

# FOR SALE

Carroll County, Maryland



## WINCHESTER WEST

56 W. MAIN STREET | WESTMINSTER, MD 21157

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Chris Walsh**

☎ 410.494.4857

✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC

**Tim Harrington**

☎ 410.494.4855

✉ [timharrington@mackenziecommercial.com](mailto:timharrington@mackenziecommercial.com)

**John Harrington**

☎ 410.494.4863

✉ [jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

# FOR SALE

Carroll County, Maryland

# WINCHESTER WEST

56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157

IDEAL AS  
MULTI-TENANT  
OFFICE BUILDING,  
MULTIFAMILY REDEVELOPMENT OR MIXED-USE WITH  
OFFICE, MEDICAL AND  
STREET LEVEL RETAIL  
STOREFRONTS



## BUILDING SIZE: 22,186 SF ±

- ▶ 1st Floor: 7,354 sf ±
- ▶ 2nd Floor: 7,416 sf ±
- ▶ Finished Basement: 7,416 sf ±

## LOT SIZE

0.47 Acres ±

## ZONING

C-B (Central Business Zone)

## TRAFFIC COUNT

13,660 AADT (W. Main Street)

## PARKING

22 surface spaces

## SALE PRICE

\$1,495,000

## HIGHLIGHTS

- ▶ 2-story office building totaling 22,186 sf ± (fully built-out)
- ▶ Corner location at the fully signalized intersection of W. Main Street and John Street
- ▶ Located in the heart of Downtown Westminster
- ▶ Easy access to Baltimore Blvd/ Rt. 140 and its many amenities



**Chris Walsh**

📞 410.494.4857

✉ cwalsh@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

**Tim Harrington**

📞 410.494.4855

✉ timharrington@mackenziecommercial.com

**John Harrington**

📞 410.494.4863

✉ jharrington@mackenziecommercial.com

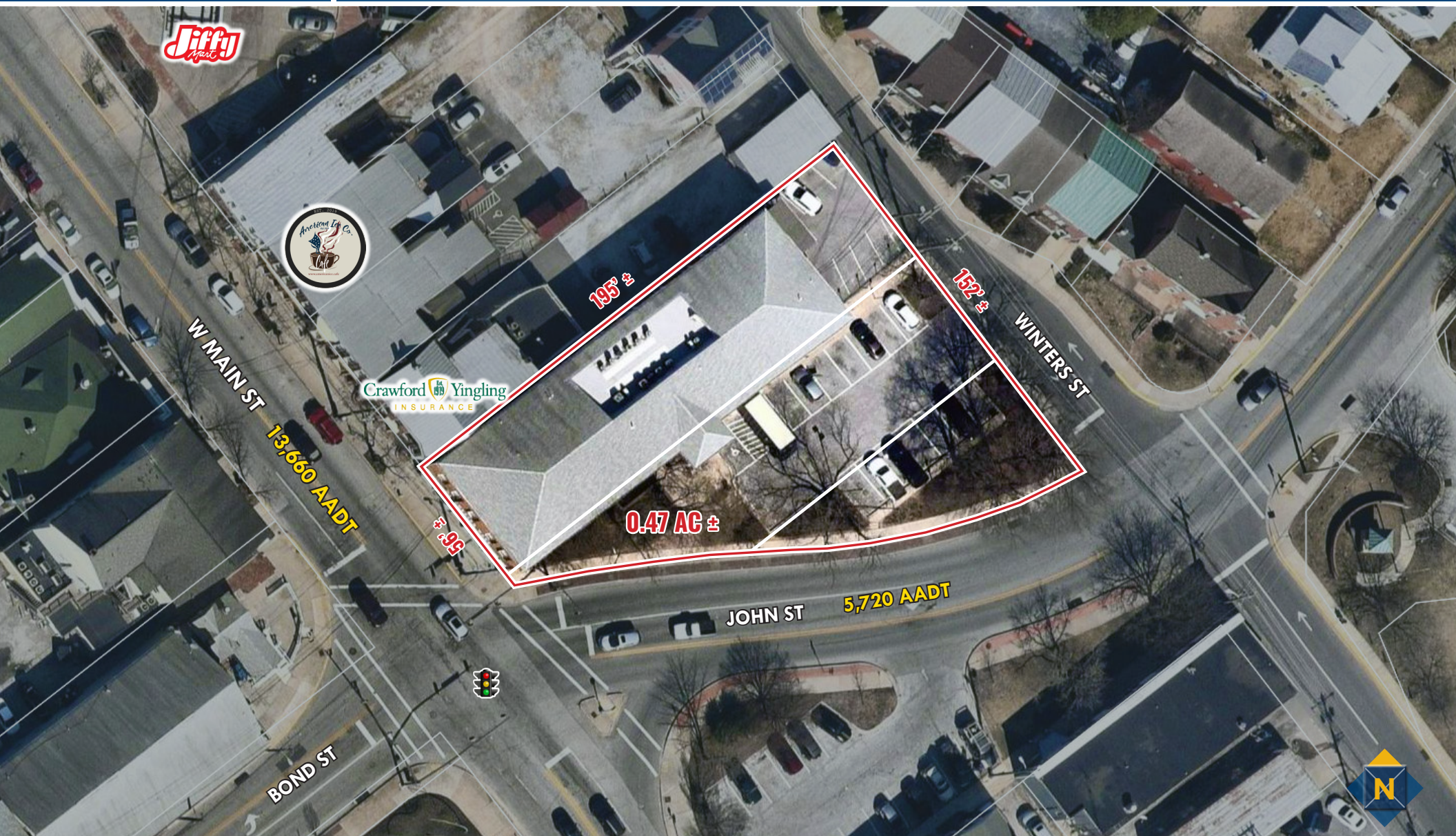
410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

