



COMMERCIAL/RESIDENTIAL OPP.

NORTH WOODS TRAIL | HAMPSTEAD, MD 21074

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great location and visibility off of Route 30 (S. Main St.)
- Situated adjacent to Robert's Field Shopping Center (Weis, Goodwill, C&R Pub and more)
- 8 miles east of Westminster, 8.5 miles south of MD/PA line
- Nearby retailers include Weis, McDonald's, Wendy's, Dunkin', Pizza Hut, BB&T, Goodwill, Farmers & Merchants Bank

LOT SIZE(S):

LOT 6: .83 ACRES ±

LOT 7: .87 ACRES ±

ZONING:

LOCAL BUSINESS (HAMPSTEAD, MD)

TRAFFIC COUNT:

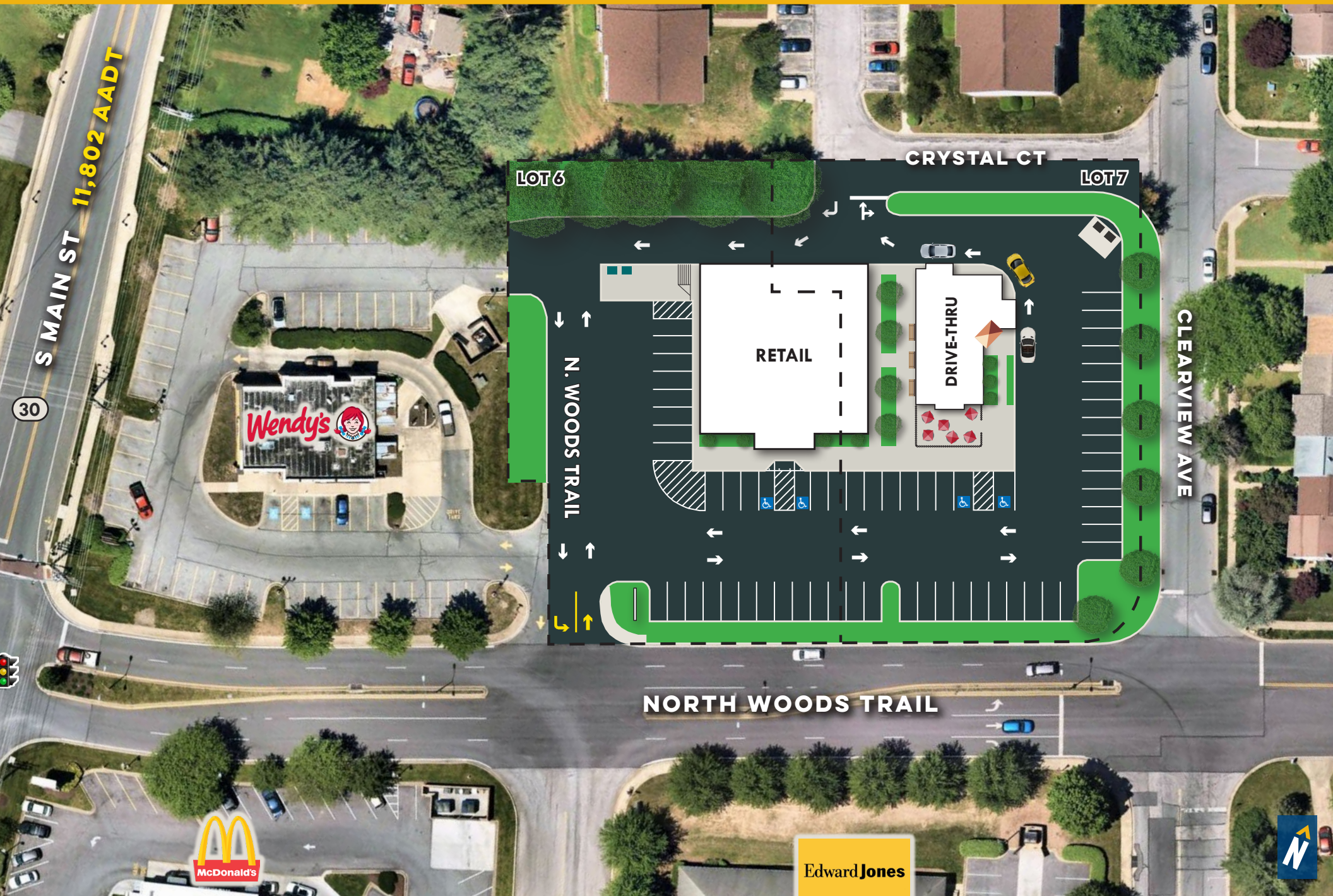
11,802 AADT (S. MAIN ST/RT. 30)

