

# FOR SALE

 Carroll County, Maryland



## MEDICAL/OFFICE BLDG.

218-220 WASHINGTON HEIGHTS MEDICAL CENTER  
WESTMINSTER, MARYLAND 21157

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Chris Walsh | Vice President**  
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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

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# MEDICAL/OFFICE BUILDING

218-220 WASHINGTON HEIGHTS MEDICAL CENTER | WESTMINSTER, MARYLAND 21157

## BUILDING SIZE

4,664 sf ±

## LOT SIZE

.412 Acres ±

## ZONING

B (Business) - City of Westminster

## BUILDING SALE PRICE

Negotiable

## AVAILABLE

3,164 sf (Suite 220)

## HIGHLIGHTS

- ▶ 1 mile from Downtown Westminster
- ▶ 1 min. drive to Carroll Hospital
- ▶ Located just east of Baltimore Boulevard (Route 140)
- ▶ Close proximity to numerous shopping/dining destinations
- ▶ Part of the larger Washington Heights Medical Center medical/office complex



## CENTER TENANT MIX INCLUDES:

LABCORP  
MY TAX LADY  
PSJ ORTHODONTICS  
QUEST DIAGNOSTICS  
MIZRACHI DENTAL CARE  
THE RETINA CARE CENTER  
CARROLL CHILDREN'S CENTER  
ANCHOR PHARMACY & MEDICAL SUPPLIES  
JUNE E. BARNHOUSE (GASTROENTEROLOGY)



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# AERIAL

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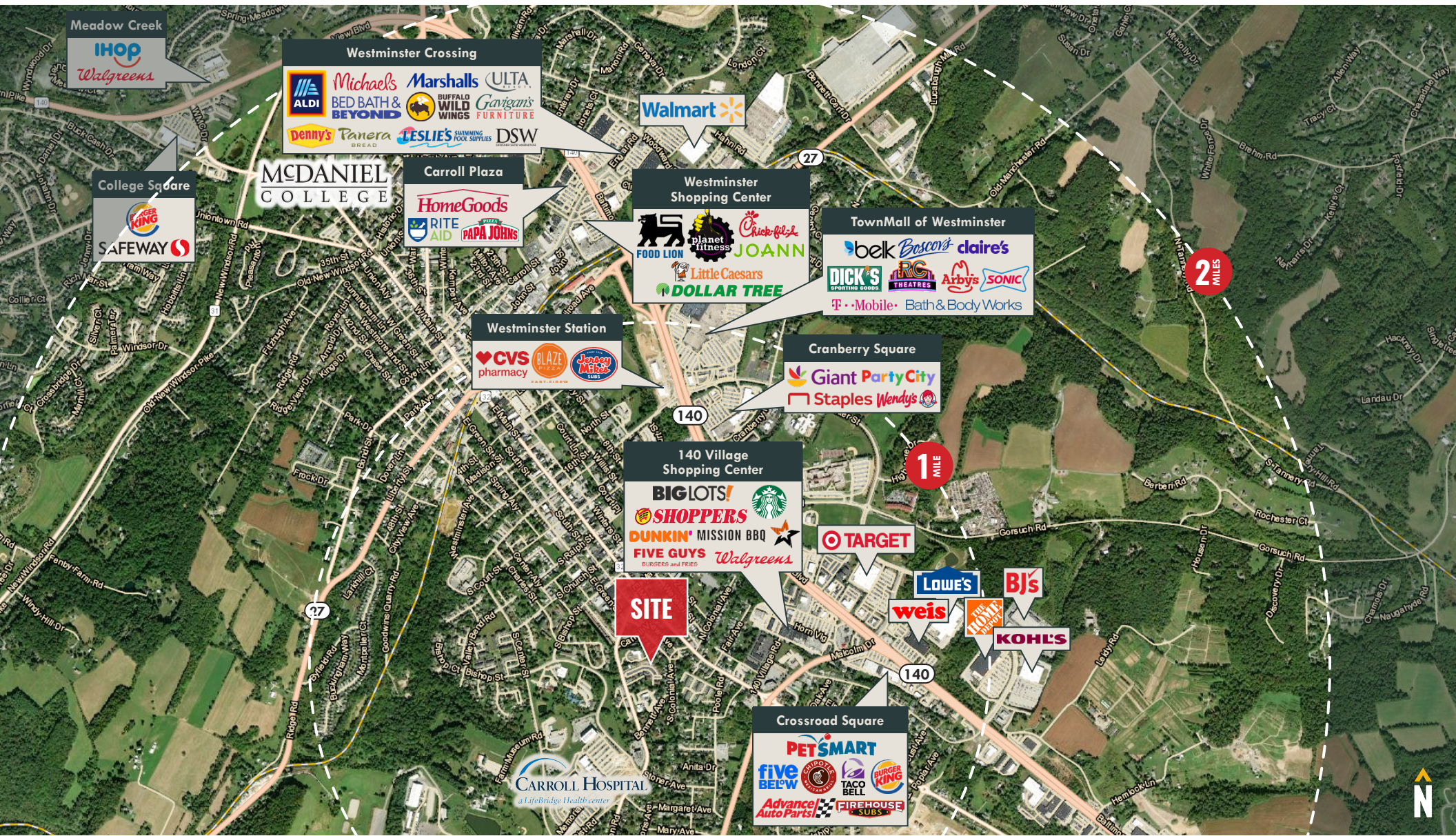
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# WESTMINSTER TRADE AREA