# FOR SALE

Carroll County, Maryland

# AERIAL

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Chris Walsh**  
☎ 410.494.4857  
✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)  
Mackenzie Commercial Real Estate Services, LLC

**Tim Harrington**  
☎ 410.494.4855  
✉ [timharrington@mackenziecommercial.com](mailto:timharrington@mackenziecommercial.com)

**John Harrington**  
☎ 410.494.4863  
✉ [jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)

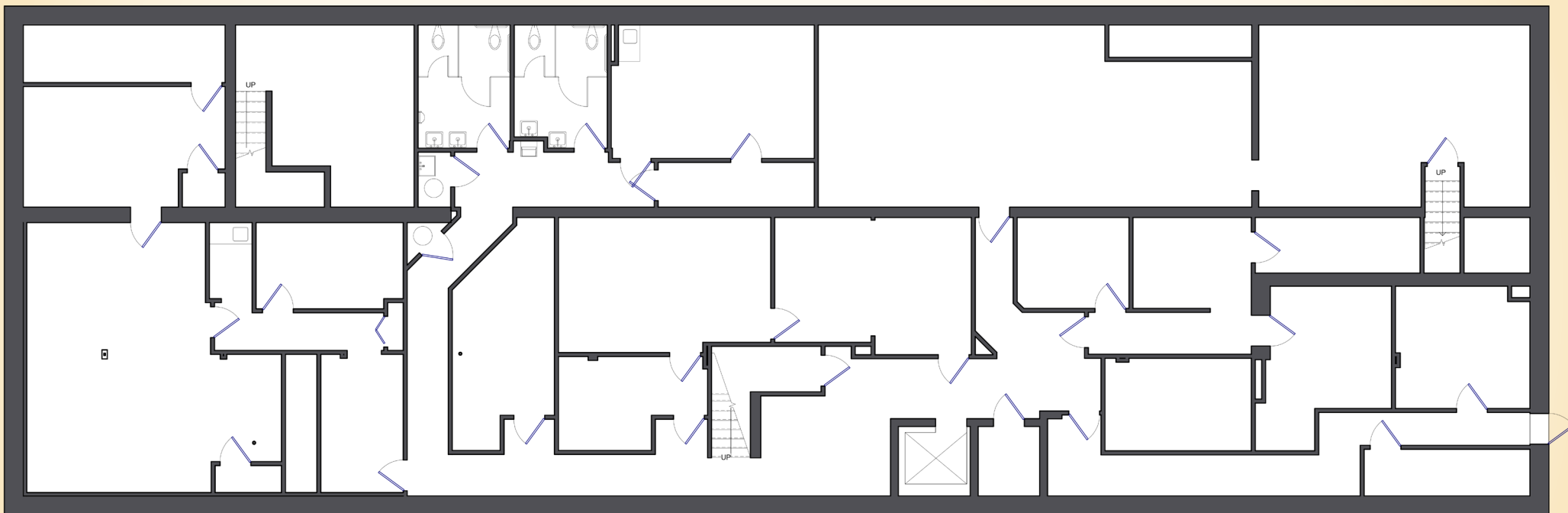
410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

