

# SALE/LEASE

Carroll County, Maryland

# COMMERCIAL LAND OPPORTUNITY

NORTH WOODS TRAIL | HAMPSTEAD, MARYLAND 21074

## LOT SIZE(S)

1.7 Acres Total

- ▶ Lot 6 - .83 Acres
- ▶ Lot 7 - .87 Acres

## ZONING

Local Business - Town of Hampstead

## TRAFFIC COUNT

11,801 AADT (S. Main St./Rt. 30)

## HIGHLIGHTS

- ▶ Great location and visibility off of Route 30 (S. Main St.)
- ▶ Situated adjacent to Robert's Field Shopping Center (Weis, Goodwill, Vape Dojo & more)
- ▶ 8 miles east of Westminster, 8.5 miles south of MD/PA line
- ▶ Nearby retailers include Weis, McDonald's, Wendy's, Dunkin', Pizza Hut, BB&T, Goodwill, Farmers & Merchants Bank



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# SALE/LEASE

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# SITE PLAN CONCEPTUAL 'A'

NORTH WOODS TRAIL | HAMPSTEAD, MARYLAND 21074

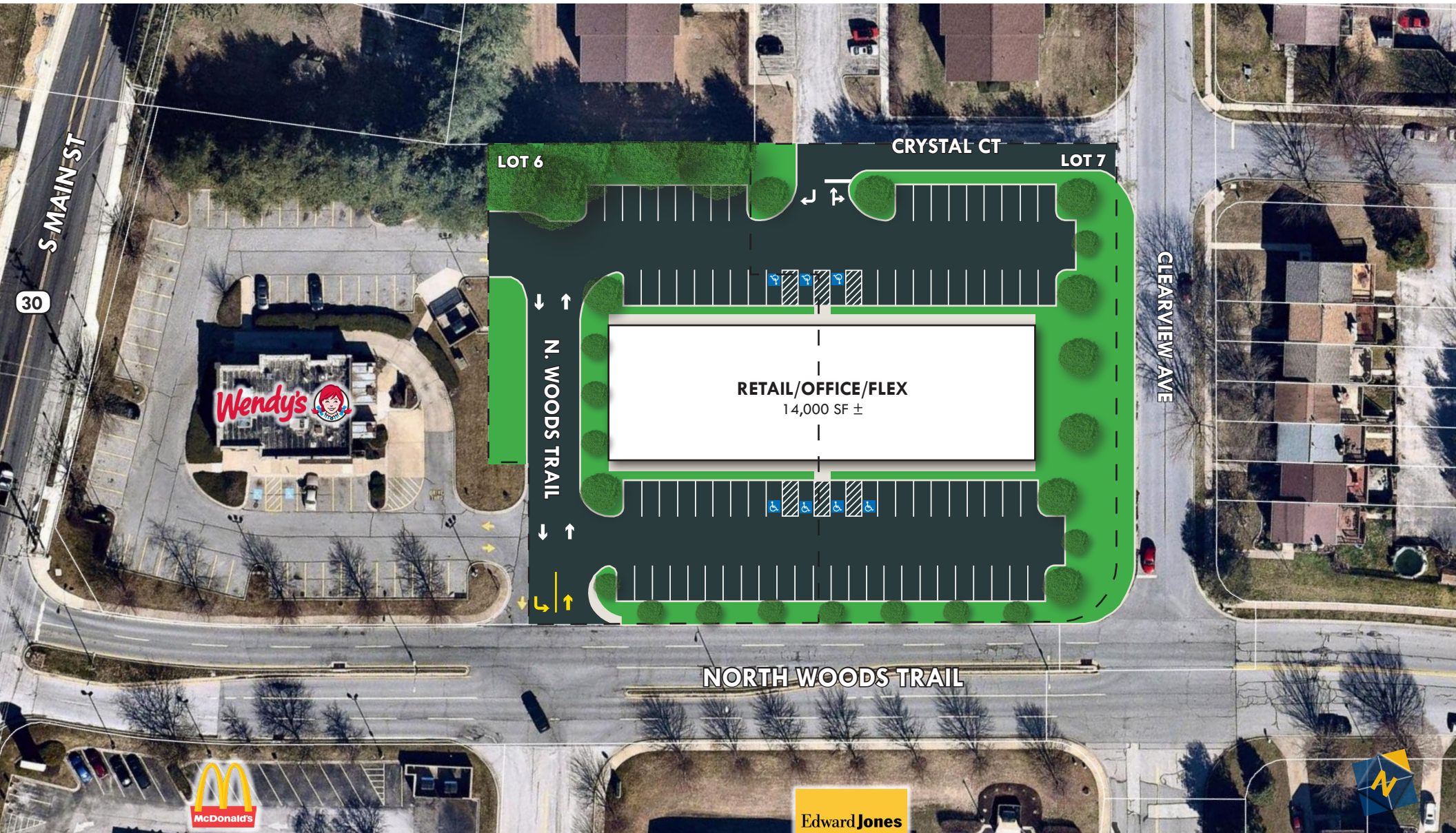


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# SITE PLAN CONCEPTUAL 'B'

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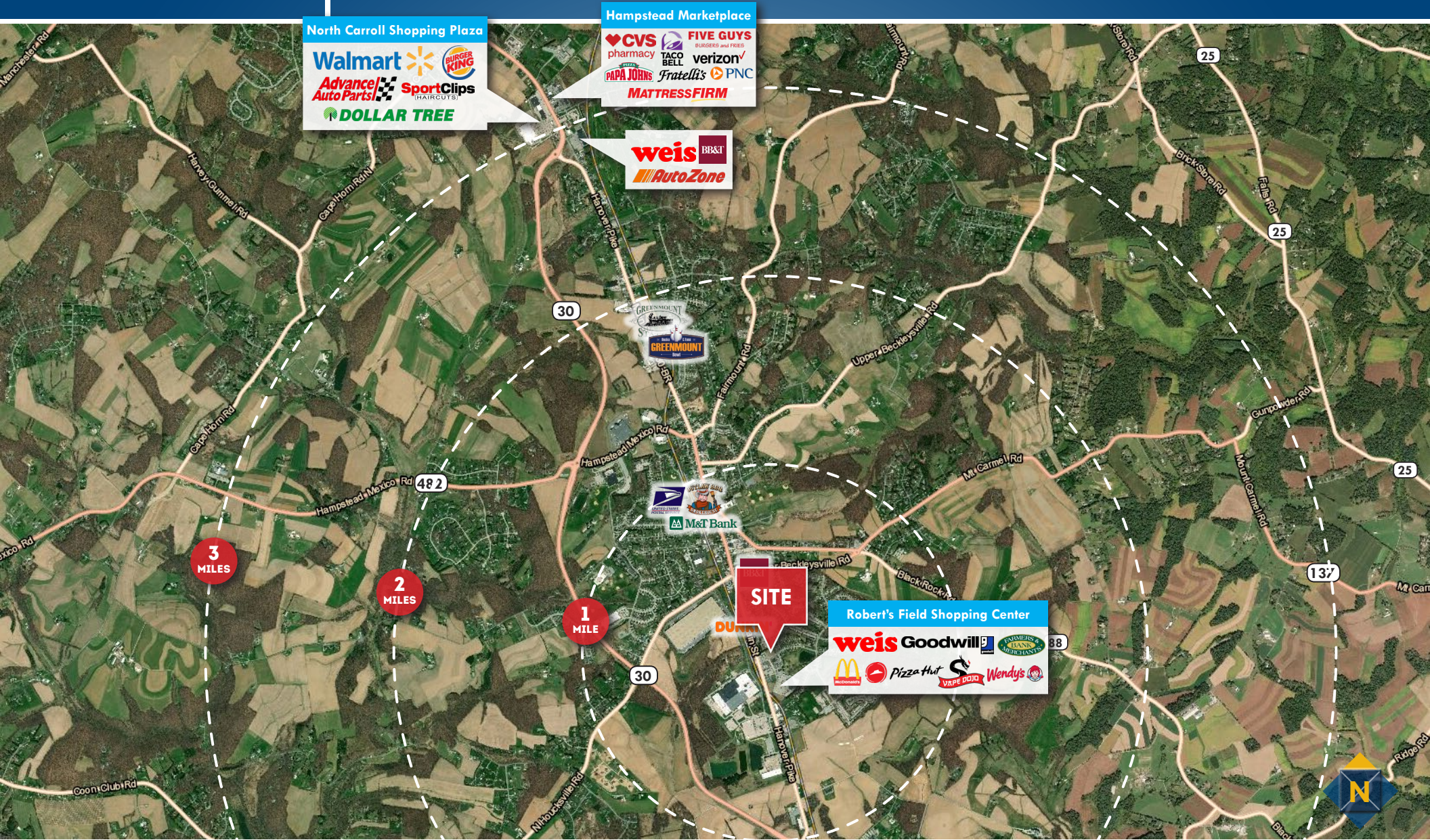
# SALE/LEASE



