

RETAIL PROPERTY
FOR SALE

233-239 SOUTH MAIN STREET
Mount Airy, MD 21771



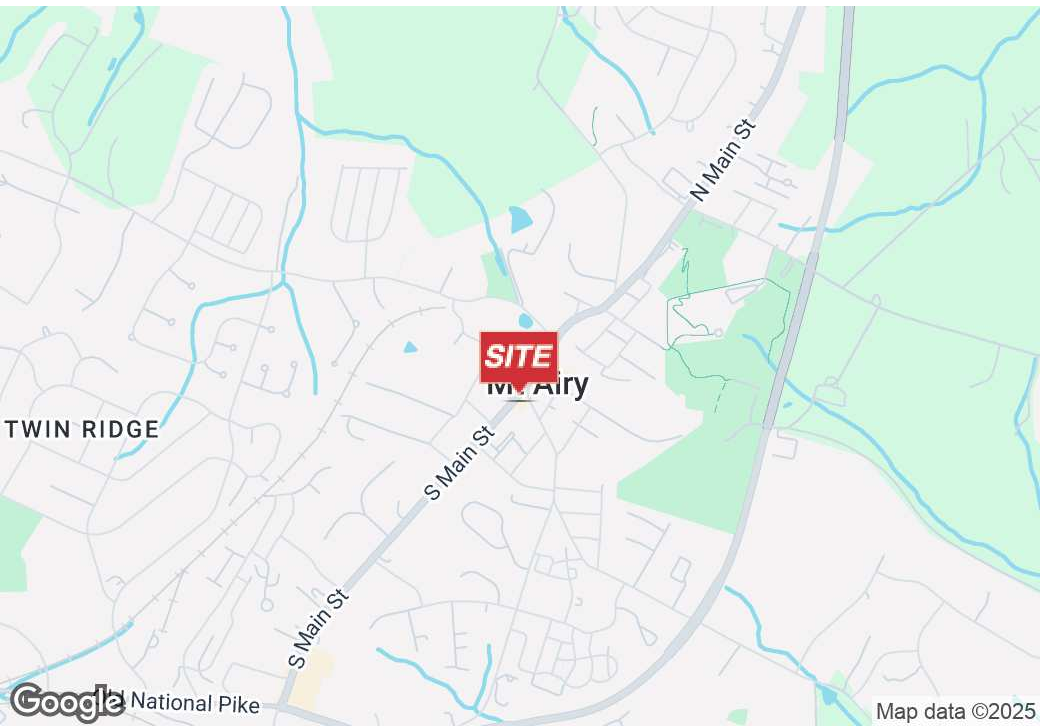
PROPERTY DESCRIPTION

Nestled in the heart of Mount Airy's historic downtown, 233-239 South Main Street offers a rare commercial investment opportunity, consisting of two retail buildings. Four tenants currently occupy the buildings, with potential for an owner-user to occupy a portion of the space.

Built in 1928, **233 South Main Street** is an attractive two-story, brick building that served as the Mt. Airy Volunteer Fire Department for decades. The building offers restaurant and boutique shop space. It totals 8,400 square feet. More recently, **239 South Main Street** was constructed in a rear portion of the parking lot. This single-story building totals 1,213 square feet and is presently home to a bakery. The property offers ample parking spaces and handicap-accessible entrances to its shops.

The surrounding area has seen steady investment and revitalization, making this a strategic acquisition for owner-users or investors looking to tap into Mount Airy's growing commercial appeal. **233-239 South Main Street is a standout opportunity in a market where history and commerce go hand in hand.**

Building Size:	9,613 SF
Zoning:	DTZ (Downtown Zoning)
Type:	Retail
Year Built	1928
Parking	Ample surface spaces



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	6,206	2,361	\$159,537
3 Miles	18,069	6,299	\$189,101
5 Miles	30,874	10,746	\$190,349

Demographics data derived from AlphaMap

LOCATION DESCRIPTION

Positioned in Mount Airy's most walkable corridor, 233-239 South Main Street is surrounded by locally-owned shops, eateries, and civic landmarks. The space has long served as a destination for specialty retail, restaurants, and neighborhood foot traffic. The property is well situated between Baltimore and Frederick, MD, with quick and easy access to I-70.



