

FOR LEASE

 Carroll County, Maryland

UNDER
New
OWNERSHIP!

CRANBERRY
Business Center

Office Space
Available
410-259-0004

37 SOUTH CRANBERRY ROAD



**CRANBERRY
BUSINESS CENTER**
37 S. CRANBERRY ROAD
WESTMINSTER, MD 21157

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Dennis Boyle, SIOR | Senior Vice President
☎ 443.798.9339 ✉ dboyle@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Chris Walsh | Senior Vice President
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CRANBERRY BUSINESS CENTER

37 S. CRANBERRY ROAD | WESTMINSTER, MARYLAND 21157

AVAILABLE

- ▶ Suite 1: 1,364 sf
- ▶ Suite 2: 1,718 sf
- ▶ Suite 6: 1,409 sf

CAN BE COMBINED
UP TO 3,082 SF

LOT SIZE

1.2 Acres

ZONING

B (Business Zone) [Westminster, MD]

TRAFFIC COUNT

53,361 AADT (Baltimore Blvd)

PARKING

33 surface spaces ±

HIGHLIGHTS

- ▶ Suites ideal for office or retail
- ▶ Adjacent to Days Inn Hotel
- ▶ Just off the signalized intersection with Baltimore Blvd
- ▶ Across from Cranberry Square (Giant, Staples) and in the heart of Westminster's retail/commercial corridor



