



1.09 AC $\pm$ OF COMMERCIAL LAND

SANDSTONE DRIVE & WOODSBORO PIKE | WALKERSVILLE, MD 21793

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1.09 acres $\pm$ of retail/commercial land available
- High visibility location (24,620 cars per day on Route 194)
- Growing residential market
- Across from Walkers Village Shopping Center (Safeway, CVS, Village Tavern, Subway, El Rancho Restaurant and more)
- Convenient access to Frederick, MD (3.5 miles)
- Public utilities
- Level graded lot

AVAILABLE:

1.09 ACRES $\pm$

TRAFFIC COUNT:

24,620 AADT (WOODBORO PIKE)

UTILITIES:

PUBLIC

ZONING:

B-2 (SHOPPING CENTER)

RENTAL RATE:

NEGOTIABLE

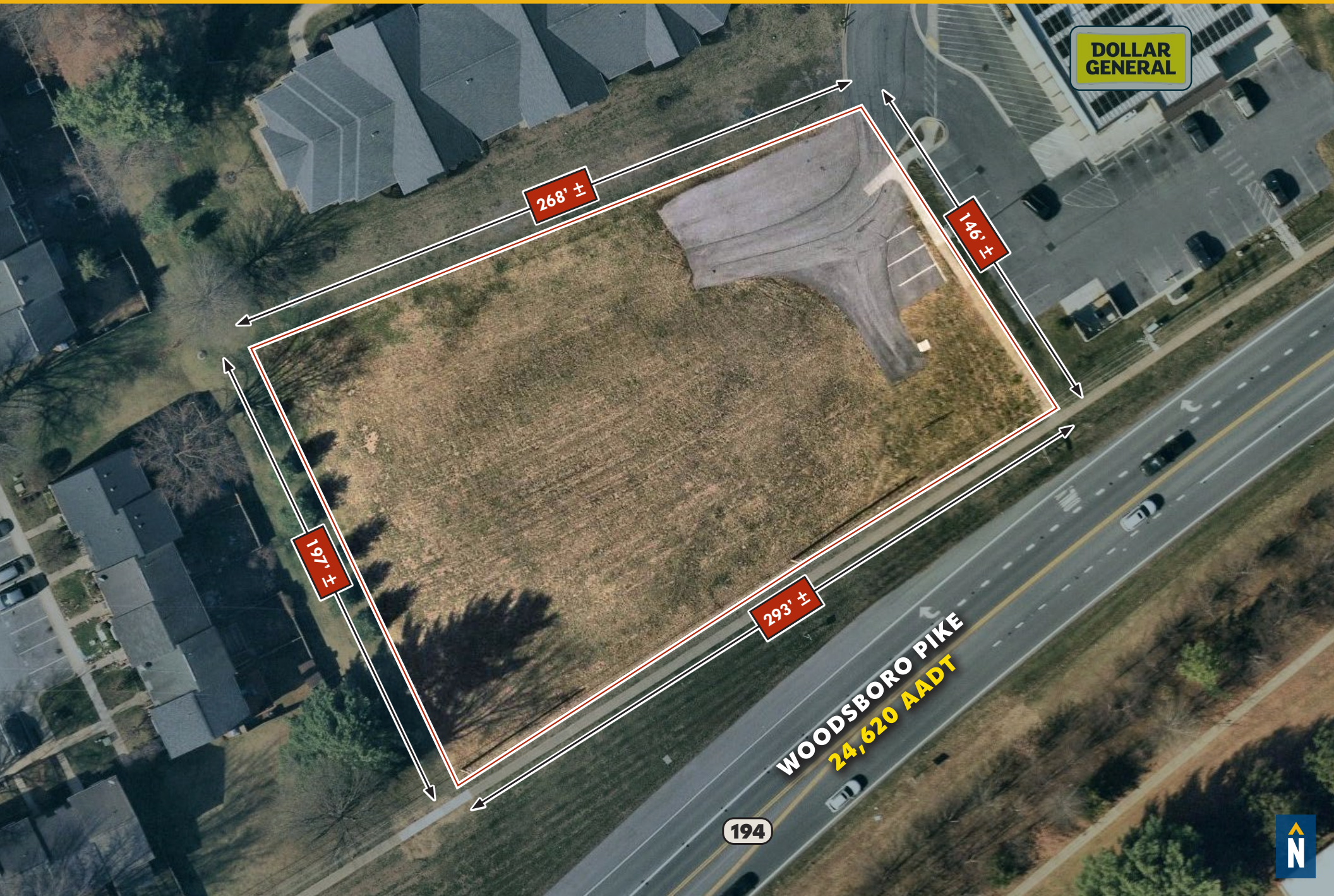
SALE PRICE:

\$1,090,000



GOOGLE STREET VIEW

SITE PLAN



LOCAL BIRDSEYE



VICTORIA PARK
at Walkersville

Liberty

DOLLAR
GENERAL

SITE

GLADE BLV

EL RANCHO
RESTAURANT

CVS

THE VILLAGE
TAVERN

SUBWAY

SAFeway

WOODSBORO PIKE

E FREDERICK ST

194



McDonald's



AZTECA
BAR & GRILL



Pizza hut

MARKET AERIAL



6 MILES



DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



6,726

21,996

69,203

DAYTIME POPULATION



5,511

17,840

67,870

AVERAGE HOUSEHOLD INCOME



\$153,152

\$150,444

\$138,472

NUMBER OF HOUSEHOLDS



2,361

8,388

27,112

MEDIAN AGE

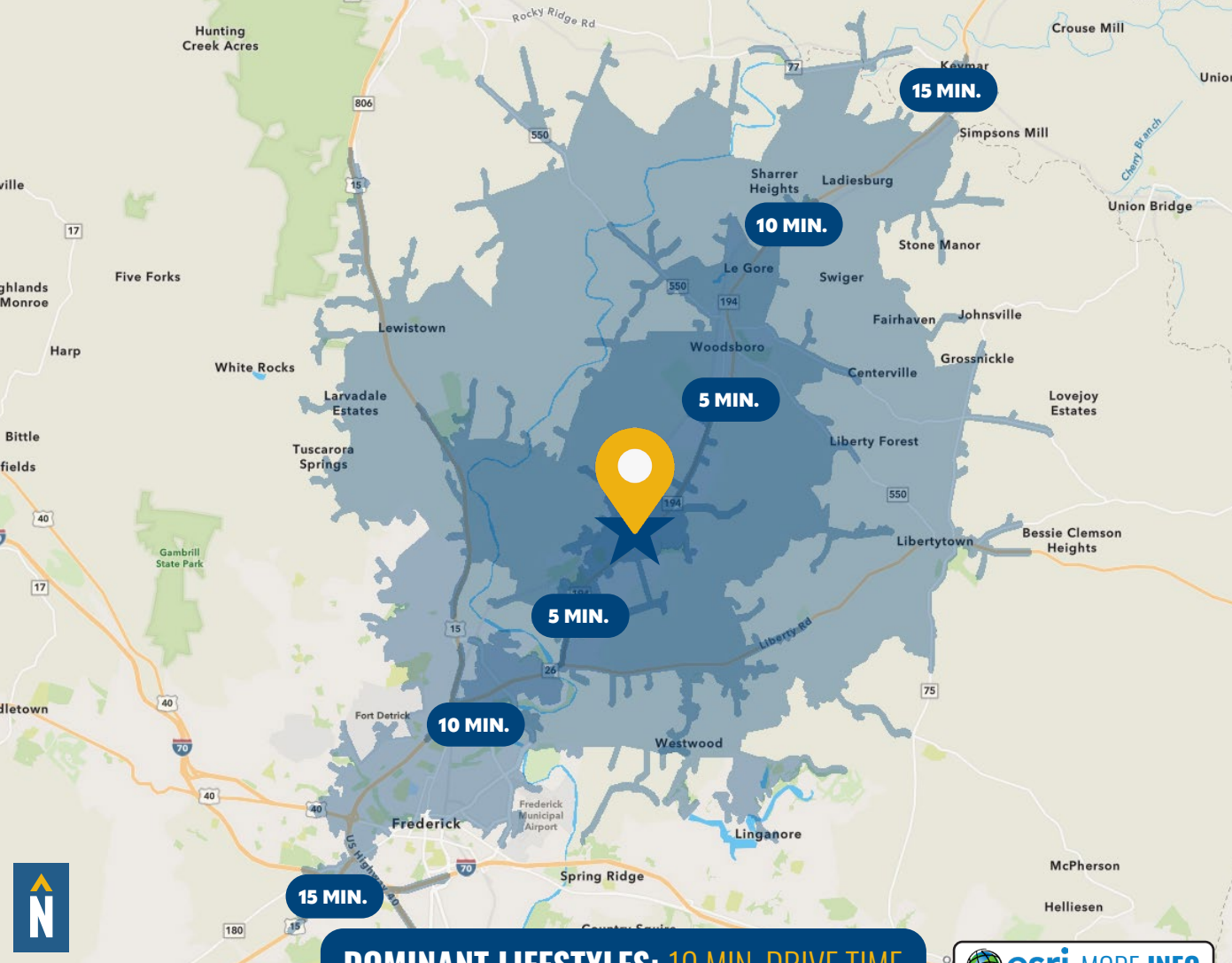


40.4

41.3

40.9

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

XX%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

XX%

SOCIAL SECURITY SET

MEDIAN

AGE: 49.5

HH INCOME: \$31,425

This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

XX%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

FOR MORE INFO **CONTACT:**

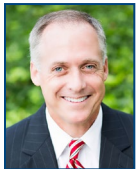


DENNIS BOYLE, SIOR

SENIOR VICE PRESIDENT

443.798.9339

DBOYLE@mackenziecommercial.com



CHRIS WALSH

SENIOR VICE PRESIDENT

410.494.4857

CWALSH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

**10175 Little Patuxent Parkway, Suite 902
Columbia, MD 21044**

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ANNAPOLIS, MD

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