



Join Marshalls & ULTA

FOR LEASE
24,940 SF

R&R Commercial Realty, Inc.

WESTMINSTER CROSSING EAST

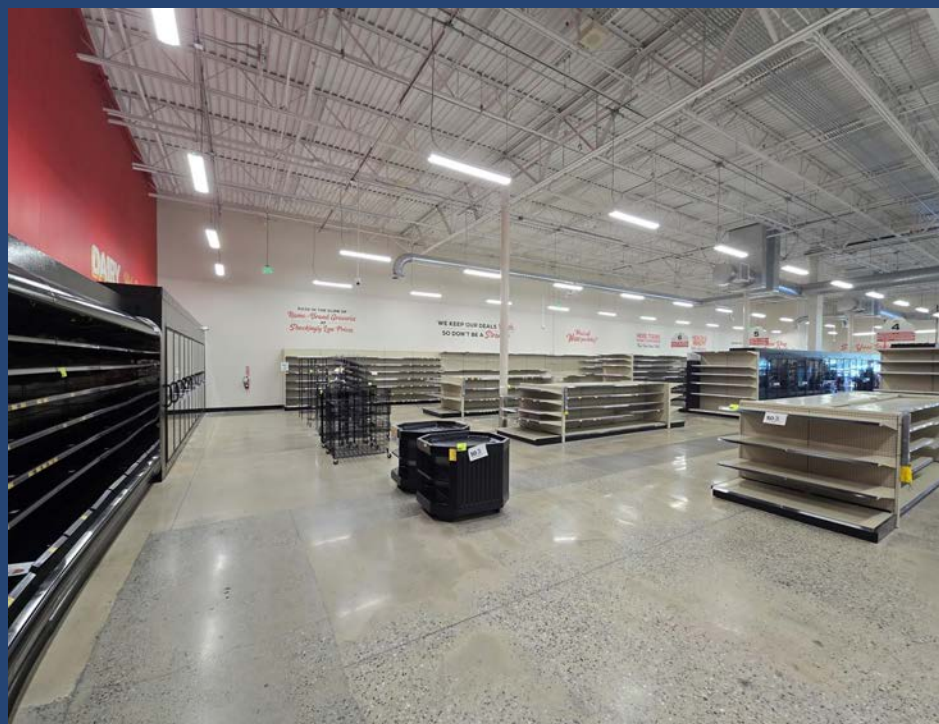
FORMER GROCERY OUTLET
200 CLIFTON BLVD, WESTMINSTER MD 21157

THE SPACE

Location	200 Clifton Blvd Westminster, MD 21157
County	Carroll
Size	24,940 SF

HIGHLIGHTS

- ❖ Former Grocery Outlet - For Sublease 24,940 sf
- ❖ Located in Westminster Crossing East: other tenants include Marshalls, ULTA, Bath & Body Works and Panera Bread



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	7,787	33,456	47,519

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$100,021	\$114,935	\$125,600