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AERIAL

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Giant

Days Inn
BY WYNDHAM

PROPOSED
EXPANDED
PARKING

CRANBERRY RD

PYLON SIGN



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FLOOR PLAN: BUILDING

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1 AVAILABLE: 1,364 sf

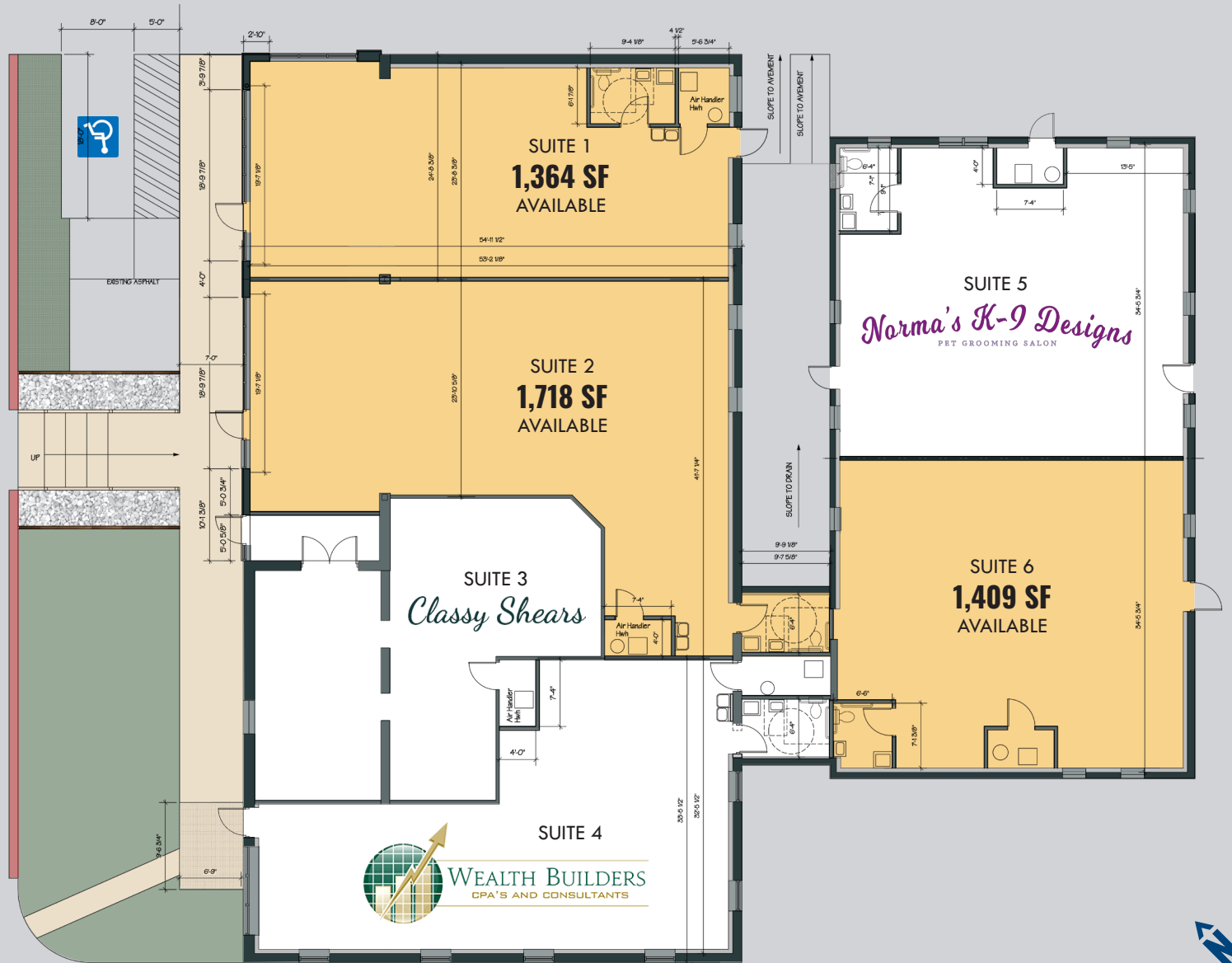
2 AVAILABLE: 1,718 sf

3 Classy Shears

4 Wealth Builders

5 Norma's K-9 Designs

6 AVAILABLE: 1,409 sf



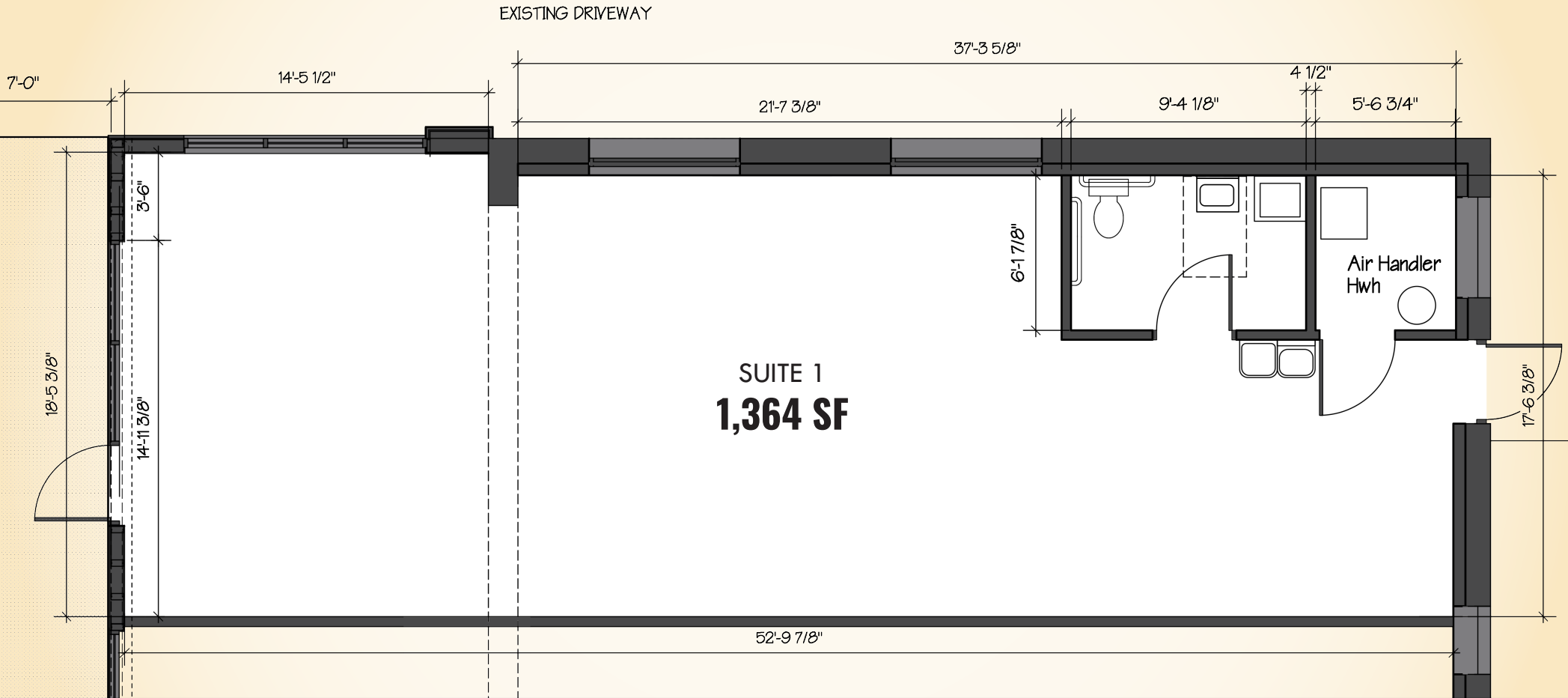
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FLOOR PLAN: SUITE 1

