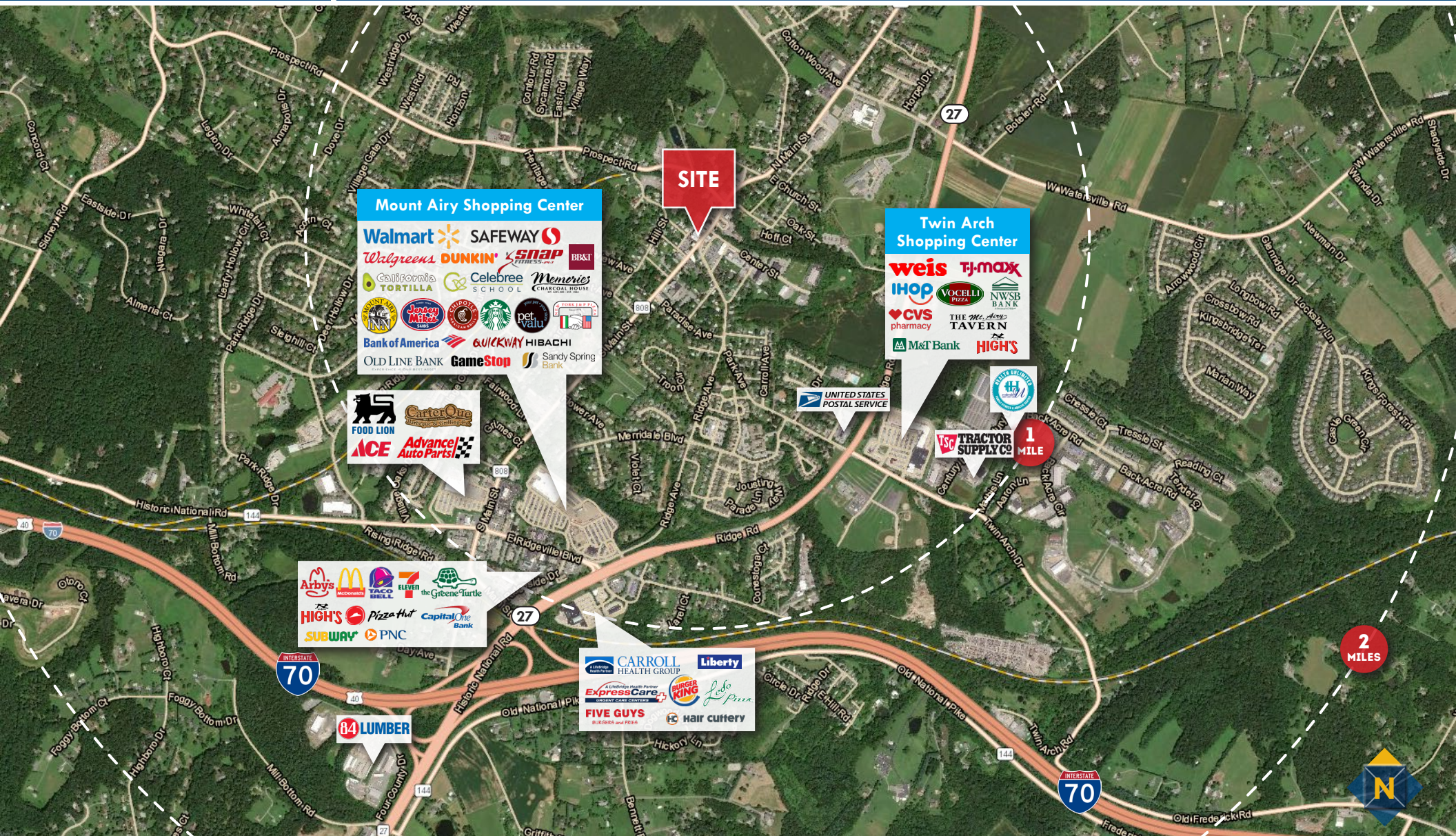
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# TRADE AREA

