



FOR LEASE

# WAREHOUSE/AUTO SERVICE FACILITY

861 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157



34,000 SF ± AVAILABLE

# PROPERTY OVERVIEW

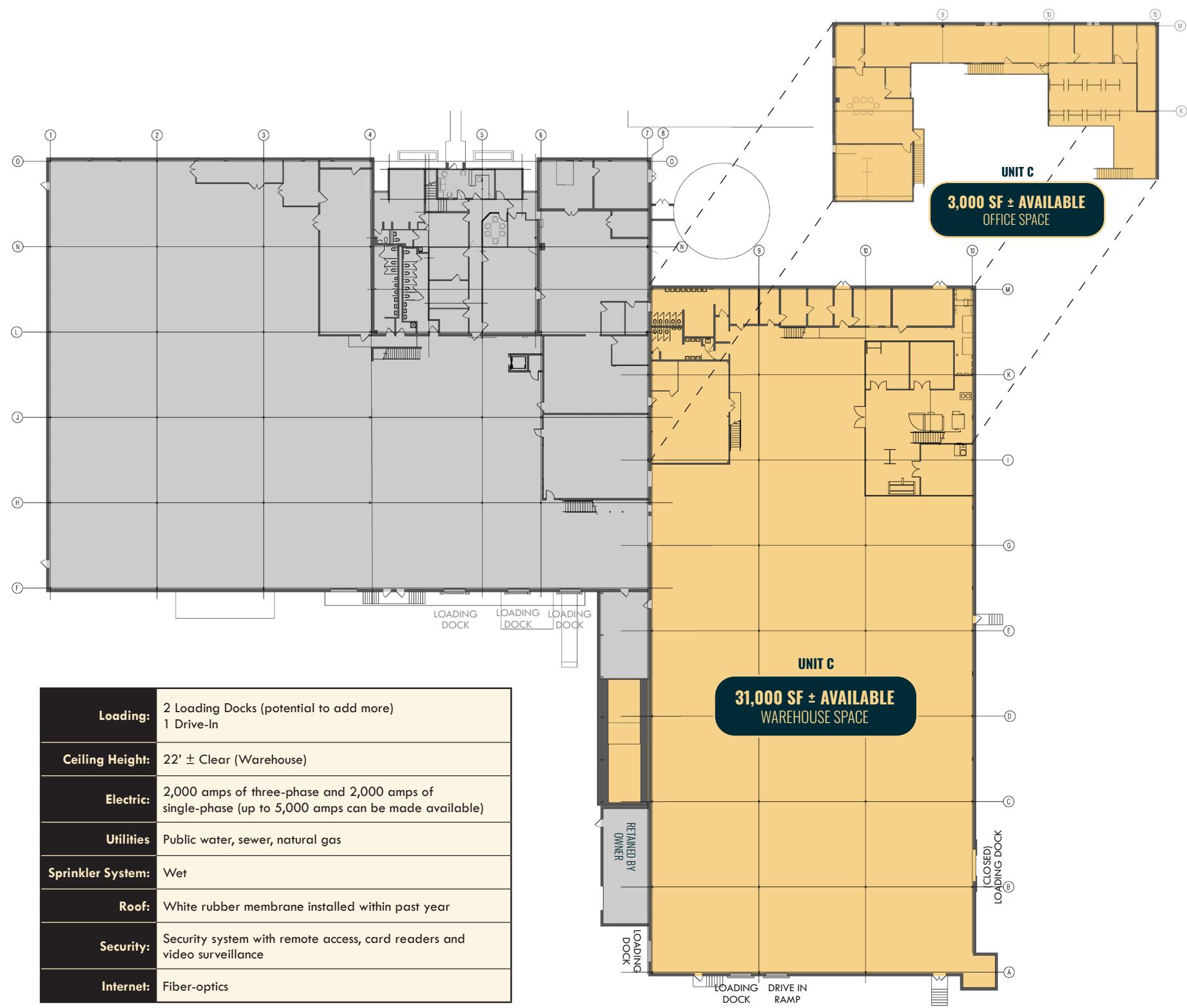
## HIGHLIGHTS:

