



1.09 AC ± RETAIL PAD SITE

529 E. BALTIMORE STREET | TANEYTOWN, MARYLAND 21787

FOR
**GROUND
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- High visibility location with frontage on E. Baltimore Street (MD Route 140): 12,801 cars/day
- Located across from Taneytown Shopping Center (Kennie's Market, Anytime Fitness, McDonald's) and Sheetz gas/convenience
- 15 minute drive to Westminster, MD
- Future residential projects under review:
 - » Garnet Ridge: 50-unit age restricted senior housing
 - » Mountain Brook: Approx. 450 homes proposed
 - » Sewell's: Over 300 homes proposed

LOT 1:	LEASED!
LOT 2:	1.09 ACRES ±
TRAFFIC COUNT:	12,801 AADT (E. BALTIMORE ST.)
ZONING:	GENERAL BUSINESS DISTRICT
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



AERIAL / INGRESS & EGRESS



TANEYTOWN TRADE AREA



2 MILES

FLOWERVE

FHS
Farm & Home Service, Inc.

ITCH MAN

CRANEMASTERS

TANEYTOWN

Antim

evapco

FOOD LION
CVS

SITE

CARROLL COUNTY
PUBLIC LIBRARY

Taneytown Shopping Center
KENNEDY'S MARKETPLACE
ANYTIME FITNESS
Advance Auto Parts
McDonald's

SHEETZ

BOWL THUNDERHEAD GRILL
DOLLAR GENERAL
Pizza Hut
TRUIST

LORIEN
TANEYTOWN



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,494

10,071

14,752

DAYTIME POPULATION



4,204

7,394

10,301

AVERAGE HOUSEHOLD INCOME



\$106,723

\$109,507

\$115,630

NUMBER OF HOUSEHOLDS



2,069

3,768

5,546

MEDIAN AGE

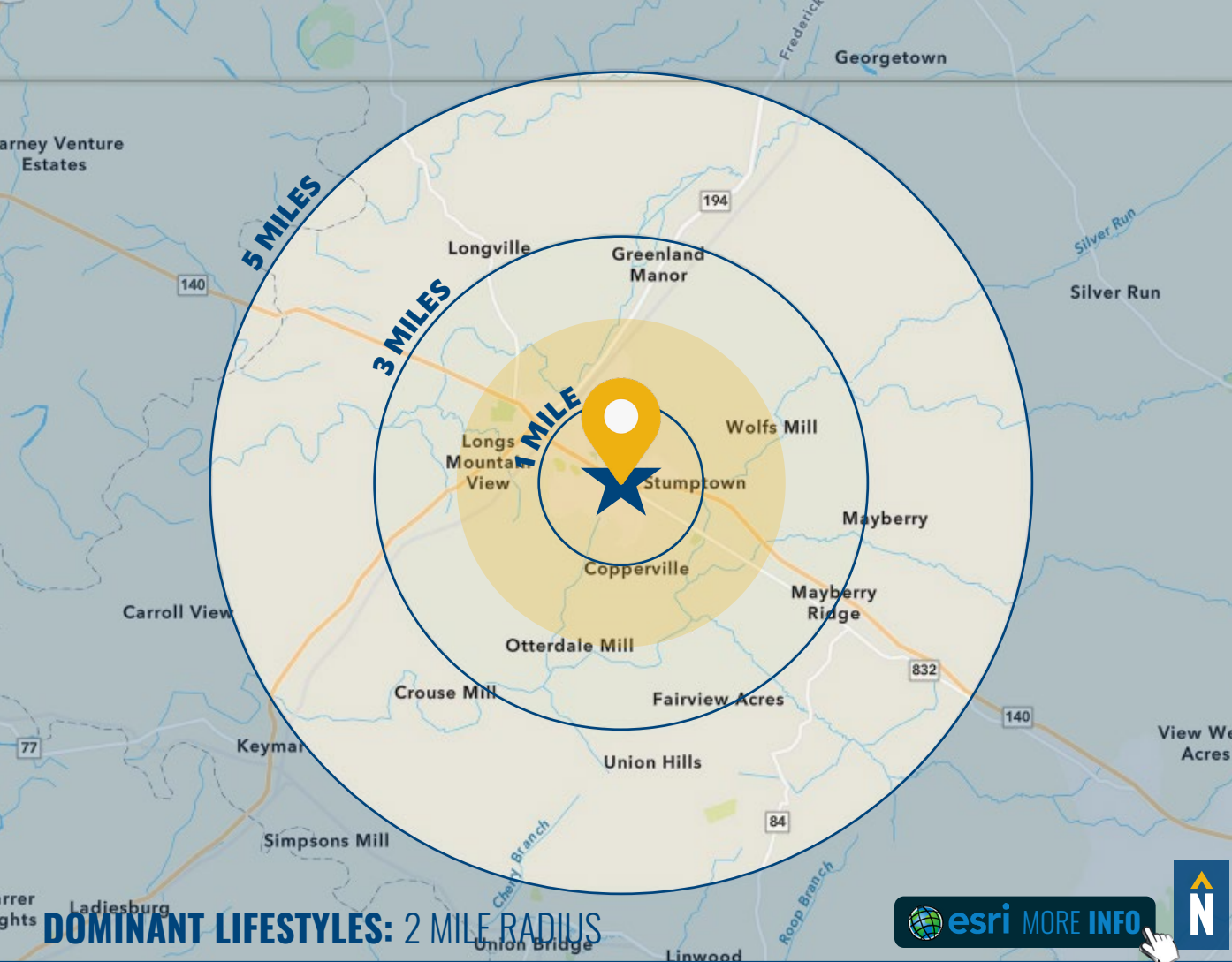


41.2

40.8

42.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

42%
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**

28%
BOOMBURBS



Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

Median Age: **34.0**
Median Household Income: **\$113,400**

27%
MIDDLEBURG



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.

Median Age: **36.1**
Median Household Income: **\$59,800**

FOR MORE INFO **CONTACT:**



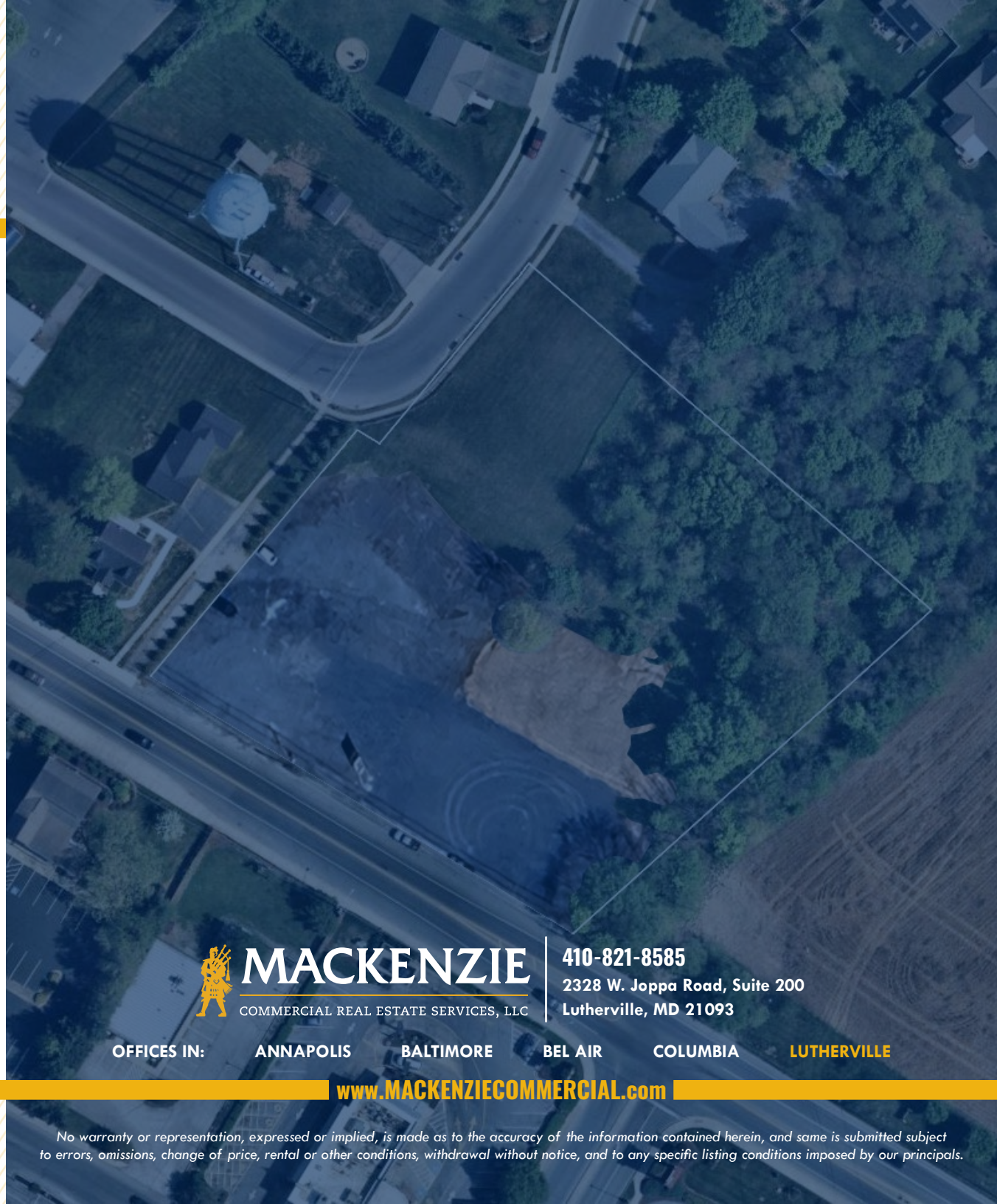
CHRIS WALSH
SENIOR VICE PRESIDENT

410.494.4857
CWALSH@mackenziecommercial.com



DENNIS BOYLE
SENIOR VICE PRESIDENT

443.798.9339
DBOYLE@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS BALTIMORE BEL AIR COLUMBIA **LUTHERVILLE**

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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.