

FOR LEASE



Carroll County, Maryland



166 AIRPORT DRIVE

WESMINSTER, MARYLAND 21157



Dennis Boyle | *Vice President*

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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AVAILABLE

Unit 4: 2,000 - 6,000 sf

Unit 5 & 6: 4,000 - 6,000 sf

ZONING

I-1 (Light Industrial)

TRAFFIC COUNT

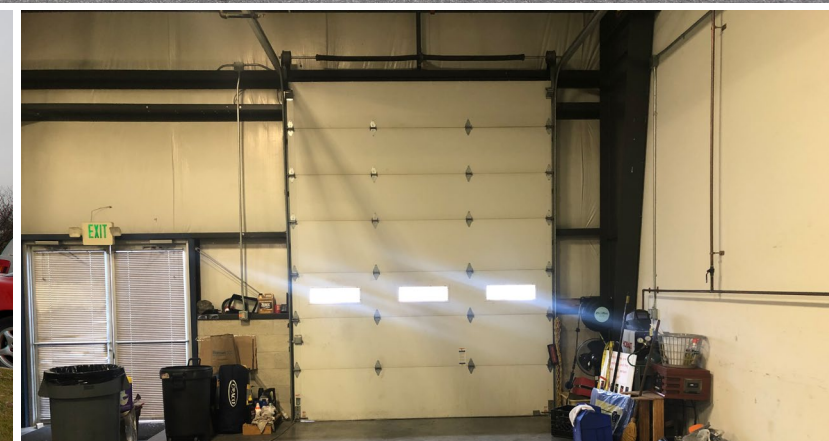
2,491 AADT (I-97)

RENTAL RATE

\$10.00

HIGHLIGHTS

- ▶ 6,000 sf of contiguous industrial flex space
- ▶ Includes officespace, (2) baths, and open warehouse
- ▶ 600 amp 3 phase heavy power
- ▶ (3) 10' x 13' roll up, drive in doors
- ▶ 18' - 23' ceiling height



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BIRDSEYE

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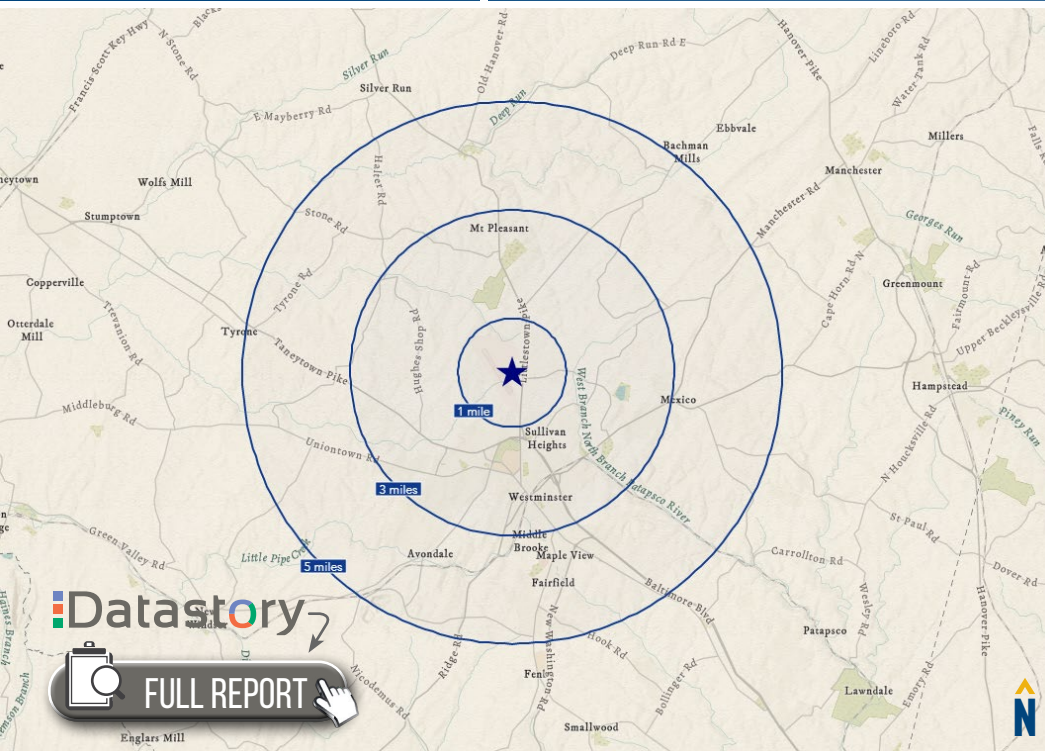
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DEMOGRAPHICS

