

SALE/LEASE

 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*

☎ 410.494.4857 ✉ cwalsh@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Dennis Boyle | *Vice President*

☎ 443.798.9339 ✉ dboyle@mackenziecommercial.com

SALE/LEASE

 Carroll County, Maryland

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)

RENTAL RATE

\$16.00 psf, Modified Gross

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)



SALE/LEASE



Carroll County, Maryland

AERIAL

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



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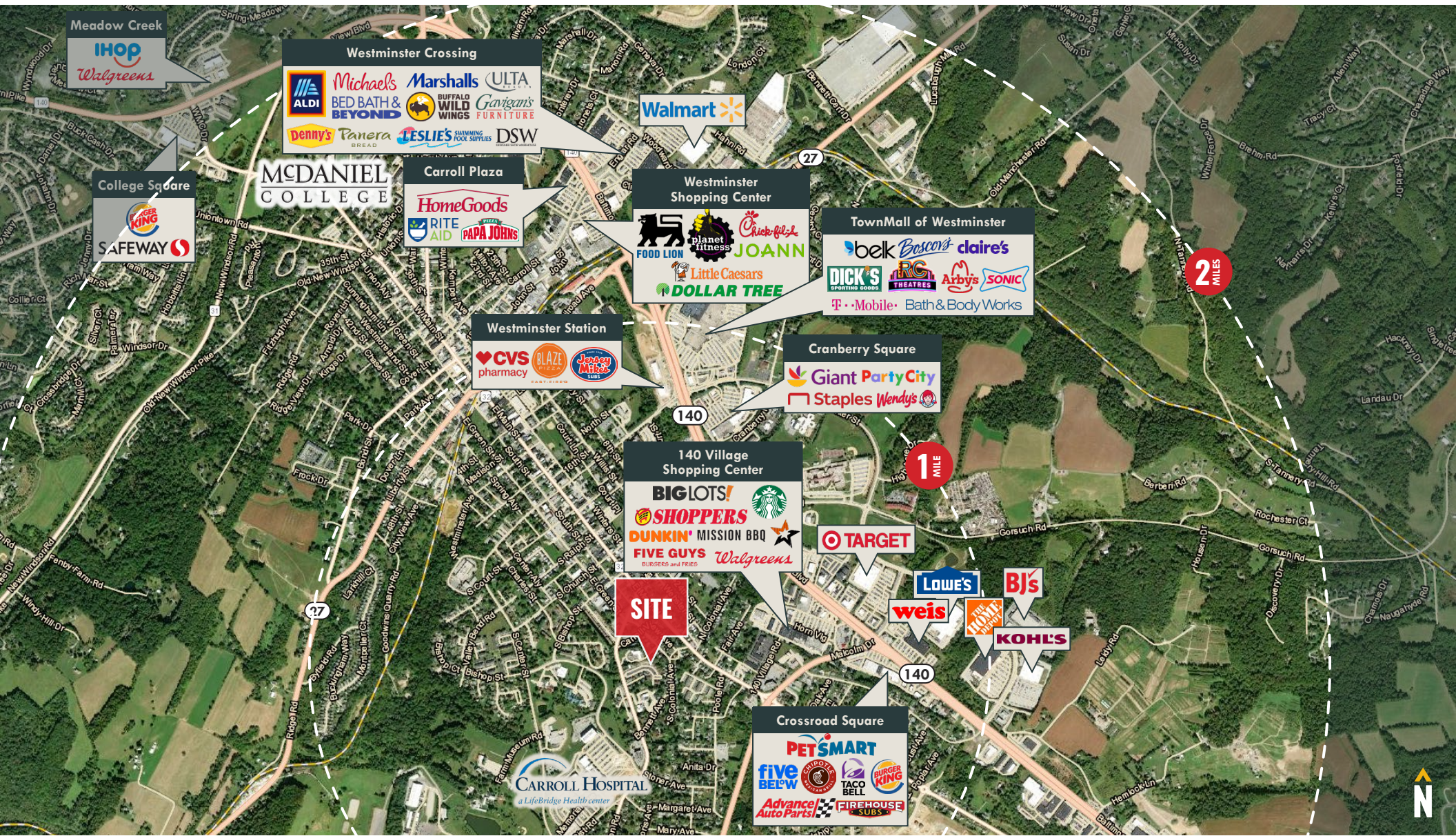
SALE/LEASE



Carroll County, Maryland

WESTMINSTER TRADE AREA

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



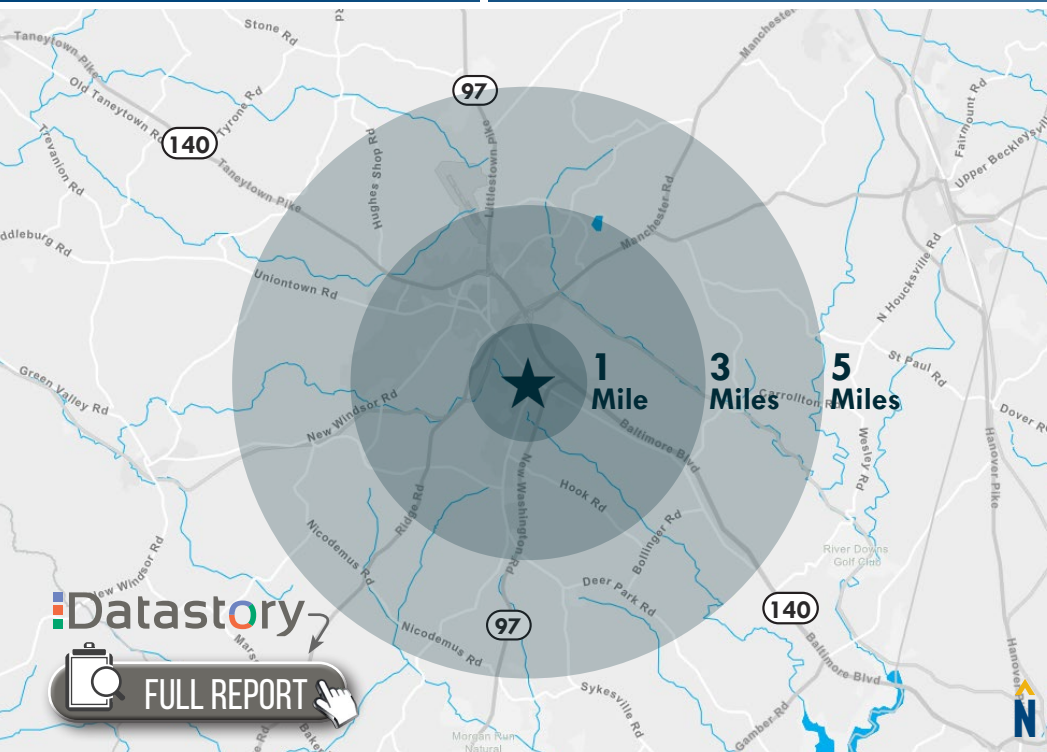
SALE/LEASE

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LOCATION / DEMOGRAPHICS (2022)

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

* 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.



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

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

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AVERAGE HH SIZE

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LEARN MORE



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