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	2,612	12,561	17,835

Tracey L Horstmann

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Charles Rodriguez

Broker
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GENERAL NOTES

- CHECKSTAND AND REFRIGERATION CASES SHOWN IN THIS PLAN FOR OVERALL COORDINATION & VERIFICATIONS - ALSO SEE FUTURE LAYOUT DIMENSIONS ON SHEET A8-01.
- G.C. IS RESPONSIBLE TO PROVIDE CLIMATE AND SOUND INSULATION AT INTERIOR DESIGNING AND PARTITION WALLS AS NOTED ON WALL LEGEND TYPES.
- G.C. MAY EITHER LEAVE UNDERSIDE OF ROOF STRUCTURE EXPOSED AND UNPAINTED BY PROVIDING "CLEAN AND QUALITY" CRAFTSMANSHIP ACCEPTABLE TO THE TENANT REPRESENTATIVE, OR THEY WILL BE REQUIRED TO PAINT EXPOSED FRAMING AS WELL AS PROVIDE VINYL FACED FORM SHEET AT UNDERSIDE OF ROOF PLYWOOD AT ALL SALES AREAS.
- DIMENSIONS TAKEN TO EXTERIOR WALLS ARE TO FACE OF PLYWOOD AND/OR FACE OF MASONRY AS APPLIES (U.N.O.). ALL NEW INTERIOR FRAMING DIMENSIONS ARE TO FACE OF WALL STUDS (U.N.O.).
- G.C. TO PROVIDE INTERNATIONAL SYMBOL ACCESSIBILITY (ISA) DECAL AT MAIN ENTRANCE DOORS (UNDER SHELL WORK).
- G.C. TO PROVIDE TACTILE EXIT SIGNS AT ALL GRADE LEVEL EXIT DOORS. SIGN TO READ "EXIT" - SEE DETAILS.
- G.C. TO PROVIDE FIRE DEPARTMENT KEY KNOCK BOX. G.C. SHALL COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH LOCAL FIRE MARCHAL.
- G.C. TO HOLD ALL UTILITY LINES TIGHT TO ROOF FRAMING OR PERMETER WALLS. GOO WILL NOT ALLOW UNDERSLAB CONDUITS UNLESS PRIOR WRITTEN APPROVAL.
- G.C. SHALL SEAL ALL WALL & FLOOR PENETRATIONS AT EXTERIOR WALLS SO THAT THEY ARE VERTIM-FREE. THIS INCLUDES DOORS AND DOCK APPARATUS SO THAT VERMIN CANNOT ENTER BUILDING WHEN COMPLETELY CLOSED DOWN.
- IT IS THE DESIGN INTENTION AND PREFERENCE TO EXPOSE WHERE PRACTICAL ANY LOW VOLTAGE + POWER CONDUITS + LIGHTING CONDUITS + GAS & WATER PIPING + SPRINKLING SYSTEM + REFRIGERATION LINE-SETS + CONDENSATE EVAC PIPING + SECURITY IN THE SALES AREAS AND BACK-HOUSE FOR MAINTENANCE ACCESS AND POSSIBLE FUTURE REMODELING.
- EXTERIOR BUILDING LIGHTING IS UNDER SHELL WORK AND SHALL BE PROVIDED AS FURTHER ORDERED BY THE VENDOR LIGHTING SHEETS AS WELL AS ELECTRICAL DRAWINGS.
- G.C. SHALL PROVIDE ALL EMERGENCY EXIT LIGHTING.
- ILLUMINATED BUILDING IDENTIFICATION (ADDRESS) TO BE PROVIDED UNDER SHELL WORK PER LOCATIONS SHOWN ON EXTERIOR ELEVATIONS. MUST BE REPEATEDLY REVIEWED AND APPROVED WITH PLANNING / BUILDING / FIRE DEPARTMENT FOR FINAL LOCATION AND/OR TYPE DURING PROJECT SUBMITTALS.
- IN ADDITION TO THE EXTERIOR BOLLARDS SHOWN ON THESE PLANS, G.C. TO ORDER AN ADDITIONAL FOUR (4) BOLLARDS FOR POTENTIAL FUTURE USE.

WALL LEGEND

SEE SHEET A5-02 FOR WALL TYPES AND INSULATION/FINISHES

- EXISTING WALLS
- NEW INTERIOR PARTITION. REFER TO A5-02
- FREEZER / COOLER WALL - BY MANUFACTURER

WALL TAG

- WALL TYPE. REFER TO SHEET A5-02
- WALL HEIGHT. REFER TO WALL HEIGHT LEGEND

WALL HEIGHT

BLANK	= TO LIS OF ROOF STRUCTURE
4	= 3'-6"
8	= 6'-0"
9	= 9'-0"
10	= 10'-0"
12	= 12'-3"

