

# FOR SALE

Baltimore County, MD

# FREESTANDING LIQUOR STORE ON 4.65 AC

808 WESTMINSTER PIKE | REISTERSTOWN, MARYLAND 21136

## BUILDING SIZE

7,143 SF (2 stories)

## LOT SIZE

4.62 Acres

## ZONING

BL CR (Business Local)

RC 8 (Environmental Enhancement)

## TRAFFIC COUNT

47,150 AADT (Westminster Pike)

## SALE PRICE

\$1,200,000

## HIGHLIGHTS

- ▶ Sale includes the real estate, all FF&E, the business, and a Class A Liquor License
- ▶ Ideal frontage (368 ft.) and visibility on busy Route 140 (47,000+ cars per day)
- ▶ Sits next to a signalized intersection on the “going home” side of the road
- ▶ Large parking field on side/rear perfect for additional income
- ▶ Large pylon sign facing Rt. 140



Henry Deford | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Bill Whitty | Senior Vice President & Principal

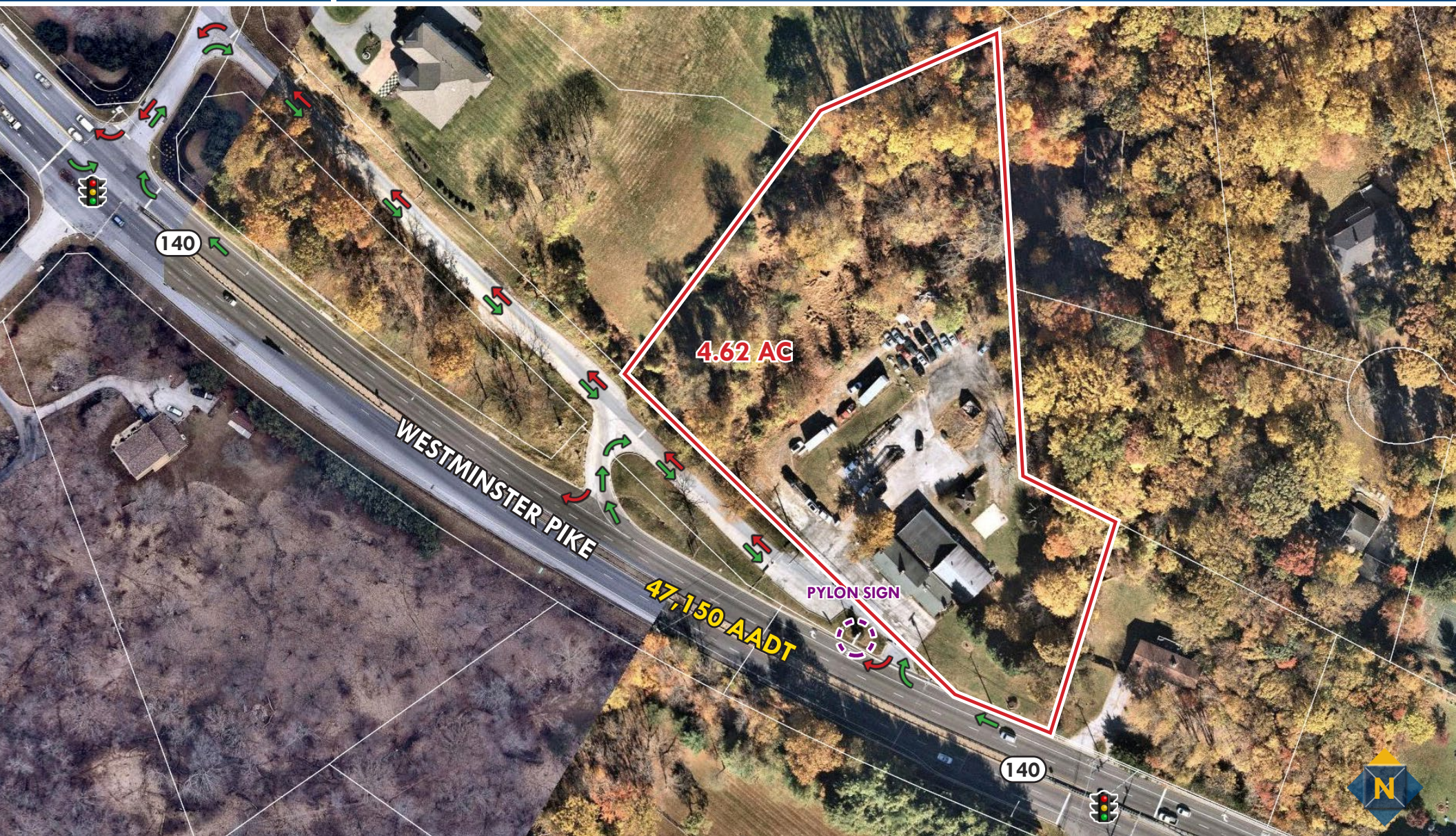
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# AERIAL: INGRESS/EGRESS

