



RETAIL/AUTO REPAIR BUILDING

169 CONOWINGO ROAD | CONOWINGO, MARYLAND 21918

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 6,136 SF ± automotive service/repair building situated on .65 acres ± in Conowingo, MD
- Prime Route 1 access situated just off of the Susquehanna River
- Automotive lifts included
- Large outdoor storage area in rear of property
- Over 200 feet of frontage on busy Route 1 / Conowingo Road (14,243 cars per day)



BUILDING SIZE:

6,136 SF ±

LOT SIZE:

.65 ACRES ±

YEAR BUILT:

1989

DRIVE INS:

5 (3 IN FRONT, 2 IN REAR)

TRAFFIC COUNT:

14,243 AADT (CONOWINGO RD)

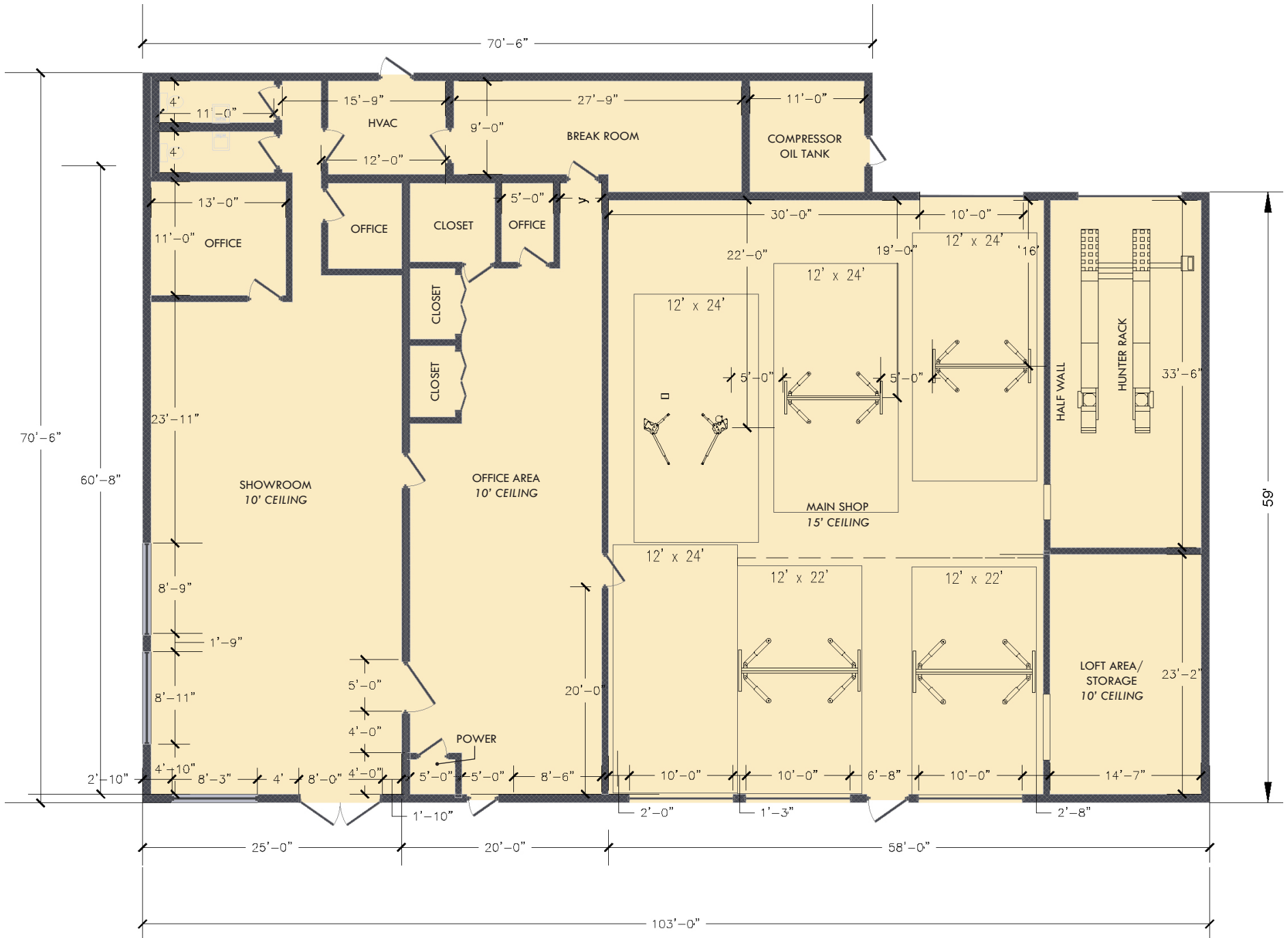
ZONING:

BG (BUSINESS - GENERAL DISTRICT)

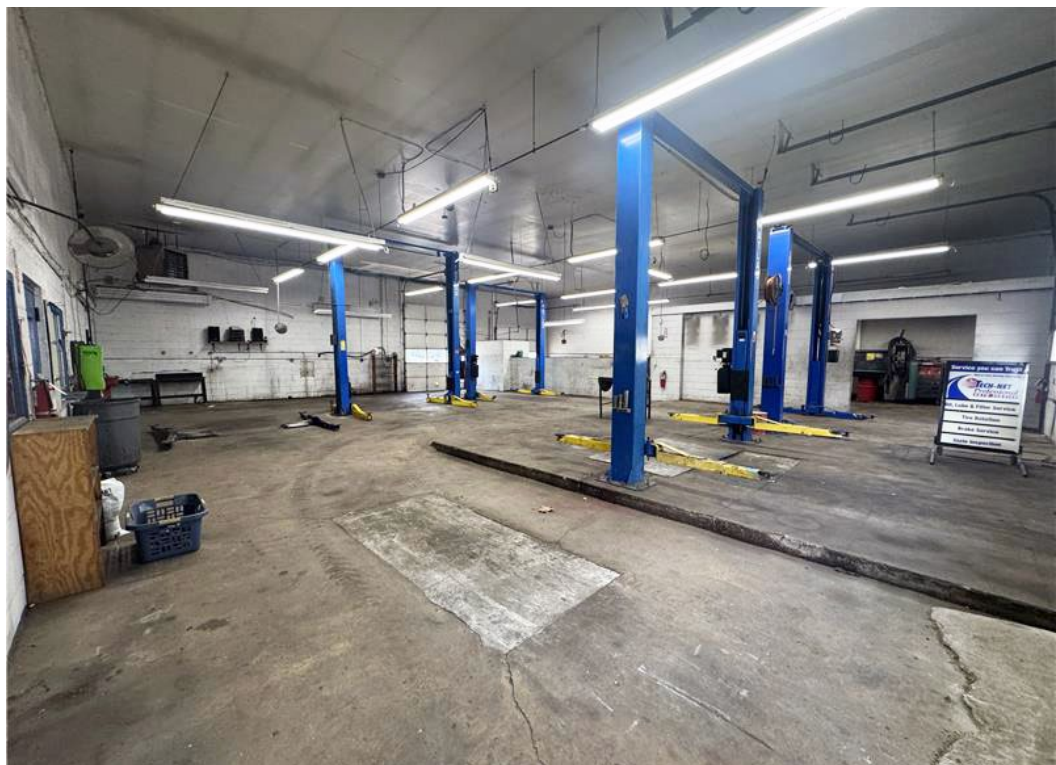


GOOGLE STREET VIEW

FLOOR PLAN



ADDITIONAL PHOTOS



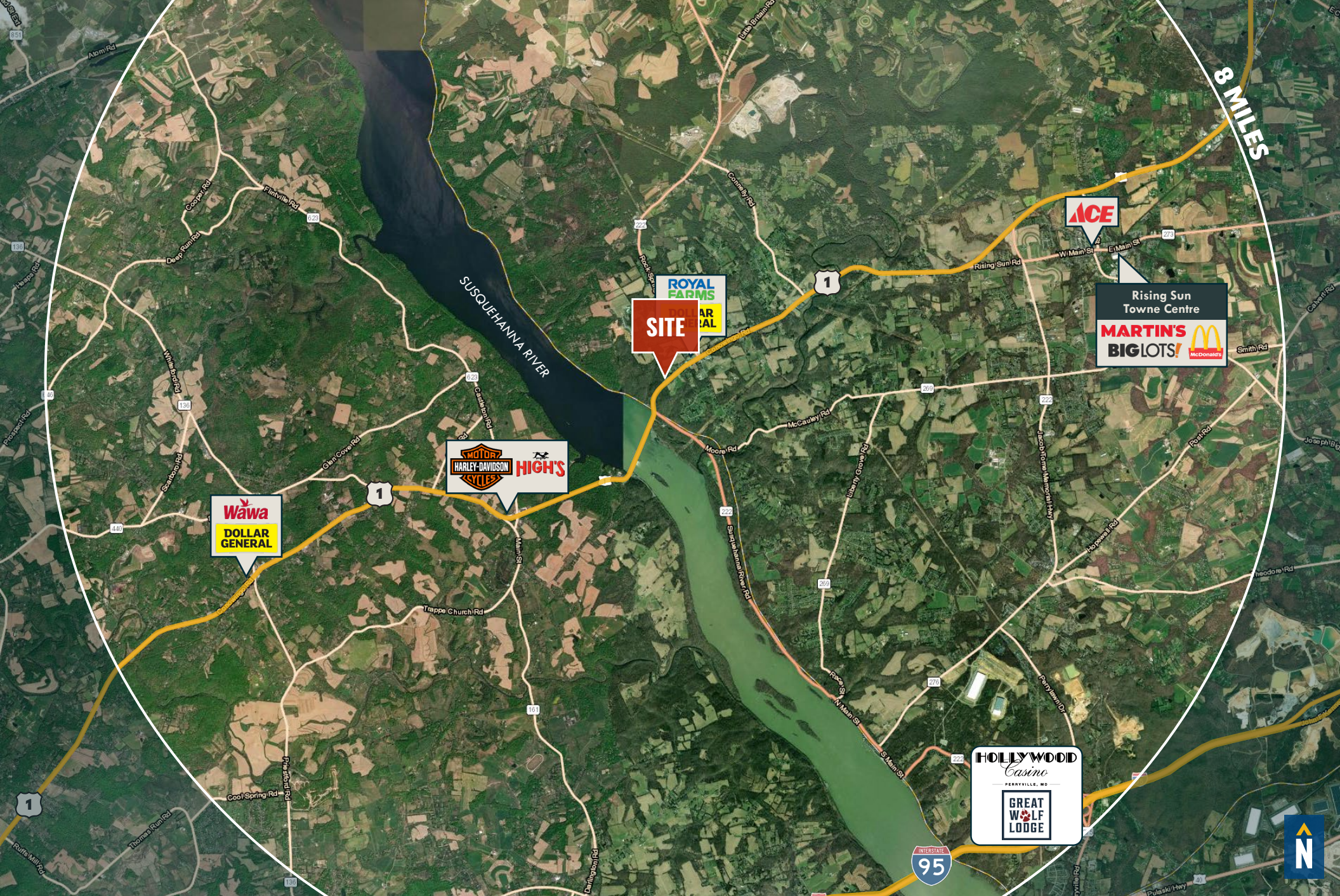
LOCAL AERIAL



SUSQUEHANNA RIVER



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



654

5,669

14,136

DAYTIME POPULATION



567

3,943

9,421

AVERAGE HOUSEHOLD INCOME



\$106,567

\$117,078

\$115,612

