

FOR LEASE



Carroll County, Maryland

PAD SITE: 1.06 ACRES ±

- » 220' ± of frontage on Rt. 140
- » Rough graded condition
- » Utilities brought to property line

FLEX BUILDING: 30,000 SF ±

- » 15k sf of office/retail (upper level)
- » 15k sf of warehouse/office (lower level w/ drive-in loading)
- » Minimum bay size: 1,500 sf ±

ZONING

C-2 (Commercial Medium Intensity Dist.)

TRAFFIC COUNT

40,391 AADT (MD Rt. 140)

HIGHLIGHTS

- ▶ Warehouse, office, retail space available (various suite sizes)
- ▶ New construction allows for multiple build-out options
- ▶ Located at a signalized intersection with Dede Road
- ▶ Minutes to/from I-795
- ▶ Close proximity to both Westminster and Baltimore



STREET VIEW

1.06 AC PAD SITE & 30K SF FLEX/WAREHOUSE

DEDE ROAD & BALTIMORE BOULEVARD (RT. 140) | FINKSBURG, MARYLAND 21048

COMING
SOON!

FLEX/WAREHOUSE
30,000 SF ± ON 3.55 AC ±

PAD SITE
1.06 AC ±

PROPOSED
RETAIL FLEX/WAREHOUSE
30,000 SF / 2 STORIES

PROPOSED
RETAIL RESTAURANT
3,750 SF



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SITE PLAN

DEDE ROAD & BALTIMORE BOULEVARD (RT. 140) | FINKSBURG, MARYLAND 21048



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FINKSBURG TRADE AREA

DEDE ROAD & BALTIMORE BOULEVARD (RT. 140) | FINKSBURG, MARYLAND 21048



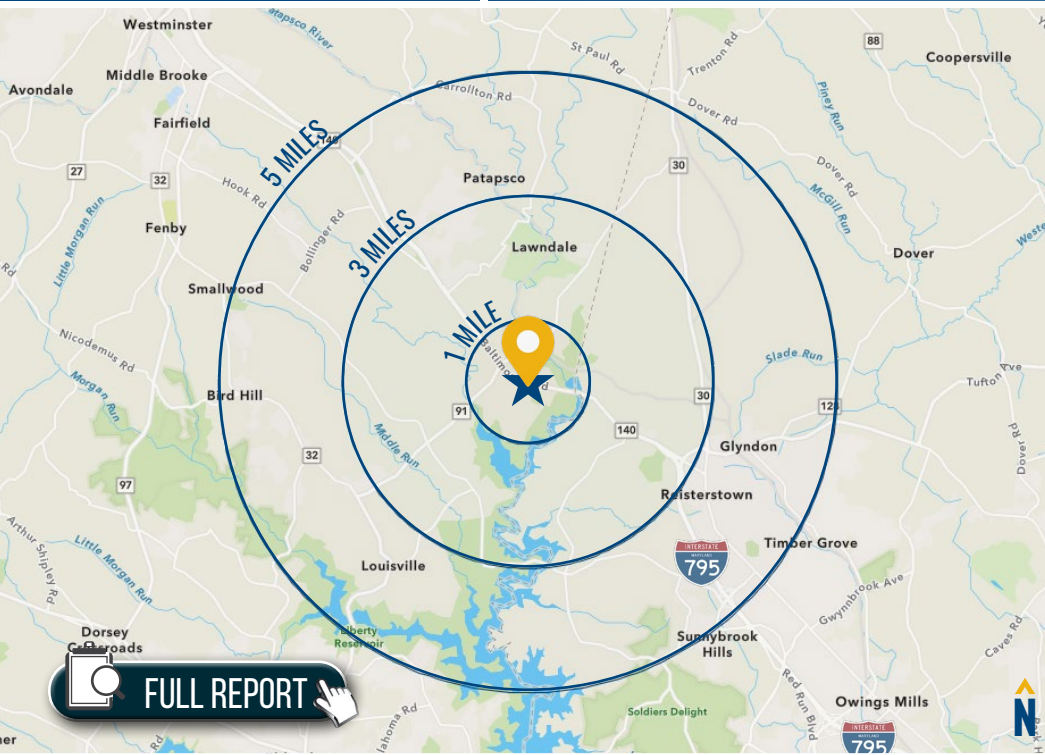
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LOCATION / DEMOGRAPHICS

DEDE ROAD & BALTIMORE BOULEVARD (RT. 140) | FINKSBURG, MARYLAND 21048



RESIDENTIAL POPULATION

727
1 MILE
10,165
3 MILES
42,711
5 MILES

NUMBER OF HOUSEHOLDS

303
1 MILE
3,816
3 MILES
16,014
5 MILES

AVERAGE HH SIZE

2.40
1 MILE
2.66
3 MILES
2.64
5 MILES

MEDIAN AGE

46.0
1 MILE
47.7
3 MILES
43.7
5 MILES

AVERAGE HH INCOME

\$175,357
1 MILE
\$171,461
3 MILES
\$143,789
5 MILES

EDUCATION (COLLEGE+)

67.7%
1 MILE
69.4%
3 MILES
70.8%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.5%
1 MILE
97.4%
3 MILES
95.8%
5 MILES

DAYTIME POPULATION

...
1 MILE
...
3 MILES
...
5 MILES

41%

SAVVY SUBURBANITES

10 MIN. DRIVE

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

14%

PLEASANTVILLE

10 MIN. DRIVE

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

[LEARN MORE](#)

11%

CITY LIGHTS

10 MIN. DRIVE

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.

2.59
AVERAGE HH SIZE

39.3
MEDIAN AGE

\$69,200
MEDIAN HH INCOME

[LEARN MORE](#)

10%

METRO FUSION

10 MIN. DRIVE

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.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

[LEARN MORE](#)