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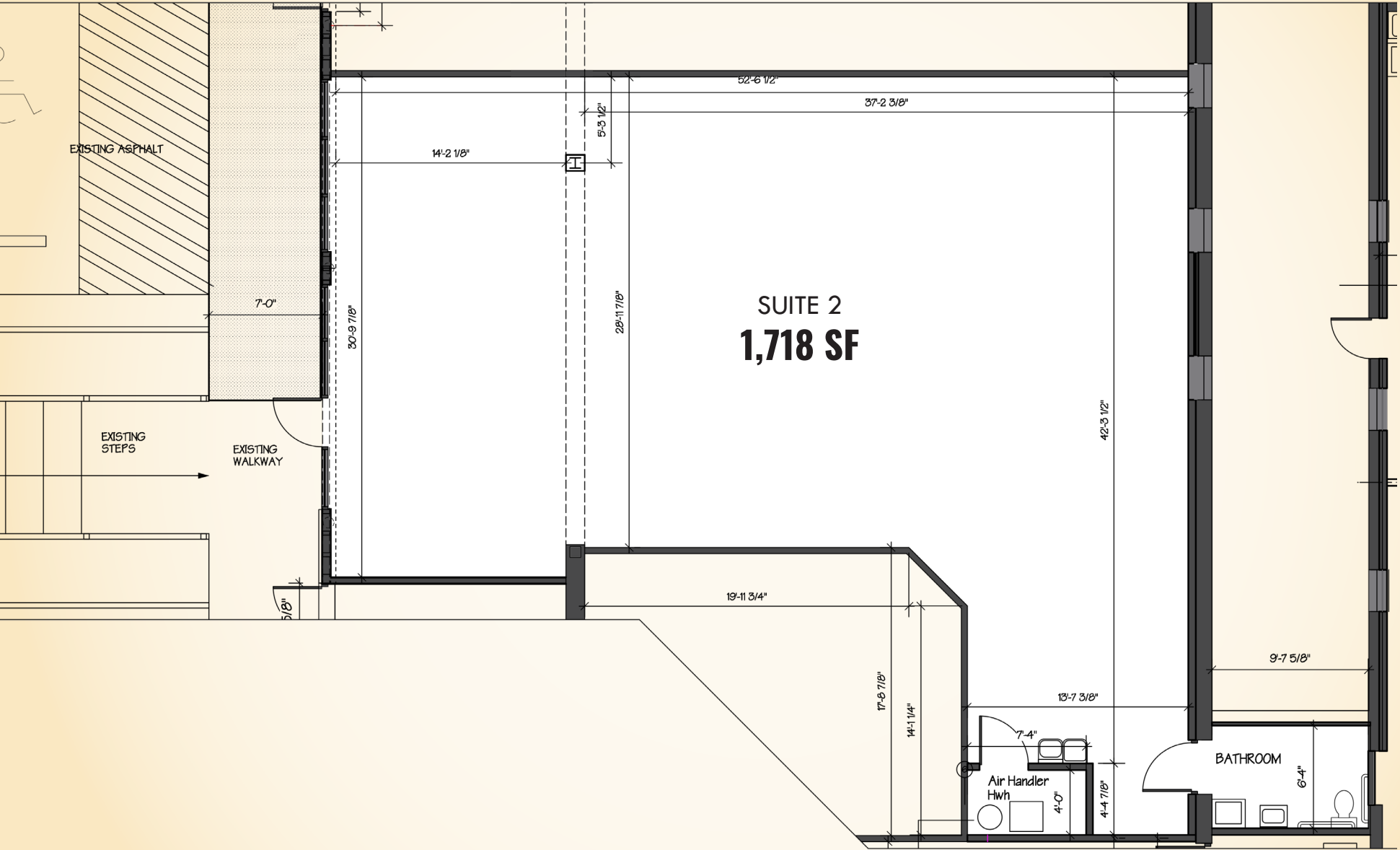
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FLOOR PLAN: SUITE 2