NUMBER OF HOUSEHOLDS



242

2,188

5,275

MEDIAN AGE

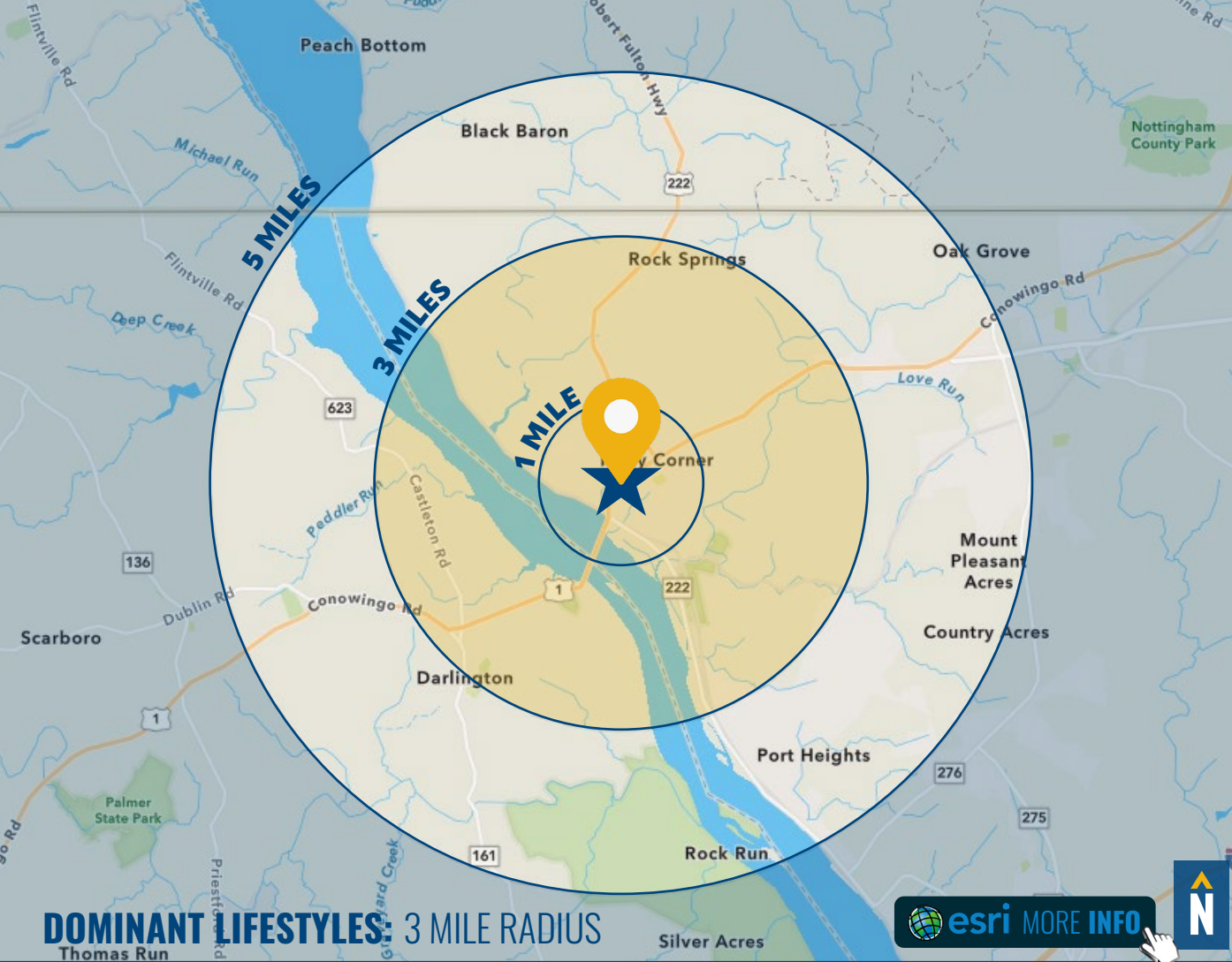


45.2

45.0

44.4

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 3 MILE RADIUS

69%
GREEN ACRES



Self-described conservatives, the Green Acres lifestyle features country living and self-reliance. Cautious consumers, they focus on quality and durability, and are comfortable with technology, more as a tool than a trend.

Median Age: **43.9**

Median Household Income: **\$76,800**

14%
WORKDAY
DRIVE



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.

Median Age: **37.0**

Median Household Income: **\$90,500**

8%
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**

Median Household Income: **\$92,900**

FOR MORE INFO **CONTACT:**



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