JAMES F. MIERS

301.605.3846 | jmiers@naimichael.com

STEVE CATALANO

301.646.9310 | scatalano@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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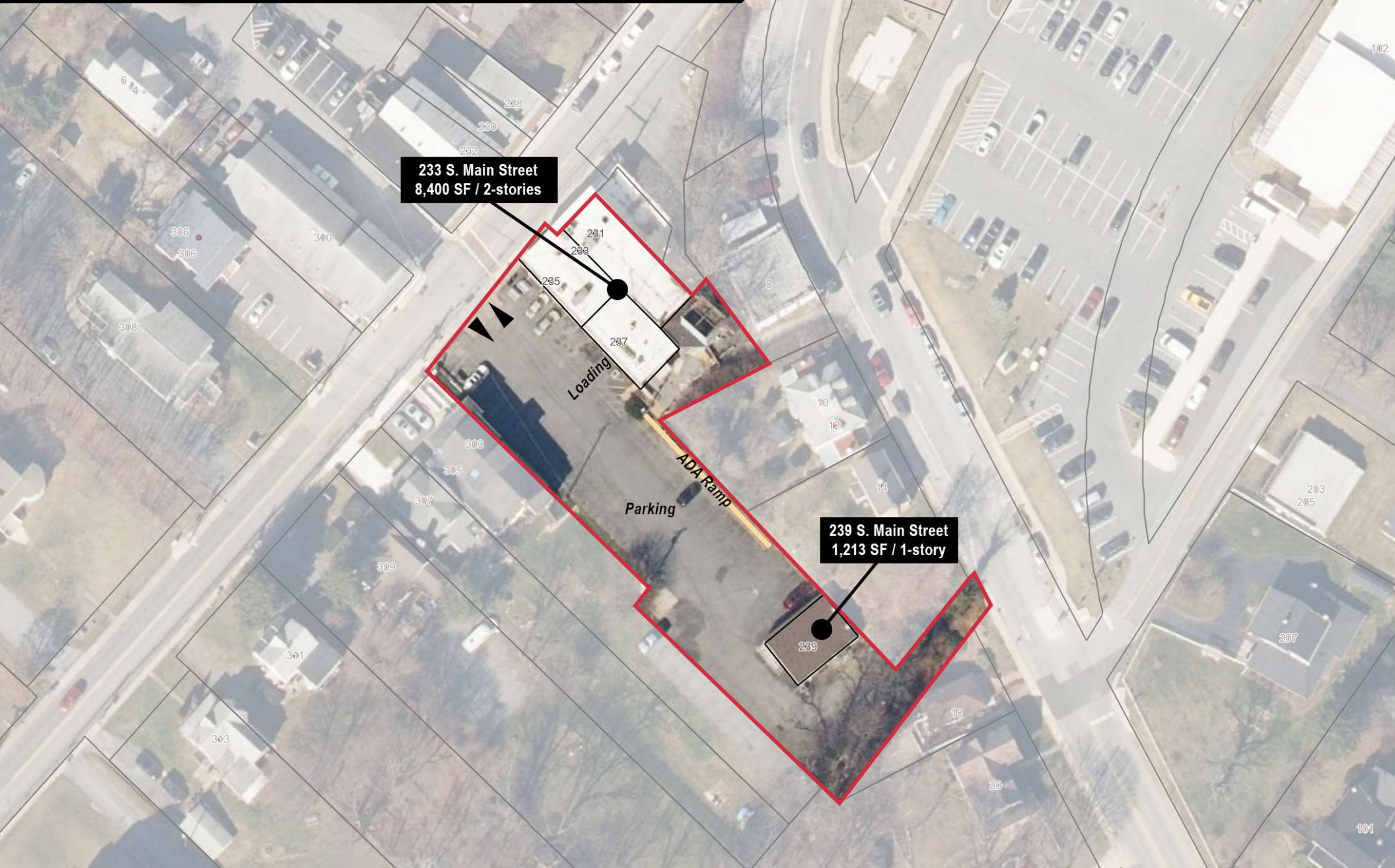
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**233 S. Main Street
8,400 SF / 2-stories**

**239 S. Main Street
1,213 SF / 1-story**



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OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS. THE UNDERSIGNED FURTHER HEREBY ADOPT THIS CONDOMINIUM PLAT, CONSISTING OF 3 SHEETS PURSUANT TO THE PROVISIONS AND REQUIREMENTS OF TITLE II OF THE REAL PROPERTY ARTICLE, SECTION 11-101, ET SEQ. OF THE ANNOTATED CODE OF MARYLAND (1985 CUM SUPP.).

