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



MACKENZIE







AERIAL: INGRESS/EGRESS 808 WESTMINSTER PIKE | REISTERSTOWN, MARYLAND 21136





Henry DefordVice PresidentBill WhittySenior Vice President & Principal☎ 410.494.4861☎ hdeford@mackenziecommercial.com☎ 410.494.4862ॼ bwhitty@mackenziecommercial.comMacKenzie Commercial Real Estate Services, LLC• 410-821-8585• 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093• www.MACKENZIECOMMERCIAL.com

FOR SALE TR Baltimore County, MD 808 W

TRADE AREA 808 WESTMINSTER PIKE | REISTERSTOWN, MARYLAND 21136





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LOCATION / DEMOGRAPHICS 808 WESTMINSTER PIKE | REISTERSTOWN, MARYLAND 21136

dear and 1 (140 sealing	Carrollial Rd	Par Dover ed	tono Re	RESIDENTIAL	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
Hock Roy Parent Hock Roy In the Nicedemilie Roy Sykes	And River Dours	Dotes Ro 30 Hardon	Turnelle 5 Oregon Ridge Park	768 1 MILE 18,962 3 MILES 58,114 5 MILES	267 1 MILE 7,053 3 MILES 21,766 5 MILES	2.88 1 MILE 2.67 3 MILES 2.65 5 MILES	49.4 1 MILE 41.6 3 MILES 40.8 5 MILES
Morgan Raen Faural Environment Area	annu an		Miles of the proadway Rd	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
	- Aller	140 Roddiers Delight Roddiers Delight Ry Rd Winanda Rg	Creater Contraction Contraction	\$133,720 1 MILE \$106,501 3 MILES \$116,510 5 MILES	72.0% 1 MILE 71.5% 3 MILES 71.1% 5 MILES	97.1% 1 MILE 96.5% 3 MILES 96.2% 5 MILES	595 1 MILE 15,232 3 MILES 40,326 5 MILES
28% savvy suburbanites 3 <i>miles</i>	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	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	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	Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climb- ing the ladders of their professional and social lives. They spend money readily unless saving.
LEARN MORE	2.85 AVERAGE HH SIZE 45.1 MEDIAN AGE \$108,700 MEDIAN HH INCOME	LEARN MORE	2.59 AVERAGE HH SIZE 39.3 MEDIAN AGE \$69,200 MEDIAN HH INCOME	LEARN MORES	2.88 AVERAGE HH SIZE 42.6 MEDIAN AGE \$92,900 MEDIAN HH INCOME	LEARN MOREX	2.65 AVERAGE HH SIZE 29.3 MEDIAN AGE \$35,700 MEDIAN HH INCOME

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