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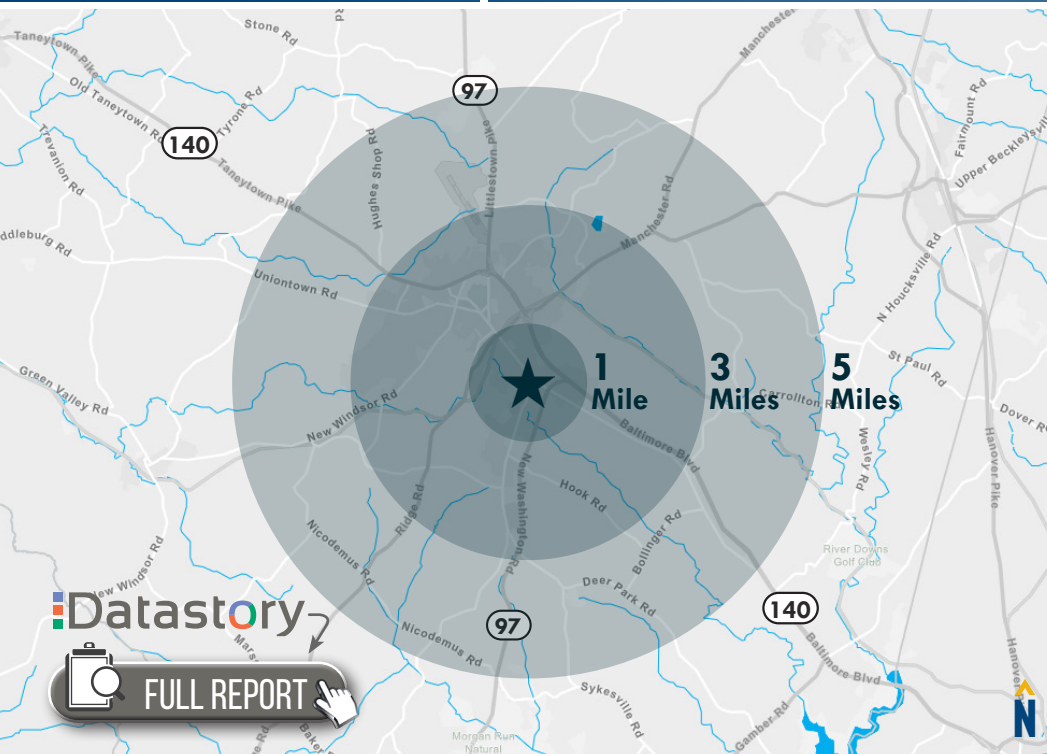
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# LOCATION / DEMOGRAPHICS (2022)

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\* The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



**Datastory**  
FULL REPORT

RESIDENTIAL POPULATION	DAYTIME POPULATION	MEDIAN AGE	AVERAGE HH INCOME
8,285 1 MILE	14,311 1 MILE	41.4 1 MILE	\$79,976 1 MILE
35,290 3 MILES	40,495 3 MILES	39.7 3 MILES	\$107,827 3 MILES
48,111 5 MILES	50,854 5 MILES	41.6 5 MILES	\$116,556 5 MILES
SPI*: PHYSICIAN SERVICES	SPI*: DENTAL SERVICES	SPI*: EYECARE SERVICES	SPI*: LAB TESTS, X-RAYS
72 1 MILE	77 1 MILE	76 1 MILE	74 1 MILE
103 3 MILES	103 3 MILES	103 3 MILES	101 3 MILES
113 5 MILES	111 5 MILES	111 5 MILES	110 5 MILES

**22%**  
**FRONT PORCHES**  
2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

**16%**  
**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.

**16%**  
**SOCIAL SECURITY SET**  
2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

**4%**  
**WORKDAY DRIVE**  
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.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

LEARN MORE

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

LEARN MORE

**1.73**  
AVERAGE HH SIZE

**45.6**  
MEDIAN AGE

**\$17,900**  
MEDIAN HH INCOME

LEARN MORE

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

LEARN MORE



**CHRIS WALSH**

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