2-02-07

DATE: REGISTERED PROF. LAND SURVEYOR NO. 9698

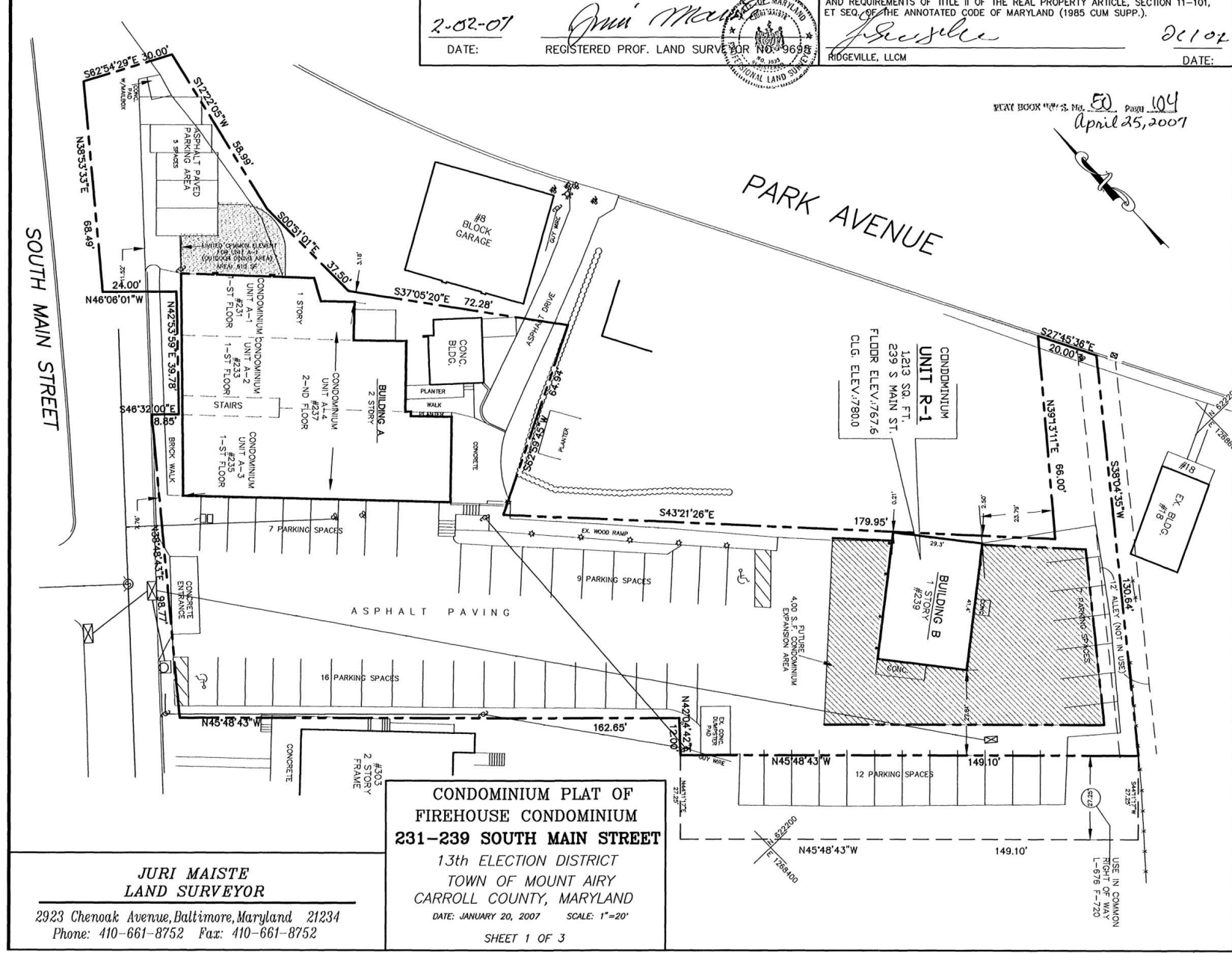


Juri Maiste
RIDGEVILLE, LLCM

02/02

DATE:

DEED BOOK 111-2, PG. 50
50
104
April 25, 2007



CONDOMINIUM PLAT OF
FIREHOUSE CONDOMINIUM
231-239 SOUTH MAIN STREET

13th ELECTION DISTRICT
TOWN OF MOUNT AIRY
CARROLL COUNTY, MARYLAND

DATE: JANUARY 20, 2007 SCALE: 1"=20'

SHEET 1 OF 3

JURI MAISTE
LAND SURVEYOR

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50/104

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