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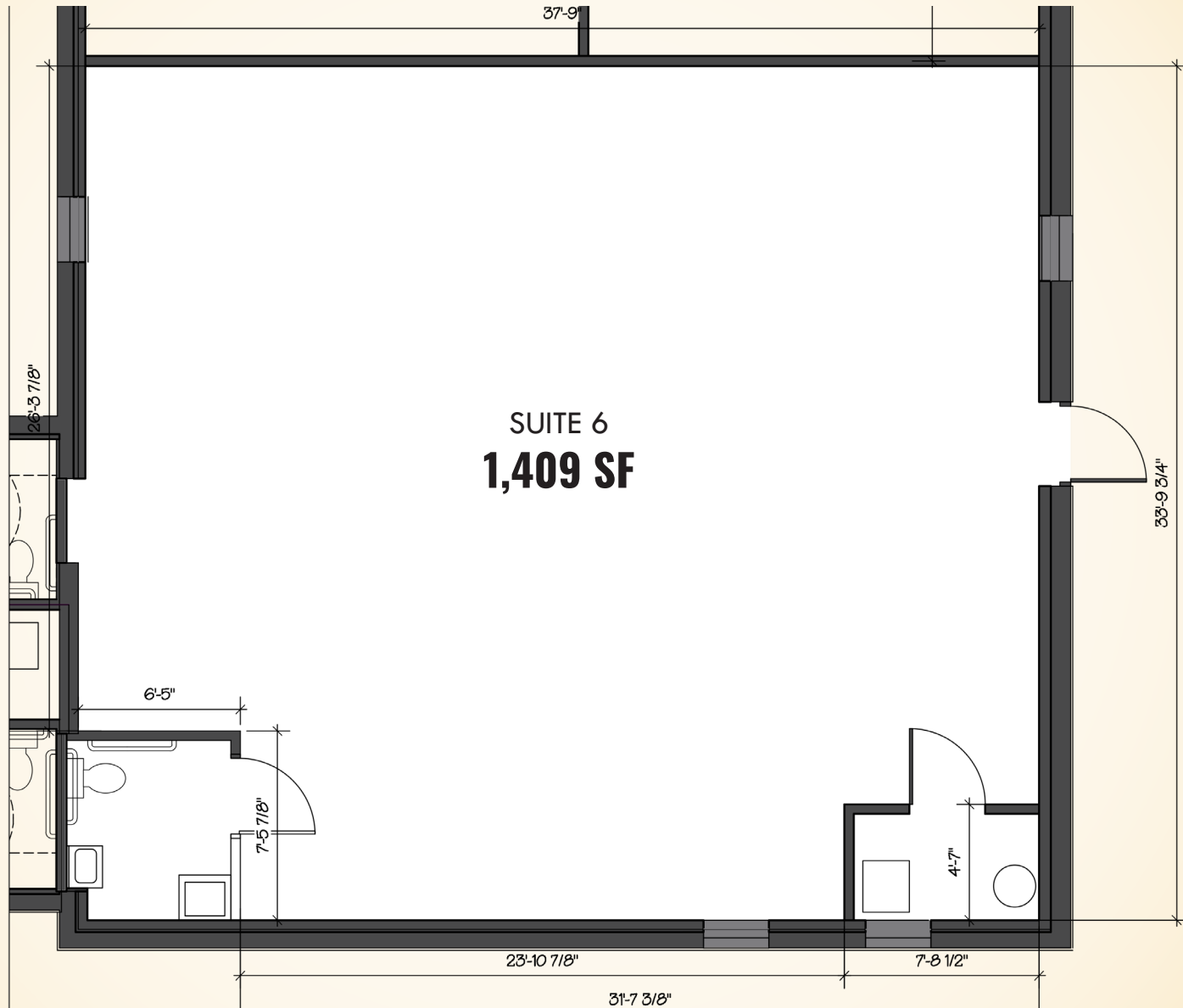
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FLOOR PLAN: SUITE 6