# FOR SALE

Carroll County, Maryland

# FLOOR PLAN: BASEMENT

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



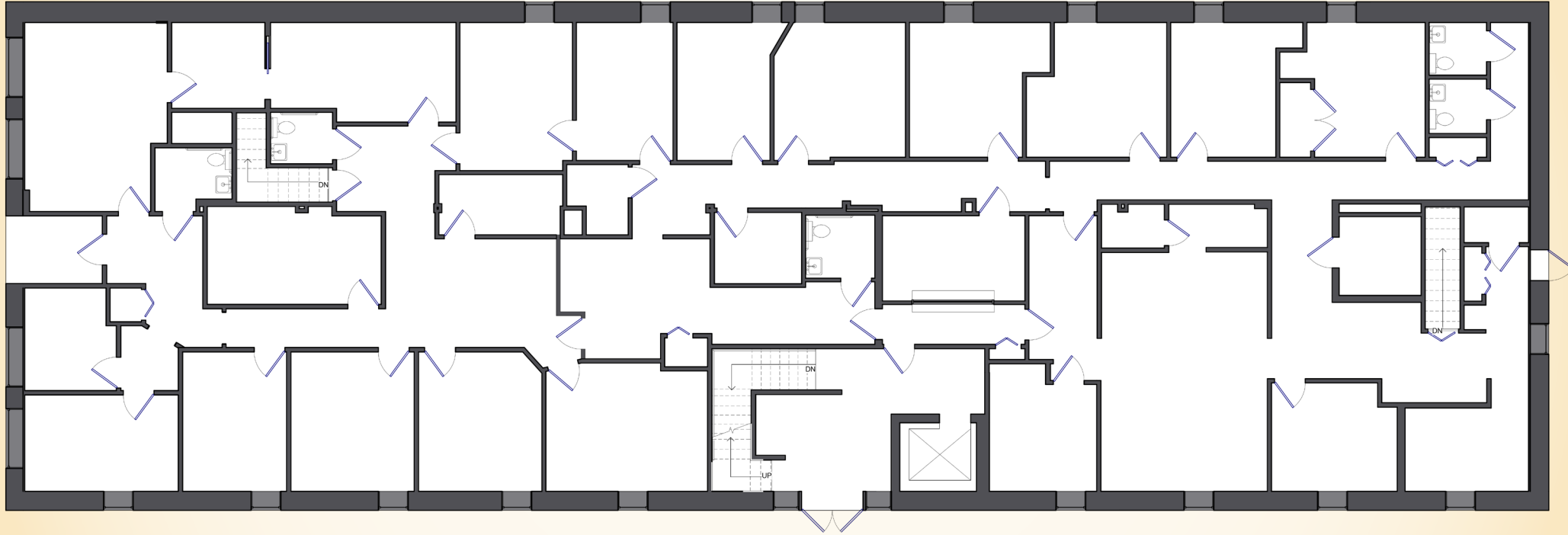
7,416 SF ±

# FOR SALE

Carroll County, Maryland

# FLOOR PLAN: 1ST FLOOR

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



## 7,354 SF ±

**Chris Walsh**

☎ 410.494.4857

✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC

**Tim Harrington**

☎ 410.494.4855

✉ [timharrington@mackenziecommercial.com](mailto:timharrington@mackenziecommercial.com)

