

FOR SALE

 Carroll County, Maryland



COMMERCIAL LAND

LITTLESTOWN PIKE (RT. 97) & MURKLE ROAD
WESTMINSTER, MARYLAND 21158

FOR SALE



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AVAILABLE

5.52 Acres ±

ZONING

C-1 (Commercial Low Intensity Dist.)

TRAFFIC COUNT

9,501 AADT (Littlestown Pike/Rt. 97)

SALE PRICE

\$200,000

HIGHLIGHTS

- ▶ Two (2) billboards convey with the sale of the property
- ▶ 10,000 cars per day on Littlestown Pike (Rt.97)
- ▶ Located 800 yards from Union Mills Homestead Park
- ▶ 12 min. drive to/from Westminster, MD
- ▶ 18 min. drive to/from Hanover, PA



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LOCATION

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DISTANCE TO...

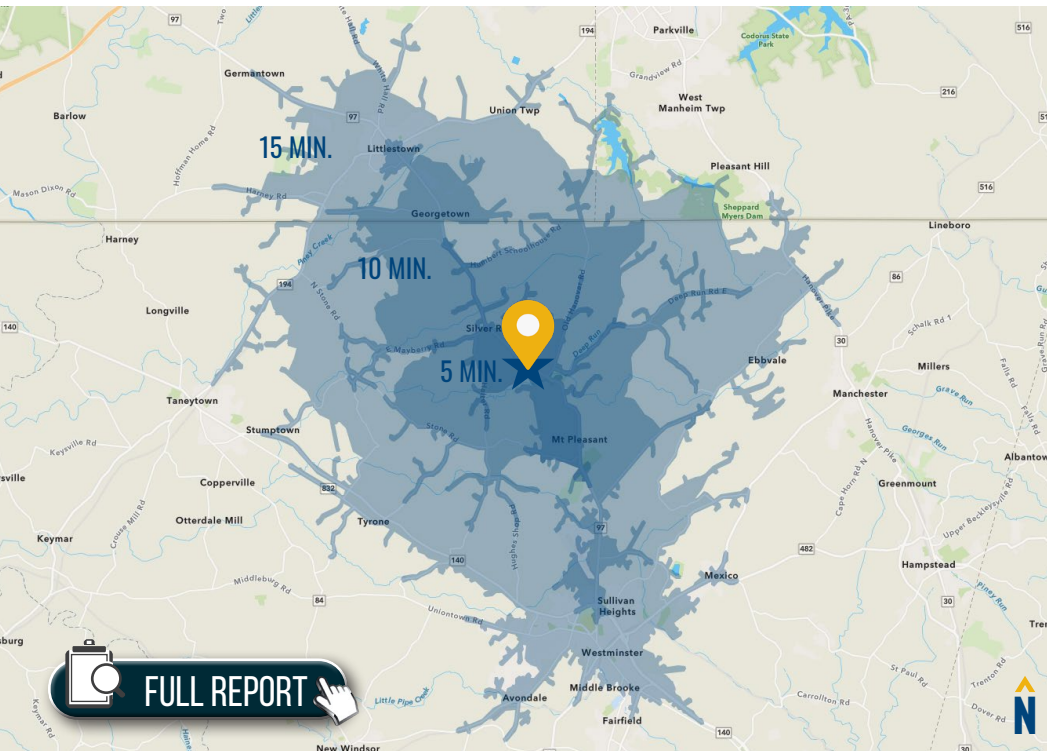
TOWN/CITY:	MILES:	DRIVE TIME:
LITTLESTOWN, PA	6.2	9 MIN.
WESTMINSTER, MD	7.4	12 MIN.
TANEYTOWN, MD	11.7	17 MIN.
HANOVER, PA	10.4	18 MIN.

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DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION 1,431 5 MIN. 8,634 10 MIN. 43,952 15 MIN.	NUMBER OF HOUSEHOLDS 563 5 MIN. 3,165 10 MIN. 16,201 15 MIN.	AVERAGE HH SIZE 2.54 5 MIN. 2.66 10 MIN. 2.60 15 MIN.	MEDIAN AGE 48.2 5 MIN. 43.3 10 MIN. 40.5 15 MIN.
AVERAGE HH INCOME \$126,175 5 MIN. \$106,483 10 MIN. \$106,034 15 MIN.	EDUCATION (COLLEGE+) 53.7% 5 MIN. 54.8% 10 MIN. 58.0% 15 MIN.	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.0% 5 MIN. 96.5% 10 MIN. 96.6% 15 MIN.	DAYTIME POPULATION 927 5 MIN. 7,922 10 MIN. 44,766 15 MIN.

43%
GREEN ACRES
2 MILES

LEARN MORE

Self-described conservatives, the **Green Acres** lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

2.70
AVERAGE HH SIZE

43.9
MEDIAN AGE

\$76,800
MEDIAN HH INCOME

18%
MIDDLEBURG
2 MILES

LEARN MORE

These conservative, family-oriented consumers are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones, prefer to buy American & travel in the US.

2.75
AVERAGE HH SIZE

36.1
MEDIAN AGE

\$59,800
MEDIAN HH INCOME

14%
SAVVY SUBURBANITES
2 MILES

LEARN MORE

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

14%
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



CHRIS WALSH

SENIOR VICE PRESIDENT
MACKENZIE RETAIL, LLC

410.494.4857

CWALSH@MACKENZIECOMMERCIAL.COM



DENNIS BOYLE

SENIOR VICE PRESIDENT
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9339

DBOYLE@MACKENZIECOMMERCIAL.COM

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

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