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# TRADE AREA

NORTH WOODS TRAIL | HAMPSTEAD, MARYLAND 21074

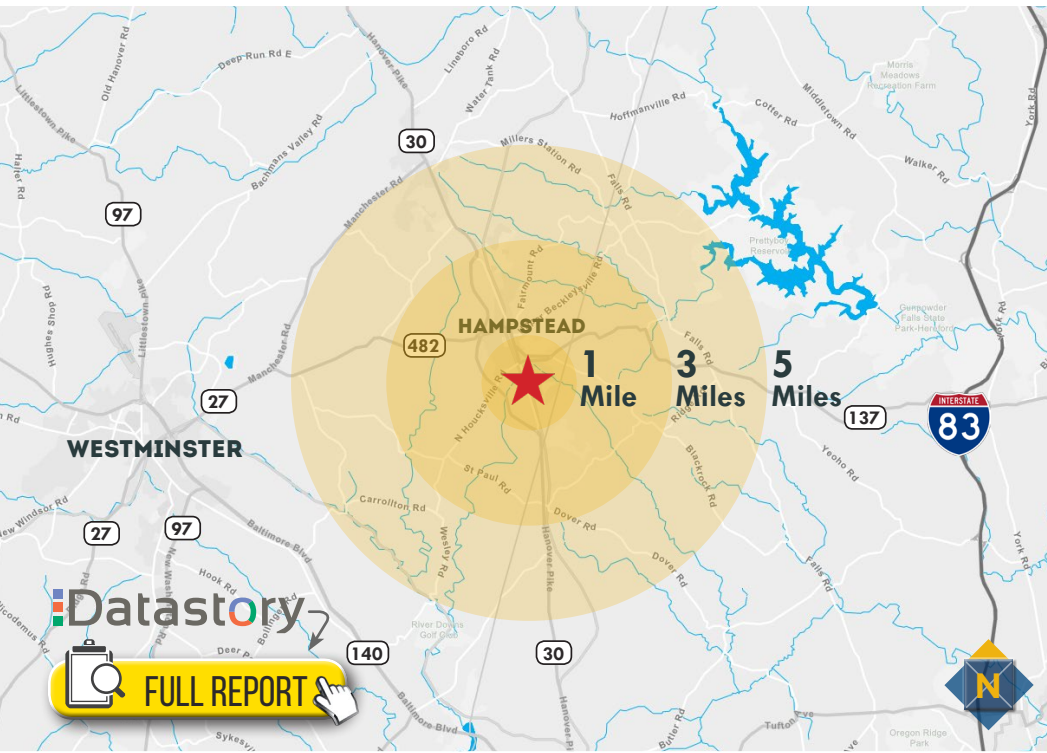


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# LOCATION / DEMOGRAPHICS

NORTH WOODS TRAIL | HAMPSTEAD, MARYLAND 21074



<b>RESIDENTIAL POPULATION</b> 4,665 1 MILE 12,743 3 MILES 24,819 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 1,931 1 MILE 4,799 3 MILES 9,230 5 MILES	<b>AVERAGE HH SIZE</b> 2.42 1 MILE 2.66 3 MILES 2.68 5 MILES	<b>MEDIAN AGE</b> 37.7 1 MILE 41.1 3 MILES 43.3 5 MILES
<b>AVERAGE HH INCOME</b> \$88,739 1 MILE \$104,065 3 MILES \$111,266 5 MILES	<b>EDUCATION (COLLEGE+)</b> 61.2% 1 MILE 61.9% 3 MILES 61.9% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 95.9% 1 MILE 96.2% 3 MILES 96.7% 5 MILES	<b>DAYTIME POPULATION</b> 4,341 1 MILE 9,852 3 MILES 18,123 5 MILES

**21%**  
HOME IMPROVEMENT  
2 MILES

**2.88**  
AVERAGE HH SIZE

**37.7**  
MEDIAN AGE

**\$72,100**  
MEDIAN HH INCOME

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These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

**20%**  
SOCCER MOMS  
2 MILES

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

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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.

**18%**  
GOLDEN YEARS  
2 MILES

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

**15%**  
PARKS AND REC  
2 MILES

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

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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.