**John Harrington**

☎ 410.494.4863

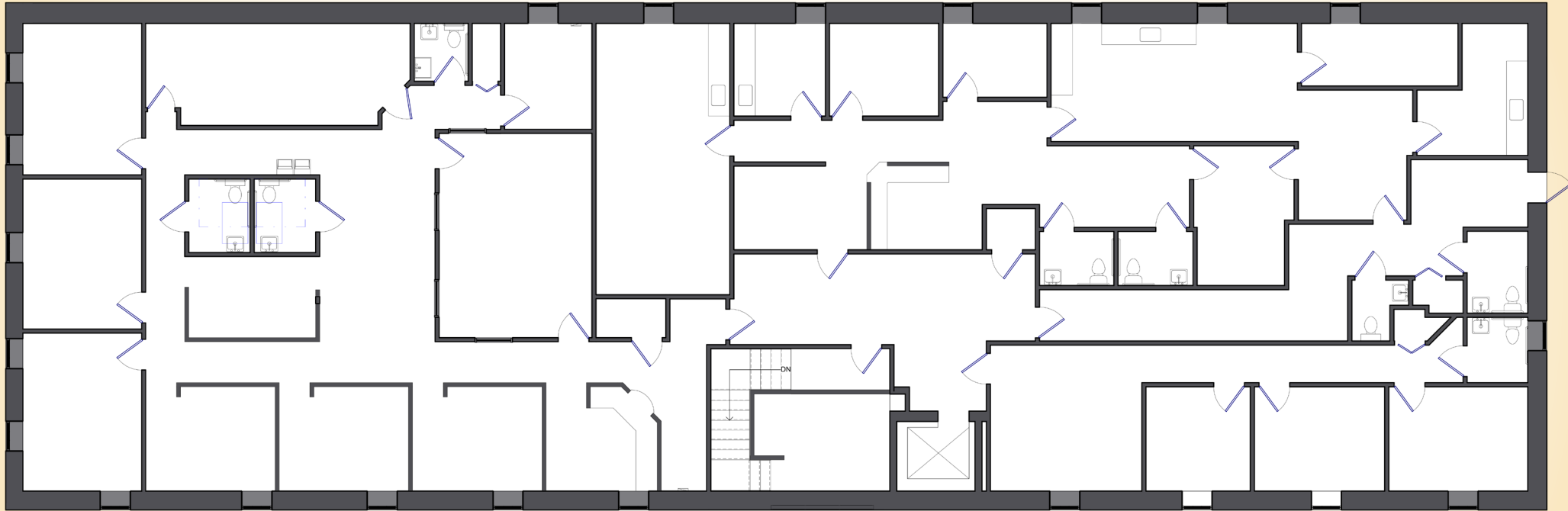
✉ [jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)

# FOR SALE

Carroll County, Maryland

# FLOOR PLAN: 2ND FLOOR

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



## 7,416 SF ±

**Chris Walsh**

☎ 410.494.4857

✉ [cwalsh@mackenziecommercial.com](mailto:cwalsh@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC

**Tim Harrington**

☎ 410.494.4855

✉ [timharrington@mackenziecommercial.com](mailto:timharrington@mackenziecommercial.com)