SALE PRICE:

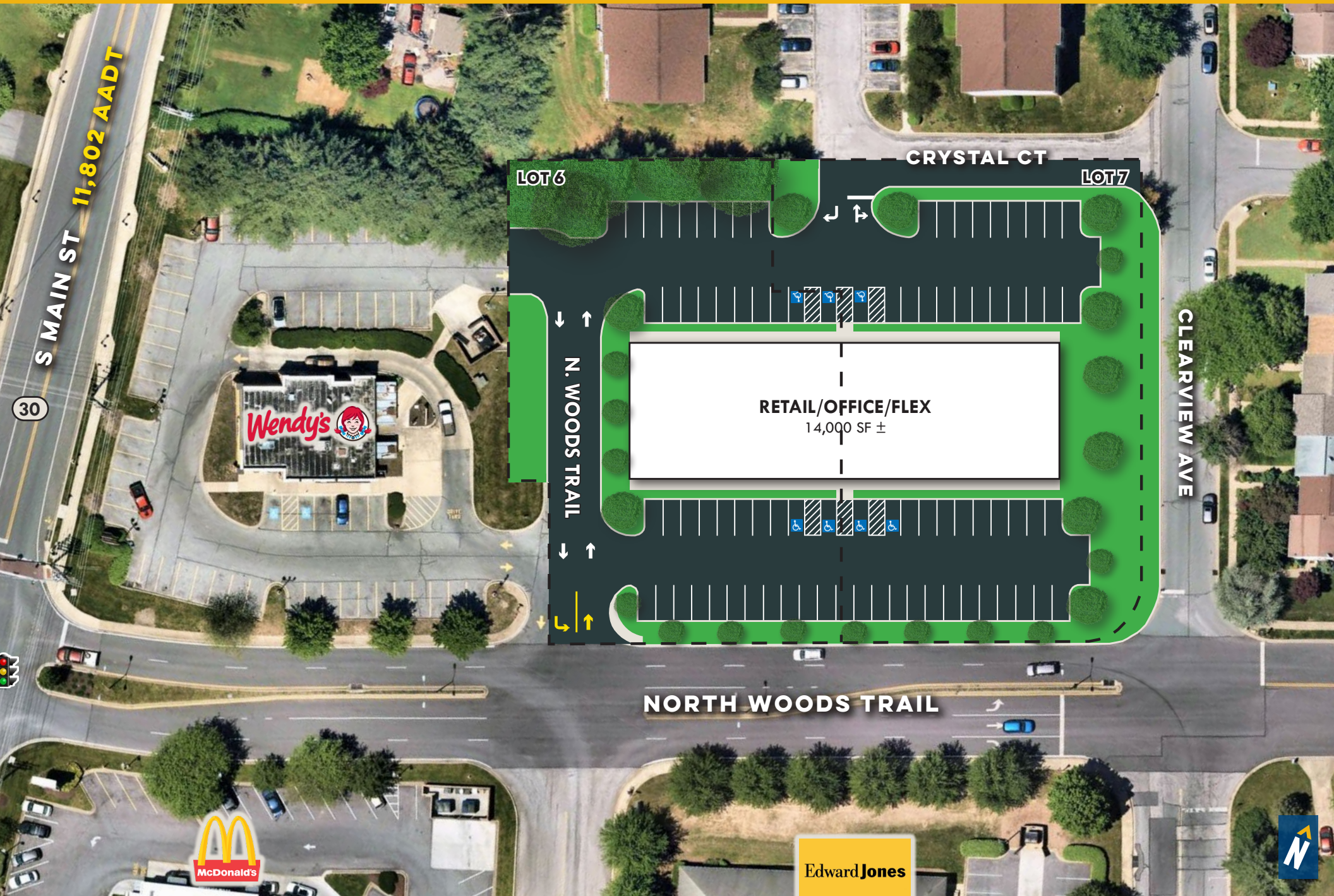
\$475,000



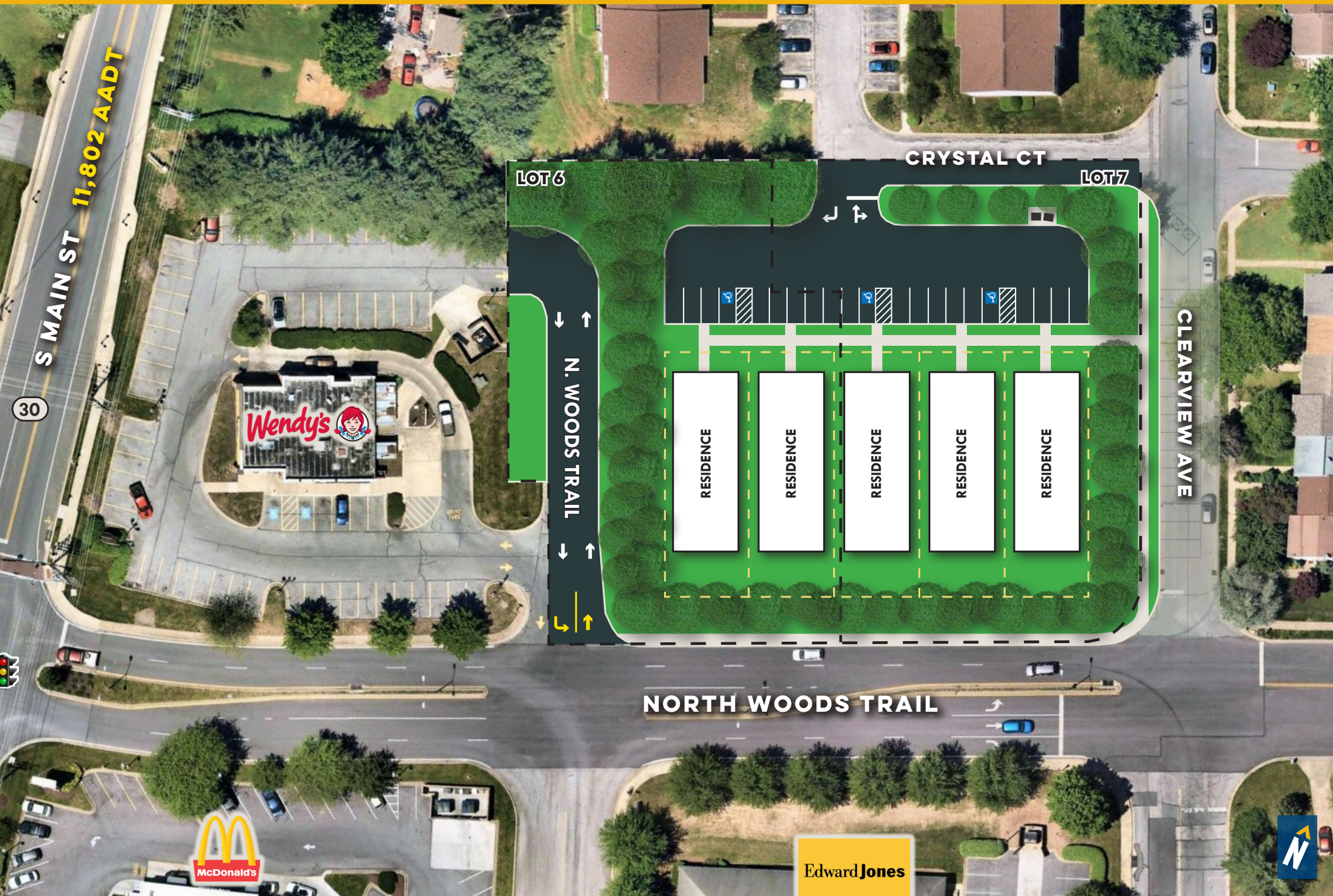
CONCEPTUAL 'A': RETAIL/DRIVE-THRU



CONCEPTUAL 'B': **RETAIL/OFFICE/FLEX**



CONCEPTUAL 'C': 5-UNIT RESIDENTIAL



TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,703

12,590

24,535

DAYTIME POPULATION



3,767

9,093

17,008

AVERAGE HOUSEHOLD INCOME