166 AIRPORT DRIVE | WESTMINSTER, MARYLAND 21157



RESIDENTIAL POPULATION

1,213
1 MILE
23,189
3 MILES
41,988
5 MILES

NUMBER OF HOUSEHOLDS

396
1 MILE
8,145
3 MILES
15,656
5 MILES

AVERAGE HH SIZE

3.05
1 MILE
2.65
3 MILES
2.55
5 MILES

MEDIAN AGE

40.3
1 MILE
37.4
3 MILES
40.5
5 MILES

AVERAGE HH INCOME

\$151,246
1 MILE
\$108,286
3 MILES
\$111,369
5 MILES

EDUCATION (COLLEGE+)

25.9%
1 MILE
23.1%
3 MILES
22.3%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

99.3%
1 MILE
96.9%
3 MILES
96.9%
5 MILES

DAYTIME POPULATION

3,065
1 MILE
28,055
3 MILES
46,485
5 MILES

99.2%
**WORKDAY
DRIVE**
2 MILES

Life in the suburban wilder-ness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

100.0%
**SAVVY
SUBURBANITES**
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.58
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

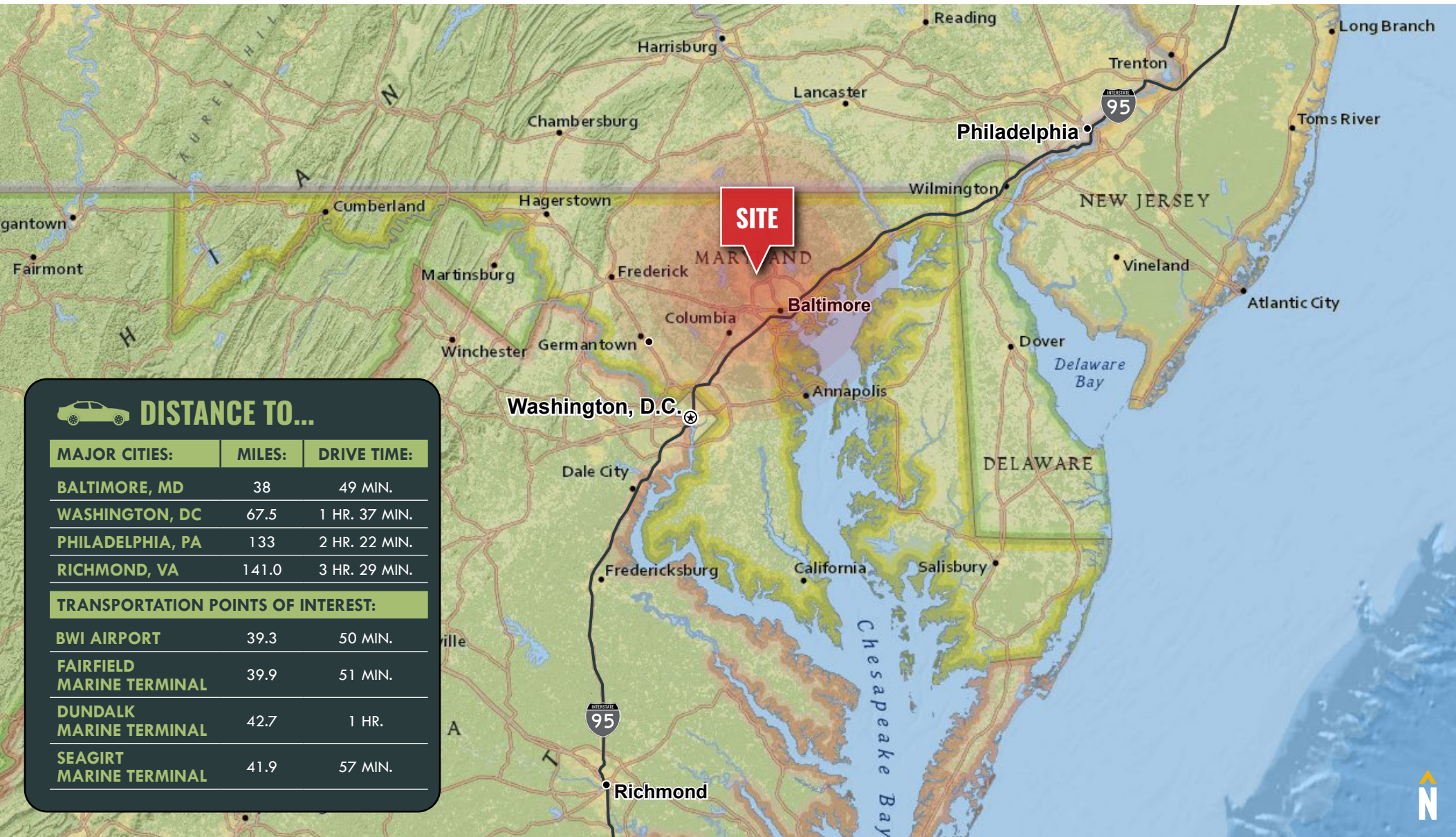
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LOCATION

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DENNIS BOYLE

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