- 31,000 SF  $\pm$  of warehouse space and 3,000 SF  $\pm$  of mezzanine office space (currently built out as automotive/truck repair facility)
- New rubber membrane roof
- Wet sprinkler system
- Unique (water tank) signage opportunity facing busy Rt. 140/Baltimore Blvd: 43,000+ cars/day
- Abundant dedicated parking, with additional surface parking available

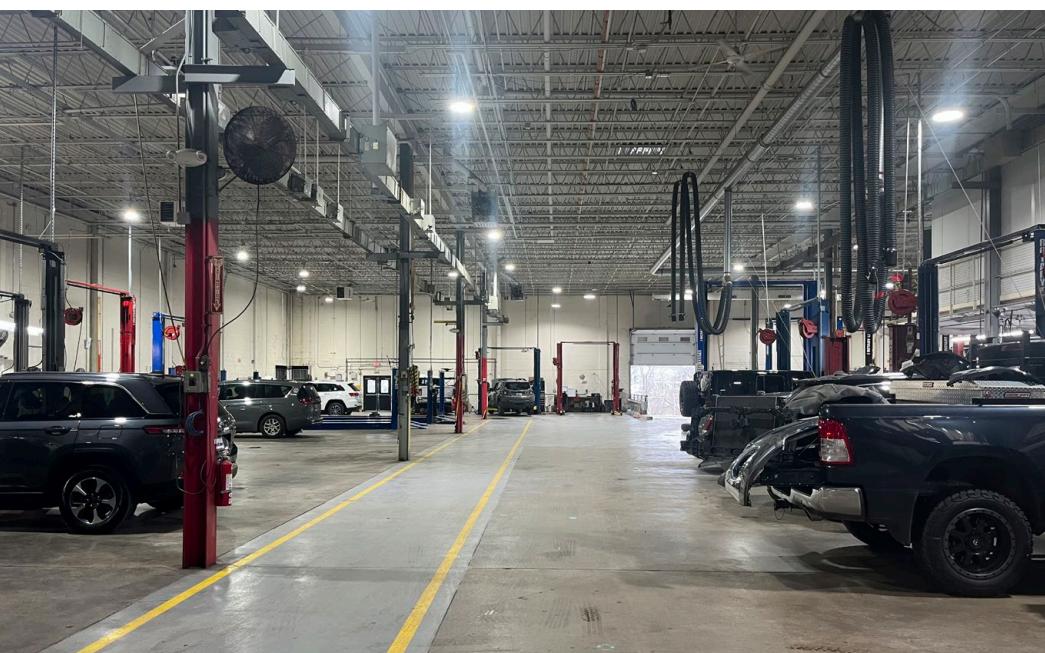
AVAILABLE:	34,000 SF $\pm$ (UNIT C)
CLEAR HEIGHT:	22' $\pm$ (WAREHOUSE)
LOADING:	2 DOCKS, 1 DRIVE-IN
PARKING:	250 SURFACE SPACES $\pm$
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
RENTAL RATE:	\$11.00 PSF, NNN