WINDOW TYPE. REFER TO SHEET A6-01

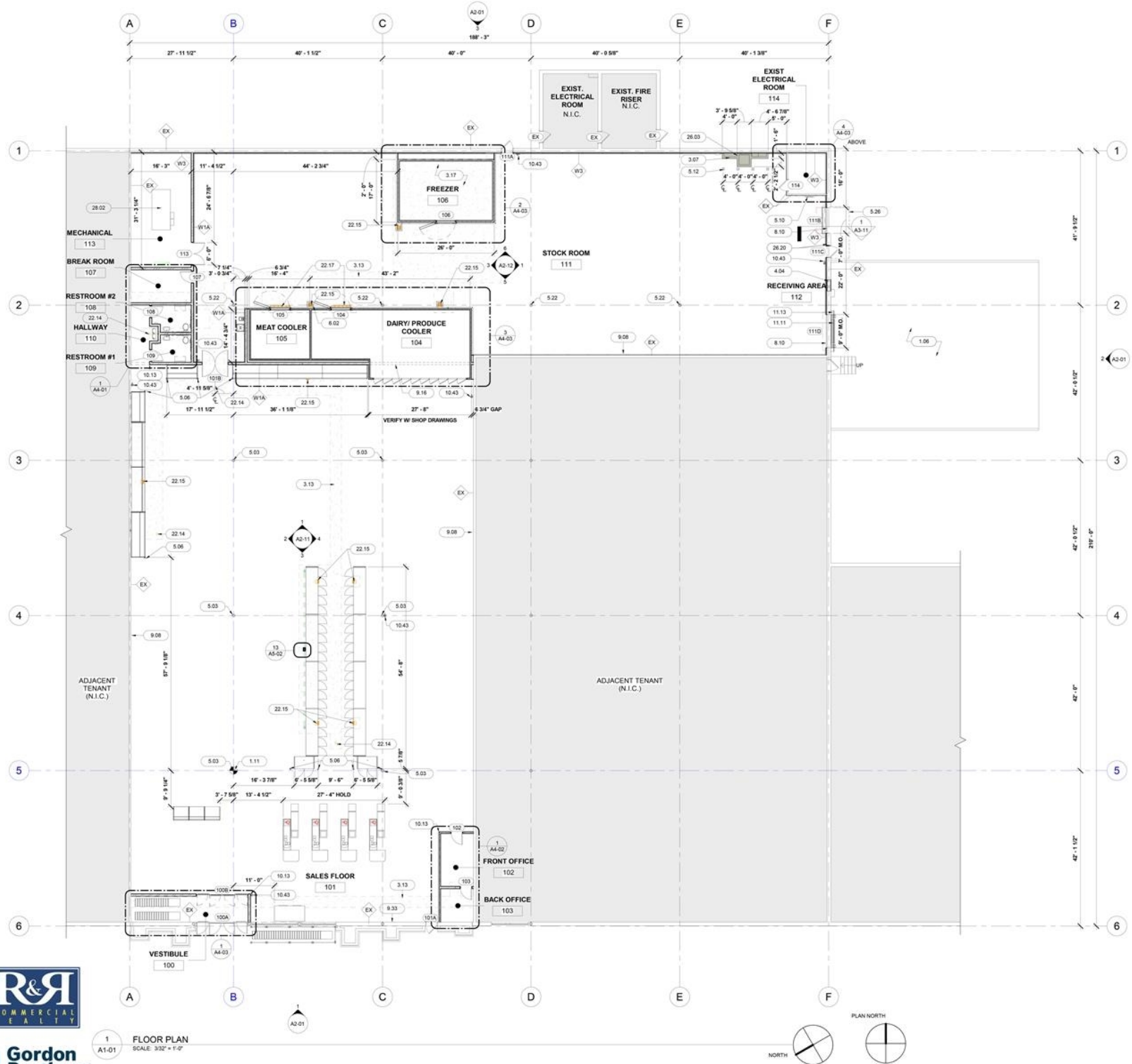
DATUM POINT FOR DIMENSIONING

FLOOR SINK. REFER TO PLUMBING SHEETS

TRENCH DRAIN. REFER TO PLUMBING SHEETS

KEYNOTES

- EXISTING LOADING DOCK AREA TO REMAIN
- COMMON DATUM POINT FOR DIMENSIONS
- CONCRETE HOUSING/REINFORCING PAD
- INFILL TRENCHED AREA WITH CONCRETE LEVEL WITH ADJACENT FINISHED FLOOR AND DOWNLEDD INTO EXISTING SLAB
- INSULATED CONCRETE SLAB. REFER TO STRUCTURAL SHEETS
- INFILL OPENING W/ CMU AND PAINT TO MATCH EXISTING WALL. REFER TO STRUCTURAL.
- EXISTING STRUCTURAL COLUMN - PROVIDE 4" HIGH STAINLESS STEEL CORNER GUARD AT BASE WHEN EXPOSED IN SALES AREA. ALSO JOIN AWAY FROM CUSTOMER FACING SIDE. PROVIDE CLEAR SILICON AT JOINT BETWEEN EXISTING COLUMN ABOVE WRAP.
- REFRIGERATED CASE CORNER PROTECTION. SUPPLIED AND INSTALLED BY REFRIGERATION CONTRACTOR
- EXISTING ROOF ACCESS LADDER TO REMAIN
- 42" SURFACE MOUNTED STEEL BOLLARDS - 15 LINE 10115F
- EXISTING STEEL COLUMN - PAINT IN SALES FLOOR ONLY
- LINE OF EXISTING CANOPY ABOVE
- EXTEND 84" WOOD WALL BASE AROUND FLOOR SINK
- NEW ROLL-UP DELIVERY DOOR. PAINT PER SCHEDULE
- PATCH AND REPAIR EXISTING EXTERIOR WALL. MAINTAIN EXISTING FIRE RATING AS NECESSARY
- GYP/SUM BOARD PARTITION ABOVE COOLER. EXTEND TO ROOF DECK ABOVE
- EXISTING PERIMETER GYP. BD. TO REMAIN. PREP AND FINISH AS REQUIRED
- STAINLESS STEEL CORNER GUARD (CG-01) REFER TO FINISH SCHEDULE KEY ON A6-01 FOR SPECIFICATIONS
- SURFACE MOUNTED FIRE EXTINGUISHER - REFER TO SHEET G5-01 FOR ADDITIONAL INFORMATION. PROVIDE IN ACCORDANCE WITH NFPA 12 AND COORDINATED WITH AHJ
- NEW TRUCK DOCK CURBS AND EDGE OF DOCK LEVELER. REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON A4-01
- DOCK SEAL. REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
- FLOOR CLEANOUT. REFER TO PLUMBING SHEETS
- FLOOR SINK. REFER TO REFRIGERATION AND PLUMBING SHEETS
- TRENCH DRAIN. REFER TO PLUMBING SHEETS
- ELECTRICAL POWERWALL. REFER TO ELECTRICAL DRAWINGS
- DOORBELL WITH EXTERIOR PUSH BUTTON. PUSH BUTTON TO BE MOUNTED AT 48" A.F.F. TO TOP OF BUTTON. BELL TO BE MOUNTED AT 12" OF A.F.F. ON EXTERIOR SIDE OF WALL. OPPOSITE TO PUSH BUTTON. SPEC TO BE EDWARDS 55-605 DOORBELL WITH RED PUSH BUTTON (SILK).
- REFRIGERATION COMPRESSOR BACK W/ TRIP PAN. REFER TO "X" SHEETS FOR INFORMATION. REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENT TO FLOOR DECK.



1 FLOOR PLAN SCALE: 3/32" = 1'-0"



This drawing was prepared by Engineer

Project Com

Key Plan

Consultants:
Civil
Architectural
Structural
Mechanical
Plumbing
Electrical
Refrigeration

Seal(s)

Project Manager: J. CLARK, P.E.
Project Lead: R. AVILA

Client: GRO

Project: WEST

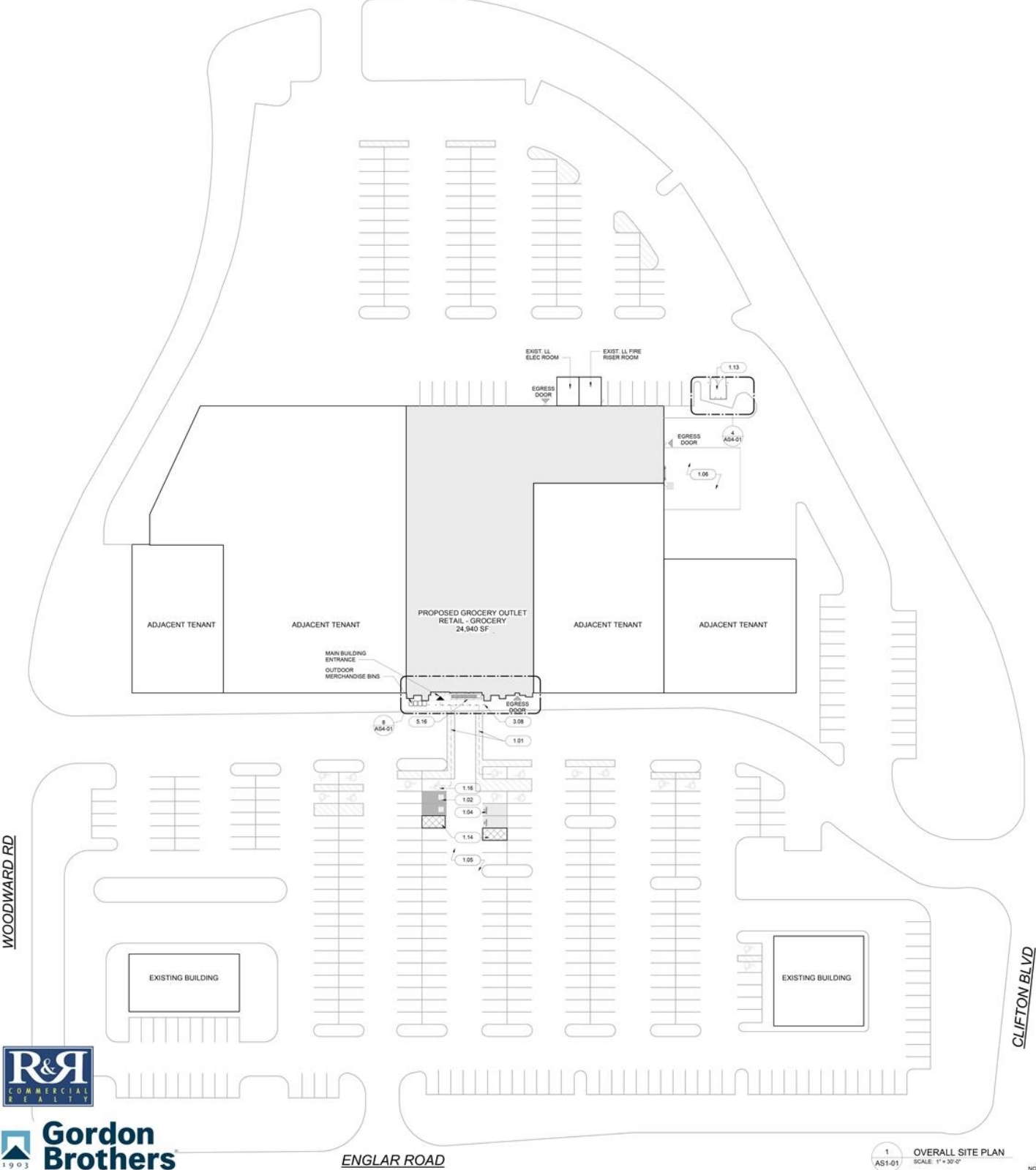
200 CLIFT WESTMAN
Drawing Title: FLOOR

Scale

Project No.

Drawing No.

1903 WESTMINSTER, MD 21157
 10/20/2017 11:11 AM
 1903
 R&R COMMERCIAL REALTY
 Gordon Brothers
 1903
 10/20/2017 11:11 AM



SITE - KEYNOTES

- 1.01 ACCESSIBLE PATH OF TRAVEL, EXISTING STRIPING TO REMAIN
- 1.02 DESIGNATED FAMILY PARKING BY LANDLORD, QUANTITY AS SHOWN ON PLAN
- 1.04 DESIGNATED VETERAN PARKING BY LANDLORD, QUANTITY AS SHOWN ON PLAN
- 1.05 EXISTING SITE ASPHALT AND STRIPING TO REMAIN, TYP.
- 1.06 EXISTING LOADING DOCK AREA TO REMAIN
- 1.13 NEW TRASH ENCLOSURE
- 1.14 NEW PARKING LOT CART CORRAL
- 1.16 ACCESSIBLE PARKING SPACES BY LANDLORD
- 3.08 EXISTING CURB CUT TO REMAIN
- 5.16 EXISTING RAILING TO REMAIN

GENERAL SITE NOTES

- 1. ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
- 2. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT IN C.I. OR EXISTING, ALL OTHER ITEMS MATERIALS AND INSTALLATIONS ARE PART OF THE CONTRACT AS DEFINED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS, AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
- 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE PROPERTY REPRESENTATIVE PRIOR TO PROCEEDING WITH AFFECTED WORK.
- 4. CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE INFORMATION ON THE DOCUMENTS.

ACCESSIBILITY NOTES:

- 1. ACCESSIBLE PATH OF TRAVEL (P.O.T.) HAS A 1:20 MAXIMUM SLOPE (UNLESS NOTED OTHERWISE, AS INDICATED ON THE PLANS) AND IS A BARRIER FREE ROUTE WITHOUT ANY CURB LEVEL CHANGES EXCEEDING 1/2 INCH AT A 1:2 MAXIMUM BEVELED SLOPE) AND WITHOUT ANY VERTICAL CHANGES EXCEEDING 1/4 INCH.
- 1.1 P.O.T. IS AT LEAST 48 INCHES WIDE AND SURFACES ARE SLIP RESISTANT, STABLE, FIRM AND WITHOUT SHARP OR ROUGH EDGES.
- 1.2 P.O.T. CROSS SLOPE SHALL NOT EXCEED 2% AND SHALL BE LESS THAN A 2% SLOPE IN THE DIRECTION OF TRAVEL (UNLESS OTHERWISE INDICATED).
- 1.3 P.O.T. SHALL BE MAINTAINED FREE OF OVERHEAD OBSTRUCTIONS NO LESS THAN 80 INCHES ABOVE THE PATH AND FREE OF ANY OBJECT GREATER THAN 4 INCHES IN DEPTH PROTRUDING FROM A WALL ABOVE 27 INCHES AND BELOW 80 INCHES.
- 1.4 P.O.T. SHALL NOT HAVE MORE THAN A 1/4 INCH DROP-OFF AT EDGES OF ACCESSIBLE WALKWAYS OR LANDINGS TO ADJACENT GRASSES.
- 2. CONTRACTOR TO CONFIRM ALL INDICATED PATH OF TRAVEL SLOPES AND INSTALL DETECTABLE WARNING SURFACES AT TRANSITION BETWEEN RAMP AND VEHICULAR PATH OF TRAVEL AS REQUIRED BY DETAIL.
- 3. ALL ACCESSIBLE PARKING STALLS AND ACCESSIBLE LOADING DOCKS TO CONFORM TO THE REQUIREMENTS INDICATED ON THESE DRAWINGS. IF ANY STALL DOES NOT CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
- 4. GENERAL CONTRACTOR IS TO CONFIRM ALL EXISTING CURB RAMPS CONFORM TO APPLICABLE BUILDING CODES AND REQUIREMENTS IN THESE DRAWINGS. IF ANY RAMP ALONG THE INDICATED PATHS OF TRAVEL DOES NOT CONFORM TO APPLICABLE BUILDING CODES AND THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.
- 5. GENERAL CONTRACTOR IS TO CONFIRM ALL EMERGENCY EGRESS DOORS AND THE CLEAR SPACE AROUND EMERGENCY EGRESS DOORS CONFORM TO THE REQUIREMENTS IN THESE DRAWINGS. IF ANY DOOR DOES NOT CONFORM TO THE REQUIREMENTS INDICATED, THE GENERAL CONTRACTOR IS TO CONTACT THE ARCHITECT AND THE GROCERY OUTLET PROJECT MANAGER IMMEDIATELY.

PARKING INFORMATION:

- 1. ALL PARKING SPACE STRIPING TO REMAIN AS EXISTING
- 2. GC RESPONSIBLE FOR INSTALLING SIGNAGE FOR FAMILY PARKING & VETERAN PARKING PER CONSTRUCTION DOCUMENTS

SITE PLAN SUMMARY

STORE LOCATION: CORNER OF CLIFTON BLVD AND ENGLAR ROAD WESTMINSTER, MD 21157	PARKING: STANDARD STALLS VAN ACCESSIBLE STALLS ACCESSIBLE STALLS HYBRID STALLS FAMILY STALLS VETERAN STALLS	EXISTING BY LL: EXISTING BY LL
BUILDING: 18, 22.5 S.F.	FAMILY STALLS: FAMILY STALLS VETERAN STALLS	
TENANT SPACE: 24,940 S.F.		

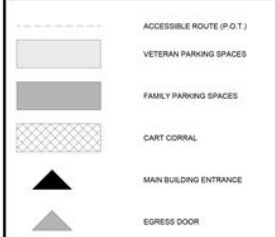
SAFETY/EXITING:

- 1. CONTRACTOR SHALL PROVIDE, AND IS SOLELY RESPONSIBLE AND LIABLE FOR, PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES, AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
- 2. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPLE STROKE OF NOT LESS THAN 3/4" WIDE AND AT LEAST 6" HIGH AND SHALL CONFORM TO CODES AND/OR APPLICABLE REGULATIONS.
- 2. ALL FIRE RATED ASSEMBLIES SHALL BE DETERMINED, AND SHALL BE LABELED AND INSPECTED, IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- 4. ALL RAMPS SHALL HAVE A HEAVY BROOM FINISH. SEE SITE PLAN DETAILS.
- 5. FIRE DAMPERS OR FIRE DOORS SHALL BE PROVIDED WHERE AIR DUCTS OR OPENINGS PENETRATE FIRE RATED SURFACES.
- 6. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUALITY, AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT EXTINGUISHERS.
- 7. ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE/EFFORT AND SHALL BE LABELED "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED" IN LETTERS NOT LESS THAN 1/2" HIGH ON A CONTRASTING BACKGROUND. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE, MANUALLY OPERATED, FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
- 8. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.

