



# 1.09 AC $\pm$ RETAIL PAD SITE

529 E. BALTIMORE STREET | TANEYTOWN, MARYLAND 21787

FOR  
**GROUND  
LEASE**



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- High visibility location with frontage on E. Baltimore Street (MD Route 140): 12,801 cars/day
- Located directly across from Taneytown Shopping Center (Kennie's Market, Anytime Fitness, McDonald's)
- 15 minute drive to Westminster, MD
- Future projects under review:
  - » Garnet Ridge: 50-unit age restricted senior housing
  - » Mountain Brook: Approx. 450 homes proposed
  - » Sewell's: Over 300 homes proposed

LOT 1:	LEASED!
LOT 2:	1.09 ACRES ±
TRAFFIC COUNT:	12,801 AADT (E. BALTIMORE ST.)
ZONING:	GENERAL BUSINESS DISTRICT
RENTAL RATE:	NEGOTIABLE





# AERIAL / INGRESS & EGRESS

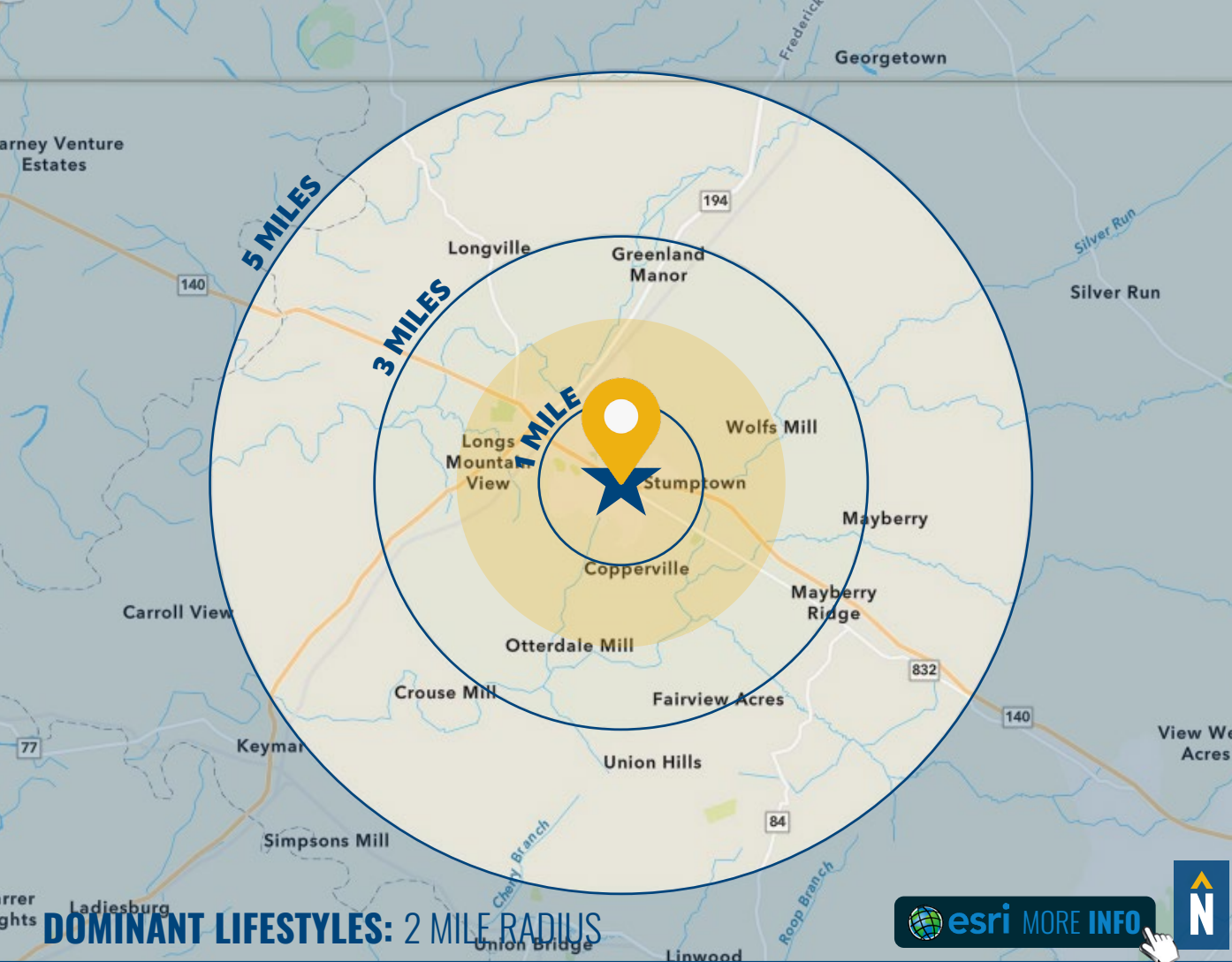




# TANEYTOWN TRADE AREA







**42%**  
PARKS  
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**  
Median Household Income: **\$60,000**

**28%**  
BOOMBURBS



Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

Median Age: **34.0**  
Median Household Income: **\$113,400**

**27%**  
MIDDLEBURG



These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

Median Age: **36.1**  
Median Household Income: **\$59,800**

# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



5,494

10,071

14,752

## DAYTIME POPULATION



4,204

7,394

10,301

## AVERAGE HOUSEHOLD INCOME



\$106,723

\$109,507

\$115,630

## NUMBER OF HOUSEHOLDS



2,069

3,768

5,546

## MEDIAN AGE



41.2

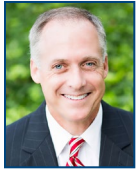
40.8

42.5

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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