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# TRADE AREA

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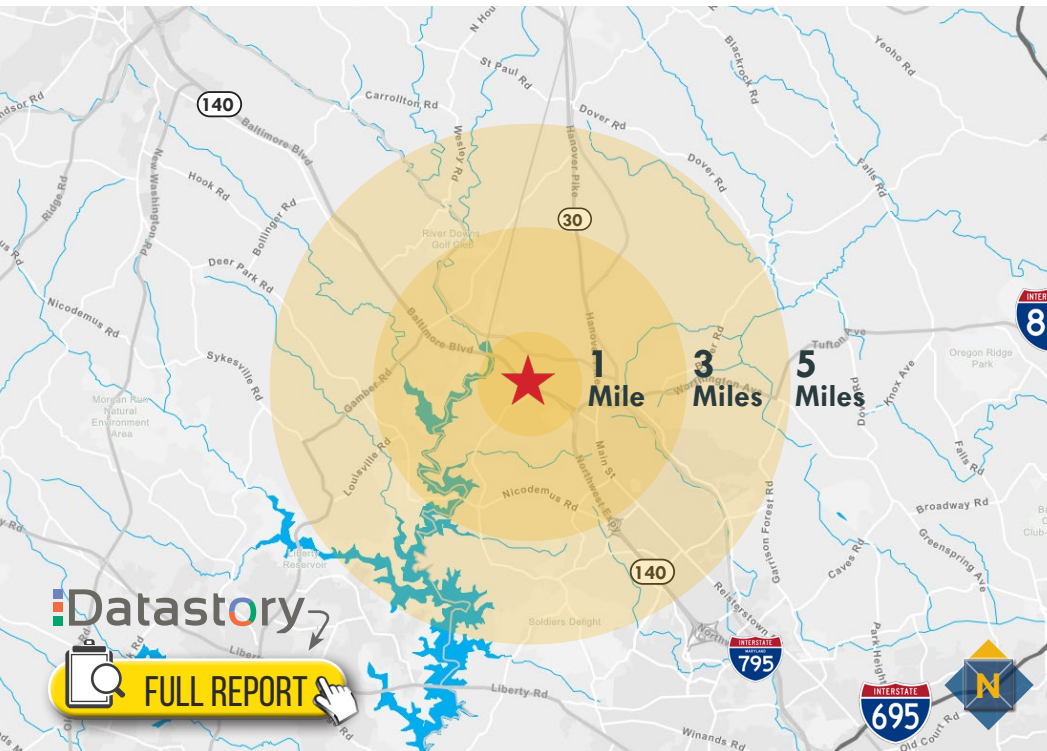


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# LOCATION / DEMOGRAPHICS

808 WESTMINSTER PIKE | REISTERSTOWN, MARYLAND 21136



<b>RESIDENTIAL POPULATION</b> 768 1 MILE 18,962 3 MILES 58,114 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 267 1 MILE 7,053 3 MILES 21,766 5 MILES	<b>AVERAGE HH SIZE</b> 2.88 1 MILE 2.67 3 MILES 2.65 5 MILES	<b>MEDIAN AGE</b> 49.4 1 MILE 41.6 3 MILES 40.8 5 MILES
<b>AVERAGE HH INCOME</b> \$133,720 1 MILE \$106,501 3 MILES \$116,510 5 MILES	<b>EDUCATION (COLLEGE+)</b> 72.0% 1 MILE 71.5% 3 MILES 71.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.1% 1 MILE 96.5% 3 MILES 96.2% 5 MILES	<b>DAYTIME POPULATION</b> 595 1 MILE 15,232 3 MILES 40,326 5 MILES

**28%**  
SAVVY  
SUBURBANITES  
3 MILES

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

[LEARN MORE](#)

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**24%**  
CITY  
LIGHTS  
3 MILES

**2.59**  
AVERAGE HH SIZE

**39.3**  
MEDIAN AGE

**\$69,200**  
MEDIAN HH INCOME

[LEARN MORE](#)

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

**20%**  
PLEASANTVILLE  
3 MILES

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

[LEARN MORE](#)

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**12%**  
METRO  
FUSION  
3 MILES

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

[LEARN MORE](#)

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.