



# COMMERCIAL PROPERTY

1776-1778 BALTIMORE BOULEVARD | WESTMINSTER, MARYLAND 21157

FOR  
SALE

**3.2 ACRES ±**  
**REDEVELOPMENT  
POTENTIAL!**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Two (2) buildings totaling 3,082 SF ± on two (2) parcels totaling 3.2 acres ± in Westminster, MD
- Redevelopment potential
- Favorable C-2 zoning (Commercial Medium Intensity District)
- High visibility location with over 500 feet of frontage on heavily trafficked Route 140 (40,594 vehicles per day)
- Short drive to the heart of Westminster, MD

1776 BALTIMORE:

1,682 SF ±

1778 BALTIMORE:

1,400 SF ±

LOT SIZE:

3.2 ACRES ± (2 PARCELS)

TRAFFIC COUNT:

40,594 AADT (BALTIMORE BLVD/ RT. 140)

ZONING:

C-2 (COMMERCIAL MEDIUM INTENSITY DIST.)

SALE PRICE:

\$2,000,000



1776 BALTIMORE BLVD



1778 BALTIMORE BLVD



GOOGLE STREET VIEW

# AERIAL / PARCEL OUTLINE



140

BALTIMORE BLVD

1776

3.2 AC ±  
TOTAL

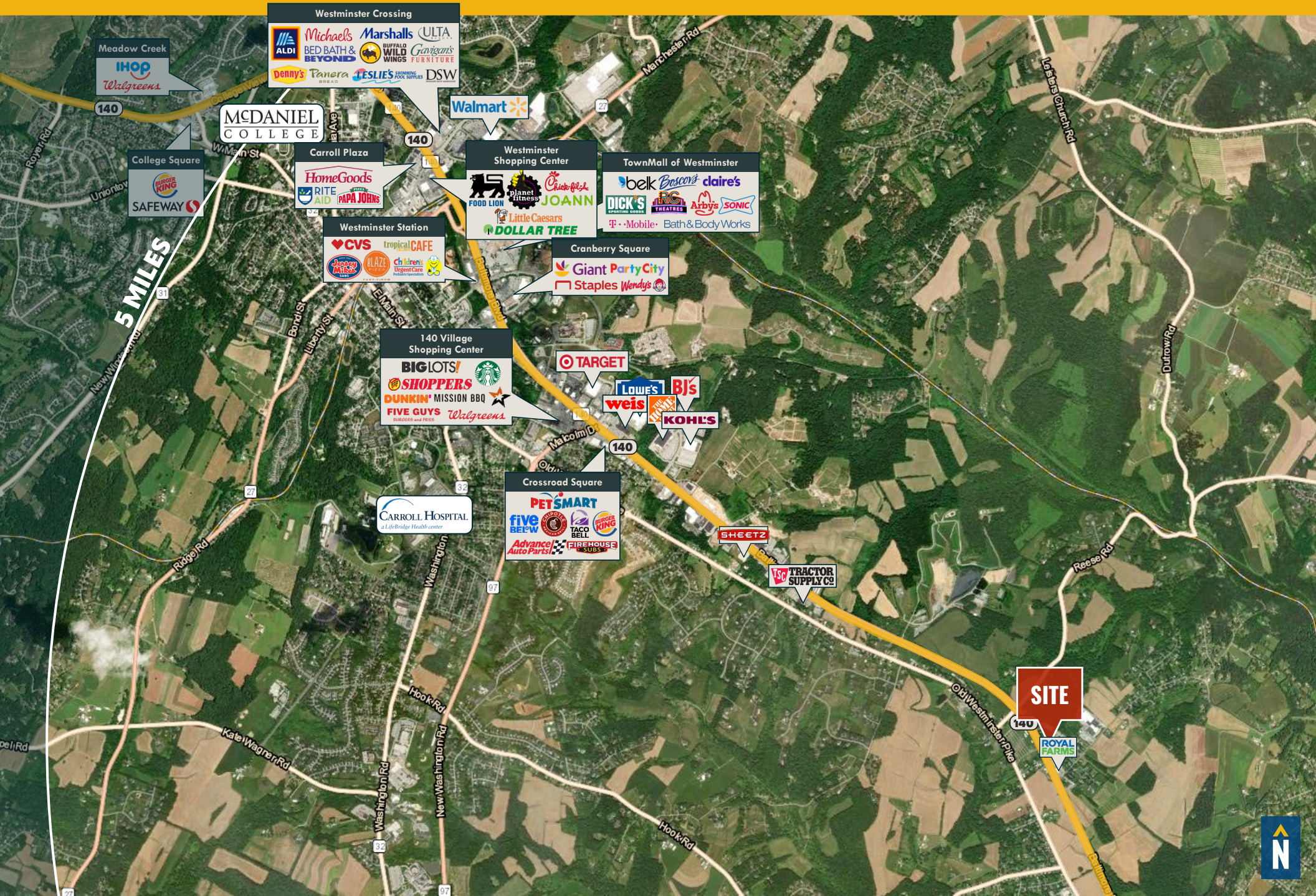
40,594 AADT

1778

140



# WESTMINSTER TRADE AREA



5 MILES

**Westminster Crossing**

- ALDI
- Michaels
- Marshall's
- ULTA
- BED BATH & BEYOND
- Buffalo Wild Wings
- Gavigan's Furniture
- Denny's
- Tanera
- JESLIES
- DSW

**MCDANIEL COLLEGE**

**Walmart**

**College Square**

- SAFeway
- WALGREENS

**Carroll Plaza**

- HomeGoods
- RITE AID
- PAPA JOHN'S

**Westminster Shopping Center**

- planet fitness
- Chick-fil-ee
- FOOD LION
- JOANN
- Little Caesars
- DOLLAR TREE