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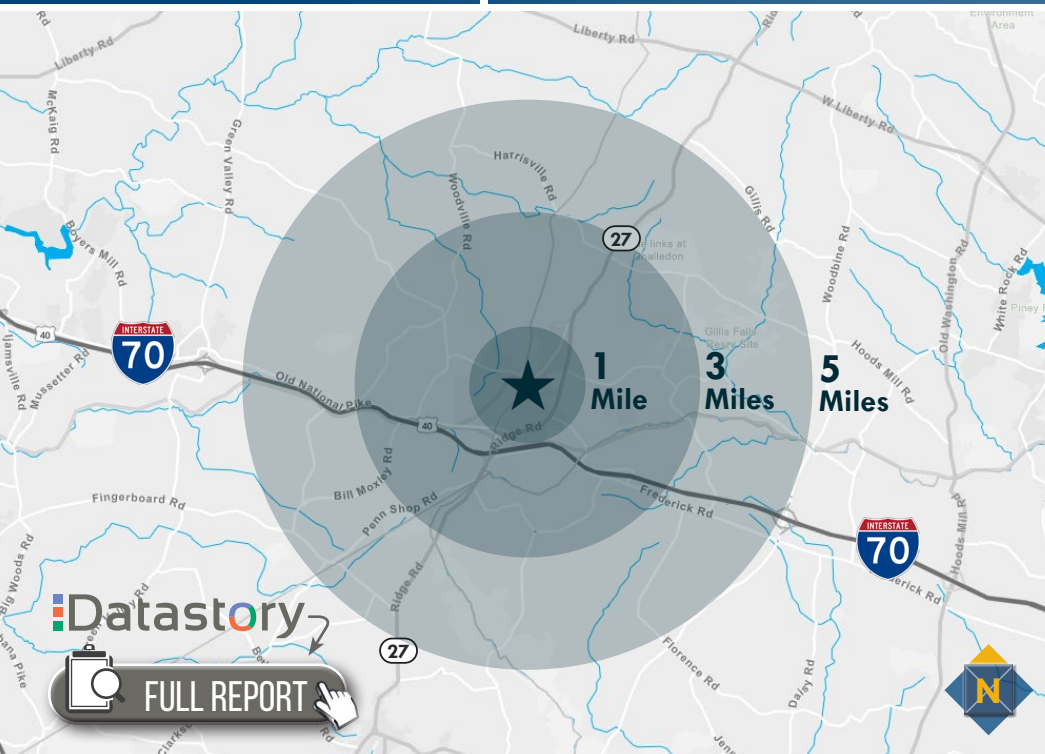


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# LOCATION / DEMOGRAPHICS

116 S. MAIN STREET | MOUNT AIRY, MARYLAND 21771



## RESIDENTIAL POPULATION

6,071

1 MILE

17,368

3 MILES

30,992

5 MILES

## NUMBER OF HOUSEHOLDS

2,159

1 MILE

5,791

3 MILES

10,347

5 MILES

## AVERAGE HH SIZE

2.78

1 MILE

2.97

3 MILES

2.98

5 MILES

## MEDIAN AGE

40.8

1 MILE

40.2

3 MILES

42.4

5 MILES

## AVERAGE HH INCOME

\$125,397

1 MILE

\$141,735

3 MILES

\$148,930

5 MILES

## EDUCATION (COLLEGE+)

69.9%

1 MILE

70.2%

3 MILES

70.8%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

90.1%

1 MILE

90.4%

3 MILES

90.8%

5 MILES

## DAYTIME POPULATION

6,173

1 MILE

16,298

3 MILES

27,245

5 MILES

32%

**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

LEARN MORE

28%

**PROFESSIONAL PRIDE**

2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13

AVERAGE HH SIZE

40.8

MEDIAN AGE

\$138,100

MEDIAN HH INCOME

LEARN MORE

15%

**GOLDEN YEARS**

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06

AVERAGE HH SIZE

52.3

MEDIAN AGE

\$71,700

MEDIAN HH INCOME

LEARN MORE

13%

**ENTERPRISING PROFESSIONALS**

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE