

# GRND LEASE

Carroll County, Maryland



## RETAIL PARCEL

529 E. BALTIMORE STREET  
TANEYTOWN, MARYLAND 21787

WESTMINSTER,  
MD



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# RETAIL PARCEL

529 E. BALTIMORE STREET | TANEYTOWN, MARYLAND 21787

## BUILDING SIZE

2,280 sf ±

## LOT SIZE

2.23 Acres ±

## YEAR BUILT

1948

## ZONING

General Business District

## TRAFFIC COUNT

12,801 AADT (E. Baltimore Street)

## HIGHLIGHTS

- ▶ High visibility location with 300 ft. of frontage on E. Baltimore Street (MD Route 140): 12,801 cars per day
- ▶ Existing 3-bay repair shop
- ▶ Located directly across from Taneytown Shopping Center (Kennie's Market, Anytime Fitness, McDonald's)
- ▶ 15 minute drive to Westminster, MD





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# SURVEY / BUILDING PHOTOS

529 E. BALTIMORE STREET | TANEYTOWN, MARYLAND 21787





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# TANEYTOWN TRADE AREA

529 E. BALTIMORE STREET | TANEYTOWN, MARYLAND 21787



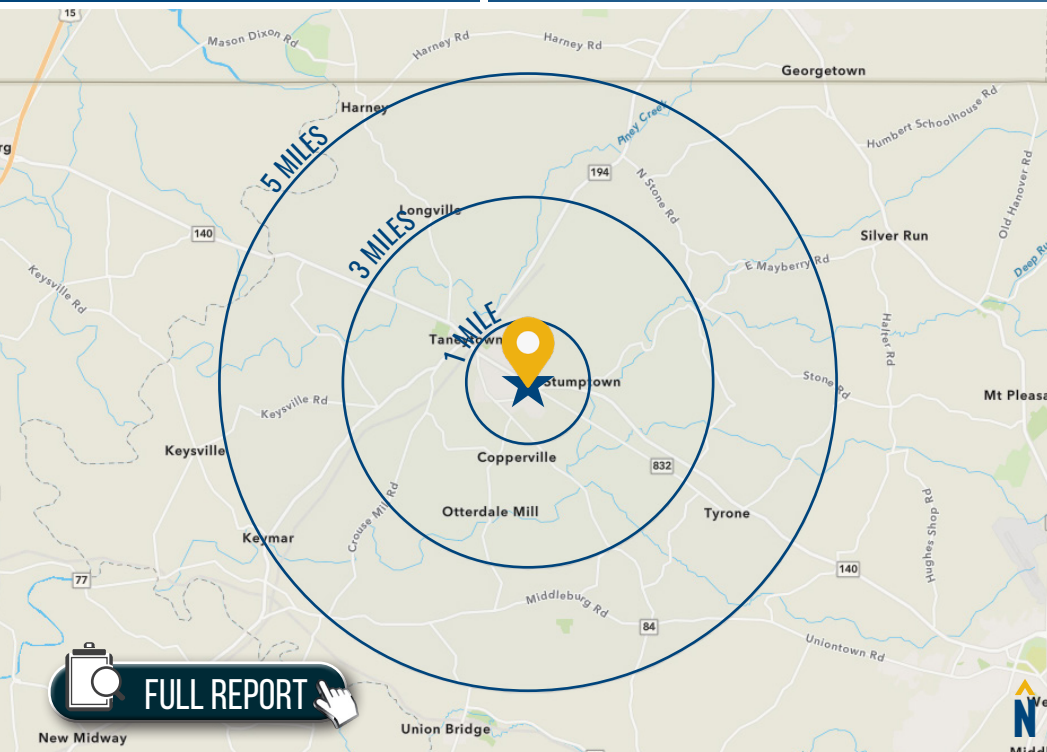


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# LOCATION / DEMOGRAPHICS (2022)

529 E. BALTIMORE STREET | TANEYTOWN, MARYLAND 21787



<b>RESIDENTIAL POPULATION</b> 5,438 1 MILE 9,620 3 MILES 14,208 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 2,043 1 MILE 3,603 3 MILES 5,328 5 MILES	<b>AVERAGE HH SIZE</b> 2.62 1 MILE 2.64 3 MILES 2.64 5 MILES	<b>MEDIAN AGE</b> 40.5 1 MILE 40.6 3 MILES 42.0 5 MILES
<b>AVERAGE HH INCOME</b> \$115,767 1 MILE \$115,244 3 MILES \$116,879 5 MILES	<b>EDUCATION (COLLEGE+)</b> 45.6% 1 MILE 46.5% 3 MILES 46.9% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.8% 1 MILE 96.9% 3 MILES 96.9% 5 MILES	<b>DAYTIME POPULATION</b> 3,932 1 MILE 7,008 3 MILES 10,046 5 MILES

**42%**  
**PARKS AND REC**  
3 MILES

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.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

**25%**  
**MIDDLEBURG**  
3 MILES

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.

**2.75**  
AVERAGE HH SIZE

**36.1**  
MEDIAN AGE

**\$59,800**  
MEDIAN HH INCOME

[LEARN MORE](#)

**23%**  
**BOOMBURBS**  
3 MILES

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.

**3.25**  
AVERAGE HH SIZE

**34.0**  
MEDIAN AGE

**\$113,400**  
MEDIAN HH INCOME

[LEARN MORE](#)

**7%**  
**GREEN ACRES**  
3 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

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MEDIAN HH INCOME

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**CHRIS WALSH**

SENIOR VICE PRESIDENT  
MACKENZIE RETAIL, LLC

**410.494.4857**

**CWALSH@MACKENZIECOMMERCIAL.COM**



**DENNIS BOYLE, SIOR**

SENIOR VICE PRESIDENT  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

**443.798.9339**

**DBOYLE@MACKENZIECOMMERCIAL.COM**

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

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