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WESTMINSTER TRADE AREA

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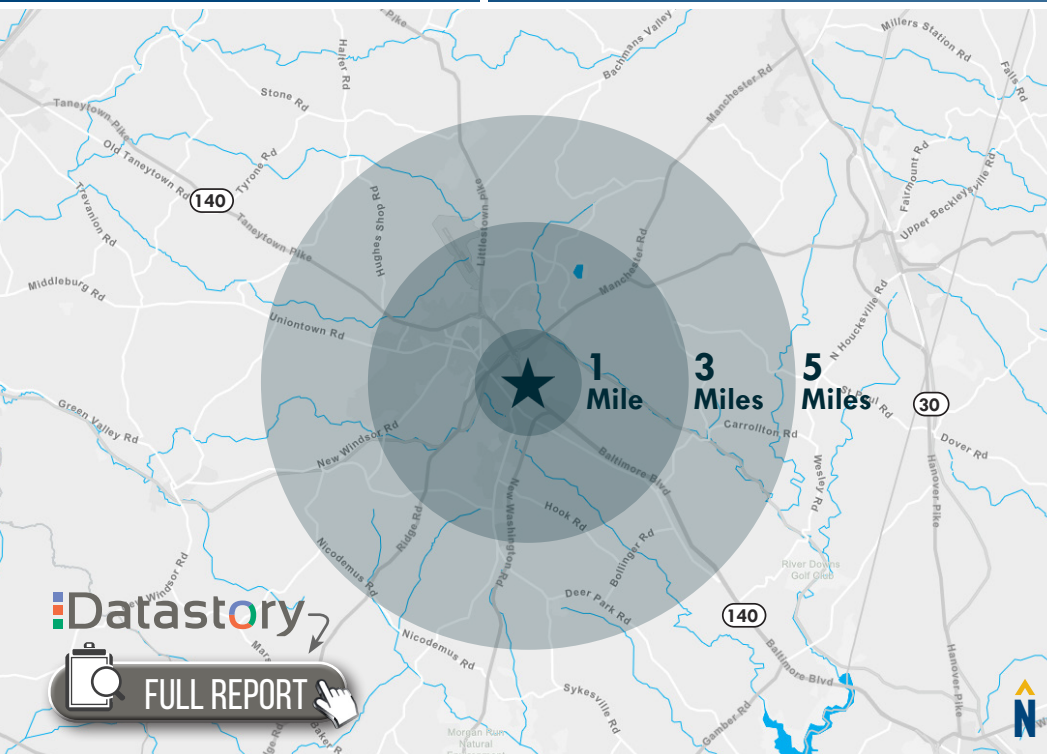


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LOCATION / DEMOGRAPHICS (2021)

CRANBERRY BUSINESS CENTER | 37 S. CRANBERRY ROAD | WESTMINSTER, MARYLAND 21157



RESIDENTIAL POPULATION 7,034 1 MILE 33,308 3 MILES 46,991 5 MILES	NUMBER OF HOUSEHOLDS 3,231 1 MILE 12,358 3 MILES 17,457 5 MILES	AVERAGE HH SIZE 2.08 1 MILE 2.56 3 MILES 2.59 5 MILES	MEDIAN AGE 40.7 1 MILE 39.1 3 MILES 41.7 5 MILES
AVERAGE HH INCOME \$69,106 1 MILE \$98,314 3 MILES \$105,549 5 MILES	EDUCATION (COLLEGE+) 47.1% 1 MILE 63.3% 3 MILES 64.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.0% 1 MILE 96.6% 3 MILES 96.6% 5 MILES	DAYTIME POPULATION 12,612 1 MILE 37,811 3 MILES 48,766 5 MILES

22%
FRONT PORCHES
2 MILES

LEARN MORE

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

18%
WORKDAY DRIVE
2 MILES

LEARN MORE

Life in the suburban wilderness 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