**John Harrington**

☎ 410.494.4863

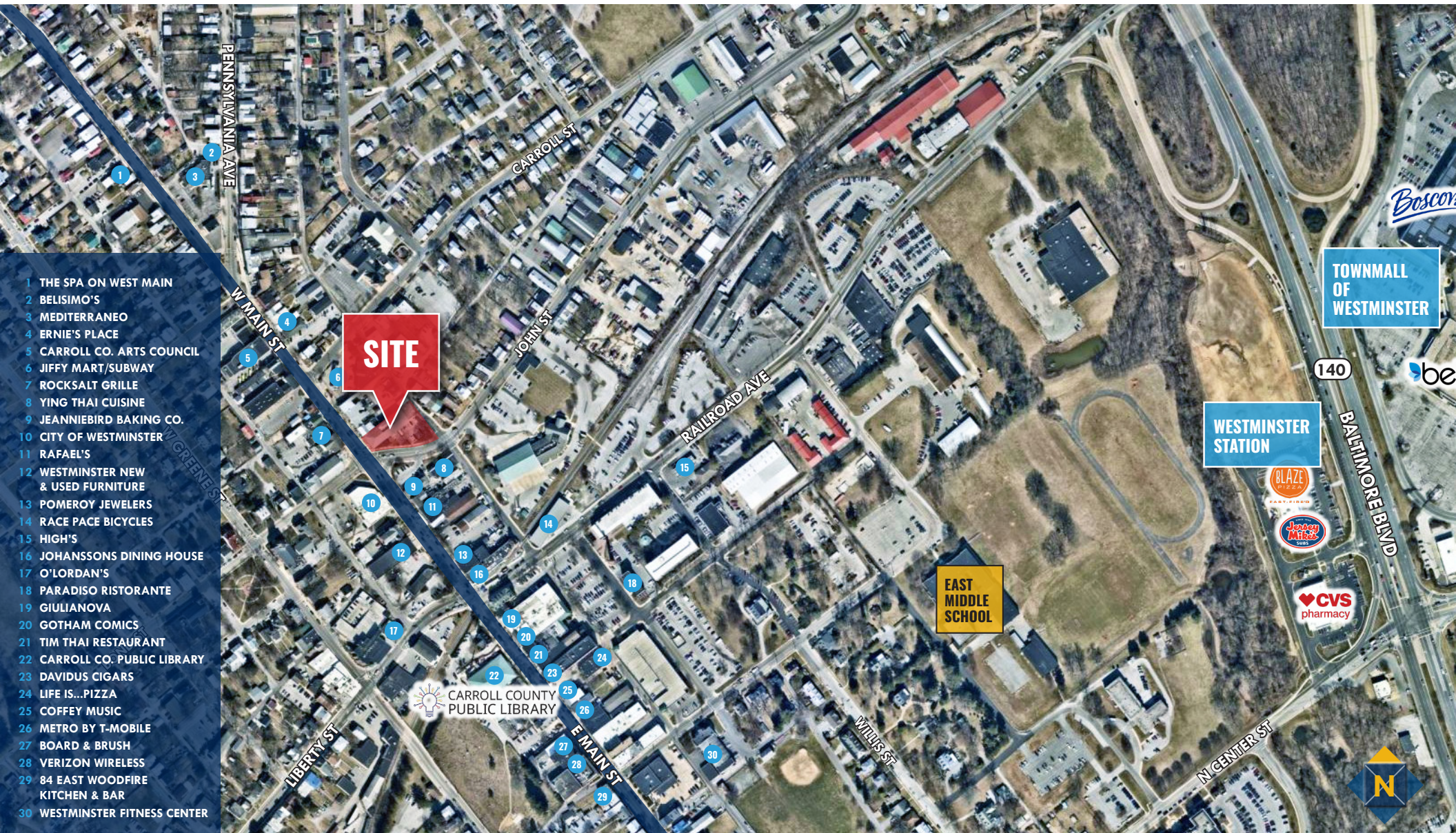
✉ [jharrington@mackenziecommercial.com](mailto:jharrington@mackenziecommercial.com)