COORDINATION:

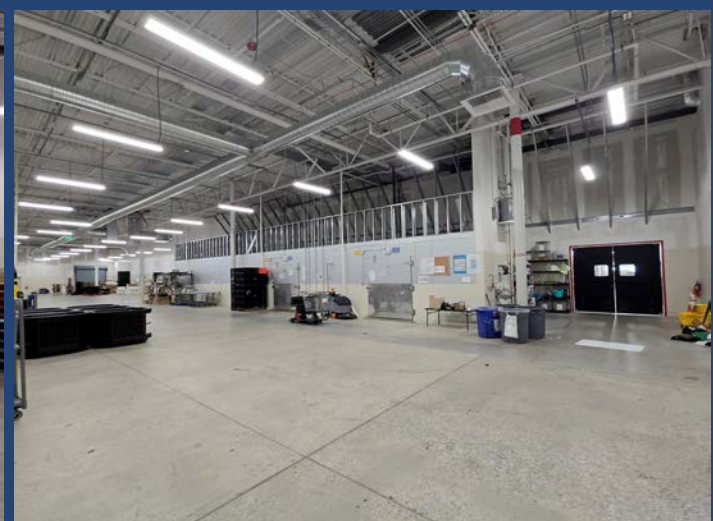
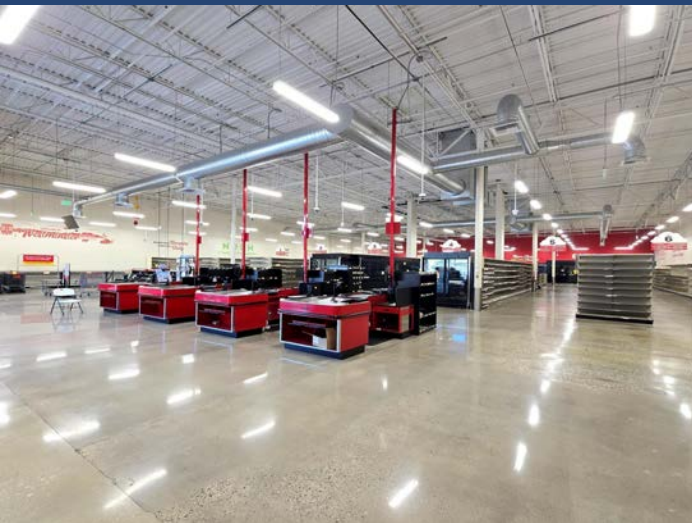
- 1. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG ALL THE VARIOUS SUBCONTRACTORS.
- 2. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLEST OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE DEVELOPER.
- 3. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, ELECTRICAL, AND/OR REFRIGERATION DRAWINGS, ETC AS REQUIRED.
- 4. VERIFY LOCATIONS OF ALL CEILING ACCESS PANELS WITH MECHANICAL, PLUMBING, AND ELECTRICAL SECTIONS. AS PER CODE ACCESS PANELS SHALL BE LOCATED, FURNISHED AND INSTALLED IN WALLS OR CEILING BY RAILING, FINISH AND LOCATION SHALL BE APPROVED BY THE DEVELOPER PRIOR TO FABRICATION AND INSTALLATION.

LEGEND - SITE



1 OVERALL SITE PLAN
AS1-01 SCALE: 1" = 30'-0"

2023-06-20
 This drawing is not for use without the approval of the Engineer.
 Project Component: Mechanical, Plumbing, Electrical, Refrigeration.
 Key Plan: 1903
 Consultants: Civil, Architecture, Structural, Mechanical, Plumbing, Electrical, Refrigeration.
 (Seal)
 One Penn Co. 1812 Walnut St. Philadelphia, PA 19103
 Project Manager: J. CLARK KOVAC
 Project Leader: R. AVILA
 Client: GROCERY OUTLET
 Project: WESTMINSTER
 200 CLIFTON BLVD WESTMINSTER, MD 21157
 Drawing Title: OVERALL SITE PLAN
 Scale: 1" = 30'-0"
 Project No.:
 Drawing No.:



For Lease ~ 24,940 sf



Westminster Crossing East

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All information contained herein is believed to be accurate, however was obtained from third parties and R & R Commercial Realty, Inc. does not warrant as to the accuracy submitted, subject to changes or modification without notice. Listing Broker represents the sellers interest.



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