17%
GOLDEN YEARS
2 MILES

LEARN MORE

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

14%
SOCIAL SECURITY SET
2 MILES

LEARN MORE

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

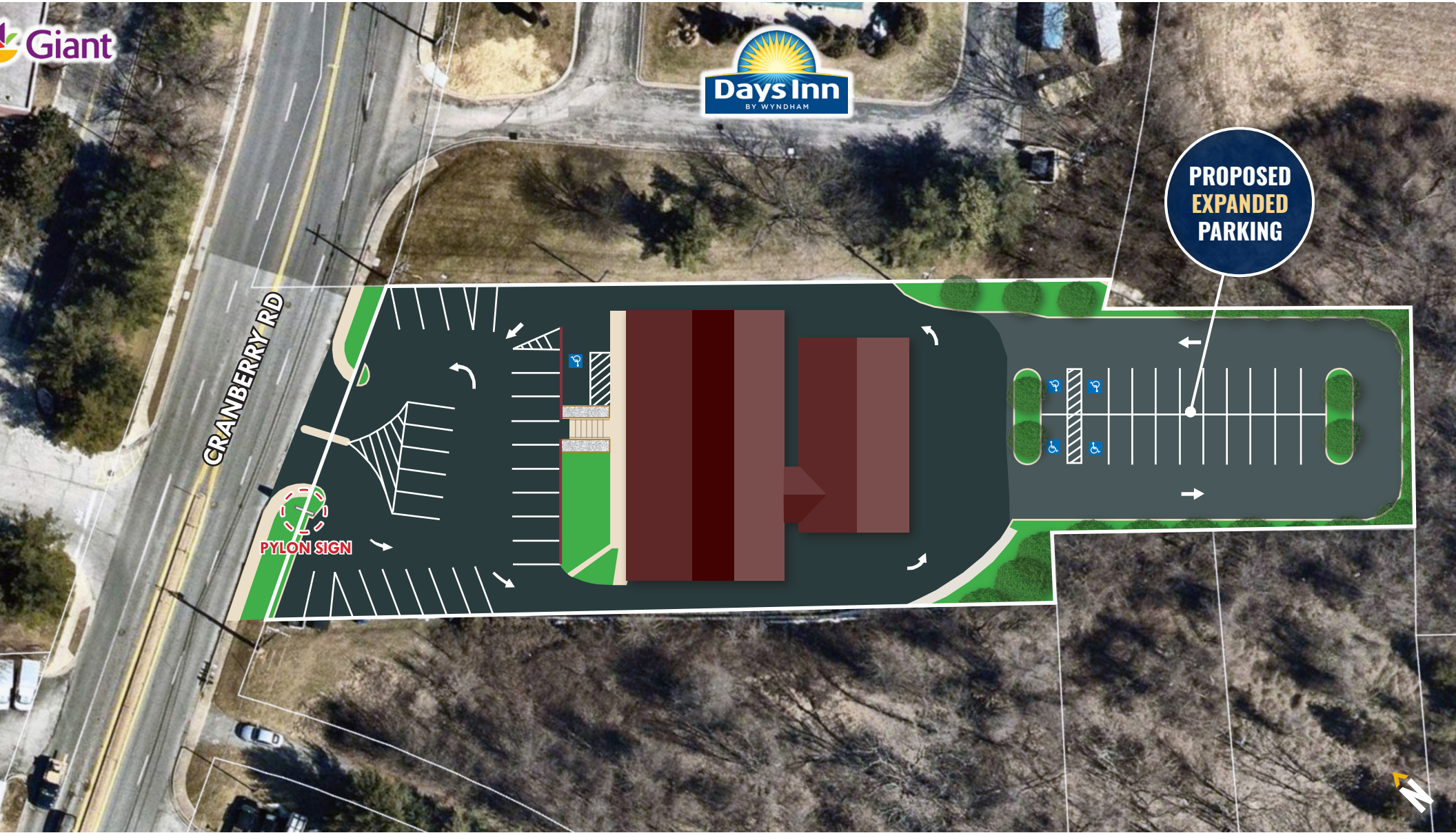
\$17,900
MEDIAN HH INCOME

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SITE PLAN

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Giant



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