# 1ST FLOOR PLAN



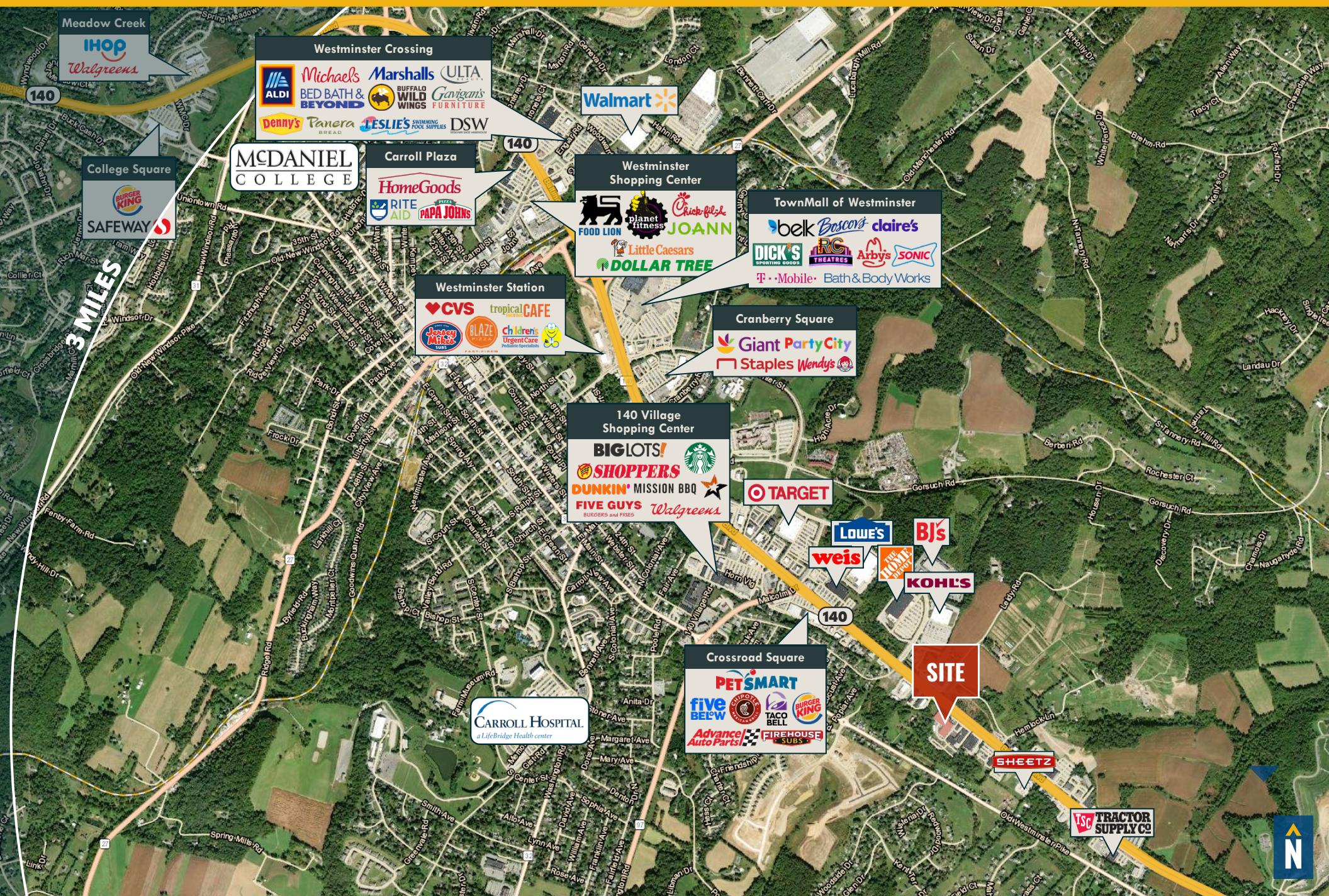
# ADDITIONAL PHOTOS



# AERIAL OVERVIEW



# WESTMINSTER TRADE AREA



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



3,027

26,922

52,031

## DAYTIME POPULATION



5,100

34,998

54,032

## AVERAGE HOUSEHOLD INCOME



\$136,545

\$116,465

\$129,797

## NUMBER OF HOUSEHOLDS



1,039

10,213

19,538

## MEDIAN AGE



45.0

40.5

41.6

### DOMINANT LIFESTYLES: 2 MILE RADIUS



35%

SAVVY  
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



14%

SINGLE THRIFTIES

MEDIAN

AGE: 37.0

HH INCOME: \$47,084



14%

RETIREMENT  
COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

These residents are predominantly in their 20s and 30s, and are made up mostly of singles, couples without children, and non-family members. They often shop for deals nearby, and frequent fast food restaurants.

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

FULL DEMOS REPORT



# FOR MORE INFO CONTACT:



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