**TownMall of Westminster**

- belk
- Boscov's
- claire's
- DICK'S
- Arby's
- SONIC
- T-Mobile
- Bath & Body Works

**Westminster Station**

- CVS
- tropical CAFE
- Jason Mizek
- GLAZE
- Children's Urgent Care

**Cranberry Square**

- Giant Party City
- Staples
- Wendy's

**140 Village Shopping Center**

- BIG LOTS!
- SHOPPERS
- DUNKIN' MISSION BBQ
- FIVE GUYS
- Walgreens
- Starbucks

**TARGET**

**LOWE'S**

**BJ'S**

**weis**

**KOHL'S**

**Crossroad Square**

- PET SMART
- five BE\*W
- Advancel Auto Parts
- TACO BELL
- FIREHOUSE SUBS
- WALGREENS

**CARROLL HOSPITAL**  
a LifeBridge Health center

**SHEETZ**

**VSC TRACTOR SUPPLY CO.**

**SITE**

**ROYAL FARMS**



# DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



1,496

13,860

44,183

## DAYTIME POPULATION



938

11,654

46,703

## AVERAGE HOUSEHOLD INCOME



\$149,395

\$158,193

\$131,397

## NUMBER OF HOUSEHOLDS



540

5,126

16,644

## MEDIAN AGE

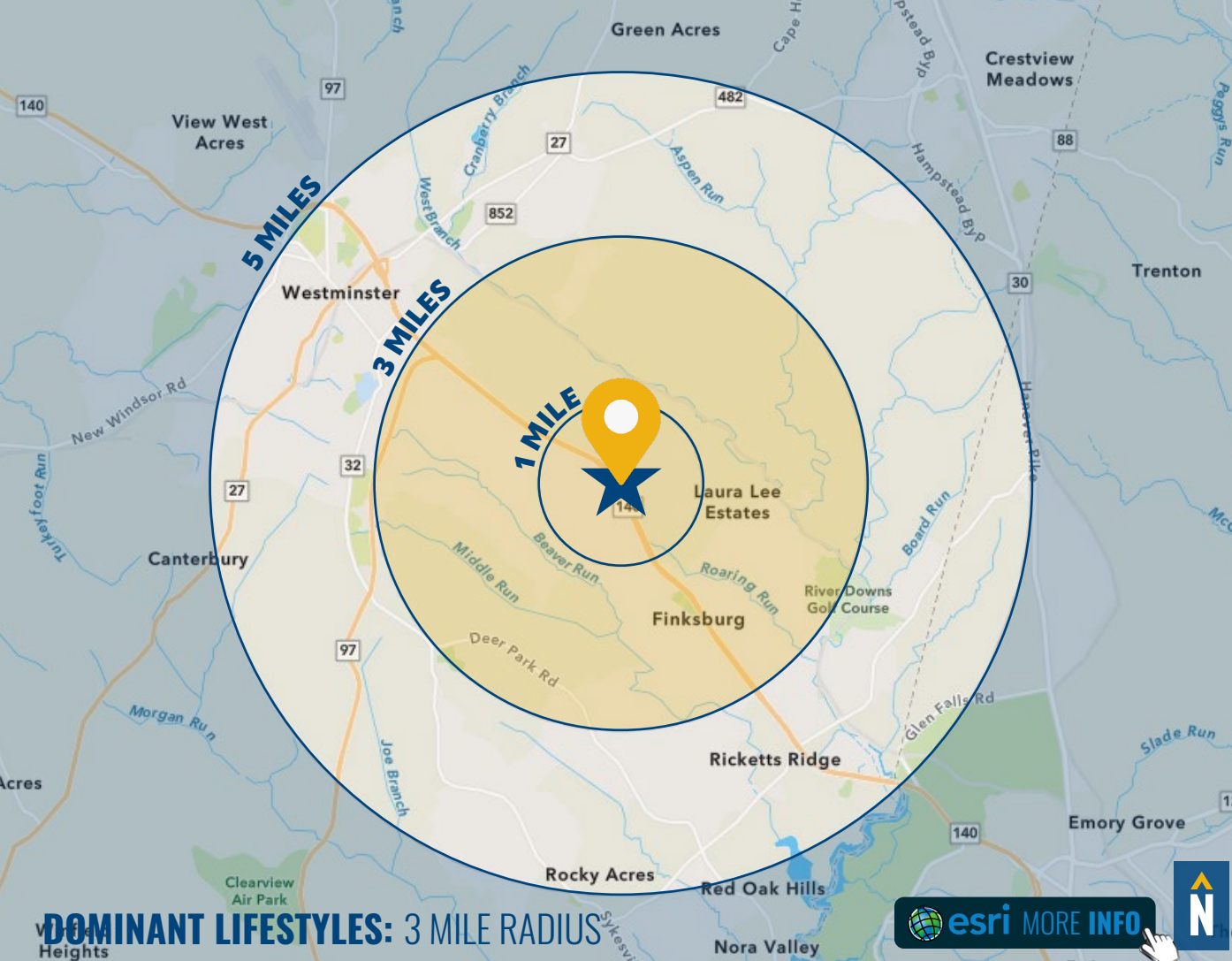


48.9

47.6

43.7

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 3 MILE RADIUS

**78%**  
SAVVY  
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**  
Median Household Income: **\$108,700**

**14%**  
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**

**7%**  
RETIREMENT  
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: **53.9**  
Median Household Income: **\$40,800**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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