\$111,515

\$129,628

\$135,501

NUMBER OF HOUSEHOLDS



1,955

4,901

9,327

MEDIAN AGE

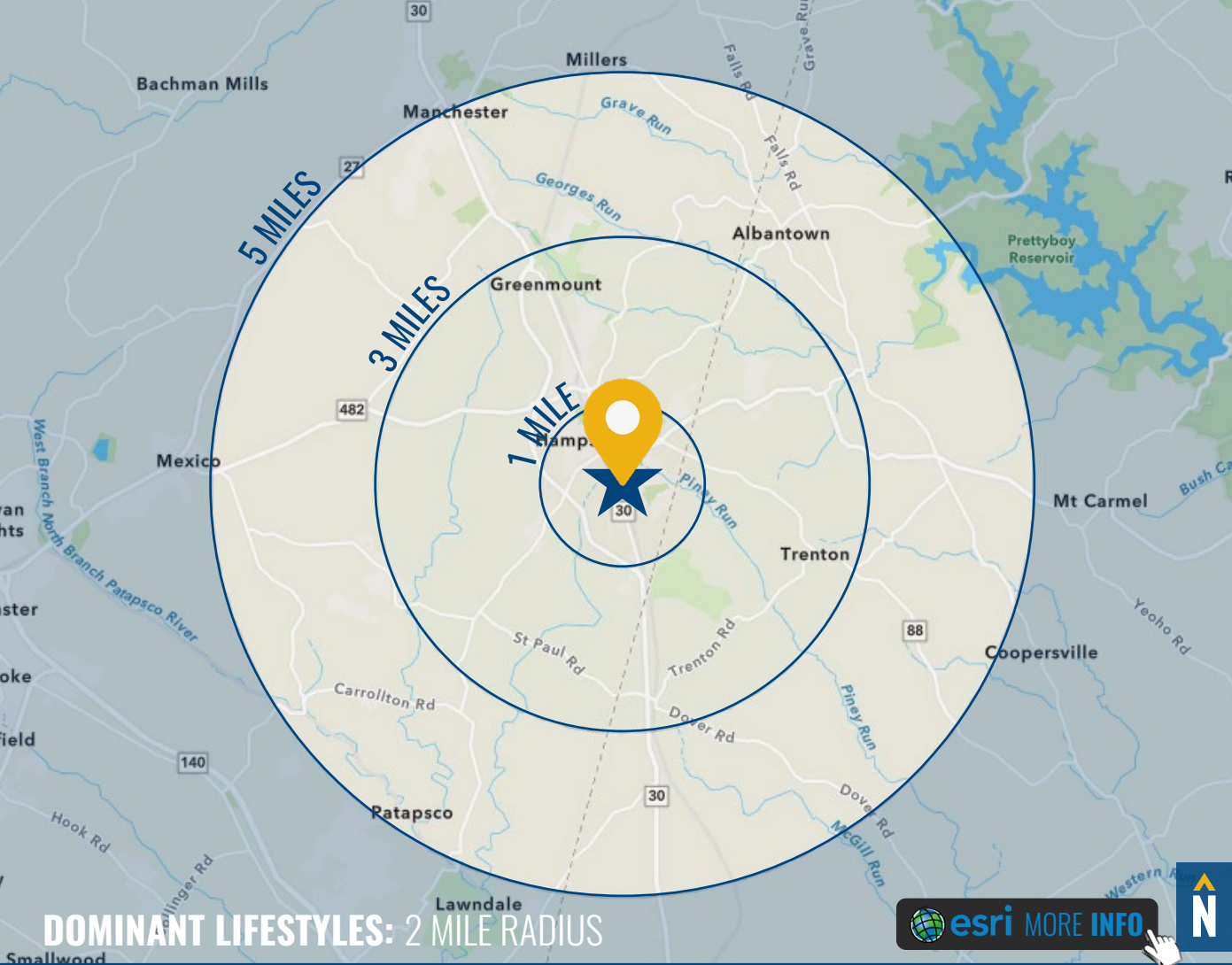


38.2

41.8

43.6

FULL DEMOS REPORT



31%

HOME
IMPROVEMENT



These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Median Age: 37.7

Median Household Income: \$72,100

18%

GOLDEN
YEARS



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.

Median Age: 52.3

Median Household Income: \$71,700

17%

PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: 40.9

Median Household Income: \$60,000

FOR MORE INFO **CONTACT:**

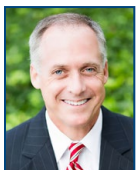


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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