# FOR SALE

Carroll County, Maryland

# LOCAL AERIAL

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157

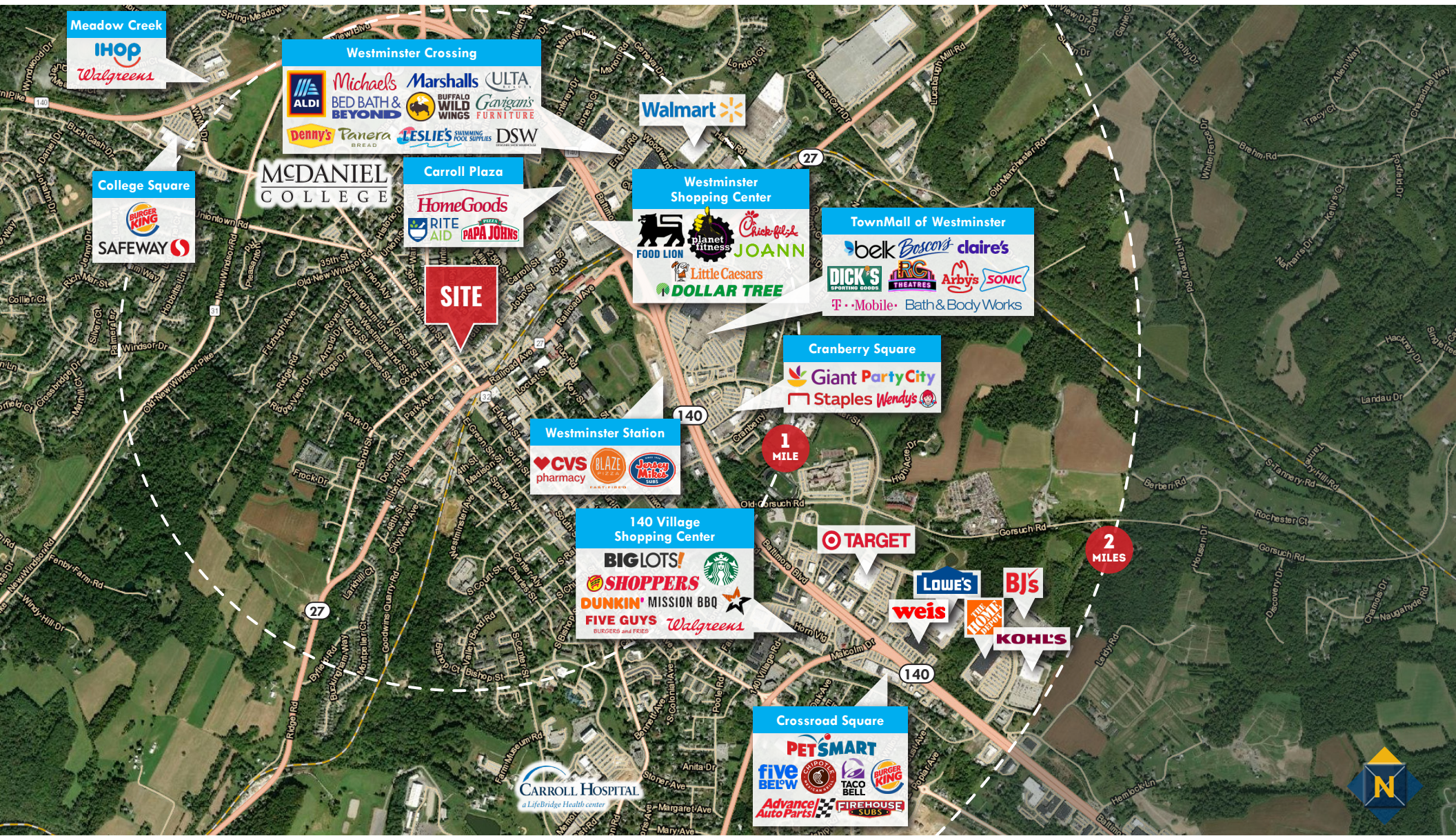


# FOR SALE

Carroll County, Maryland

# WESTMINSTER TRADE AREA

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



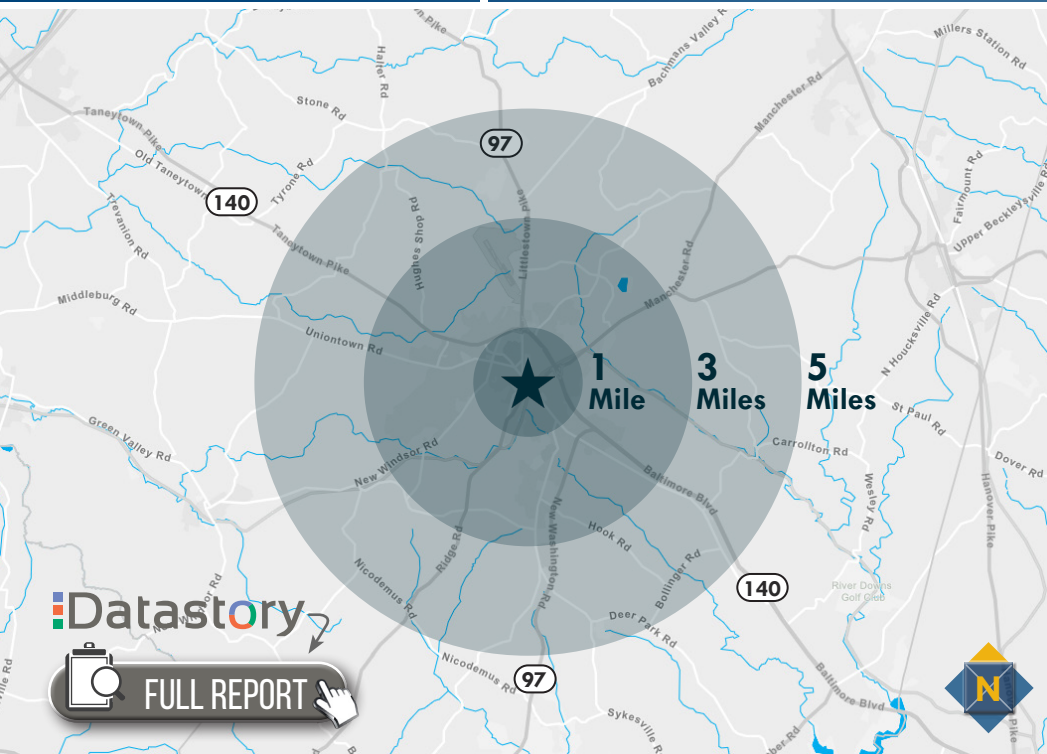


# FOR SALE

Carroll County, Maryland

# LOCATION / DEMOGRAPHICS (2021)

WINCHESTER WEST | 56 W. MAIN STREET | WESTMINSTER, MARYLAND 21157



<b>RESIDENTIAL POPULATION</b> 10,662 (1 MILE) 34,360 (3 MILES) 44,175 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 4,120 (1 MILE) 12,925 (3 MILES) 16,421 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.26 (1 MILE) 2.52 (3 MILES) 2.58 (5 MILES)	<b>MEDIAN AGE</b> 35.6 (1 MILE) 39.5 (3 MILES) 41.1 (5 MILES)
<b>AVERAGE HH INCOME</b> \$70,179 (1 MILE) \$98,929 (3 MILES) \$102,797 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 48.6% (1 MILE) 63.4% (3 MILES) 63.6% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 94.9% (1 MILE) 96.6% (3 MILES) 96.6% (5 MILES)	<b>DAYTIME POPULATION</b> 13,161 (1 MILE) 38,917 (3 MILES) 46,521 (5 MILES)

**25% 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

**LEARN MORE**

**18% 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

**LEARN MORE**

**14% 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

**LEARN MORE**

**12% 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

**LEARN MORE**



**CHRIS WALSH**  
VICE PRESIDENT  
MACKENZIE RETAIL, LLC

**410.494.4857**  
CWALSH@MACKENZIECOMMERCIAL.COM



**TIM HARRINGTON**  
REAL ESTATE ADVISOR  
MACKENZIE RETAIL, LLC

**410.494.4855**  
TIMHARRINGTON@MACKENZIECOMMERCIAL.COM



**JOHN HARRINGTON**  
SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE RETAIL, LLC

**410.494.4863**  
JHARRINGTON@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.