

FOR LEASE

Carroll County, Maryland

1.06 AC PAD SITE & 30K SF FLEX/WAREHOUSE

DEDE ROAD & BALTIMORE BOULEVARD (RT. 140) | FINKSBURG, MARYLAND 21048

**COMING
SOON!
SUMMER
2024**

PAD SITE: 1.06 ACRES ±

- » 220' ± of frontage on Rt. 140
- » Rough graded condition
- » Utilities brought to property line

FLEX BUILDING: 30,000 SF ±

- » 15k sf of office/retail (upper level)
- » 15k sf of warehouse/office (lower level w/ drive-in loading)
- » Minimum bay size: 1,500 sf ±

ZONING

C-2 (Commercial Medium Intensity Dist.)

TRAFFIC COUNT

40,391 AADT (MD Rt. 140)

HIGHLIGHTS

- ▶ Warehouse, office, retail space available (various suite sizes)
- ▶ New construction allows for multiple build-out options
- ▶ Located at a signalized intersection with Dede Road
- ▶ Minutes to/from I-795
- ▶ Close proximity to both Westminster and Baltimore



**FLEX/WAREHOUSE
30,000 SF ± ON 3.55 AC ±**

**PAD SITE
1.06 AC ±**

**PROPOSED
RETAIL RESTAURANT
3,733 SF**

**PROPOSED
RETAIL FLEX/WAREHOUSE
30,000 SF | 2 STORIES**



STREET VIEW



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SITE PLAN

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FINKSBURG TRADE AREA

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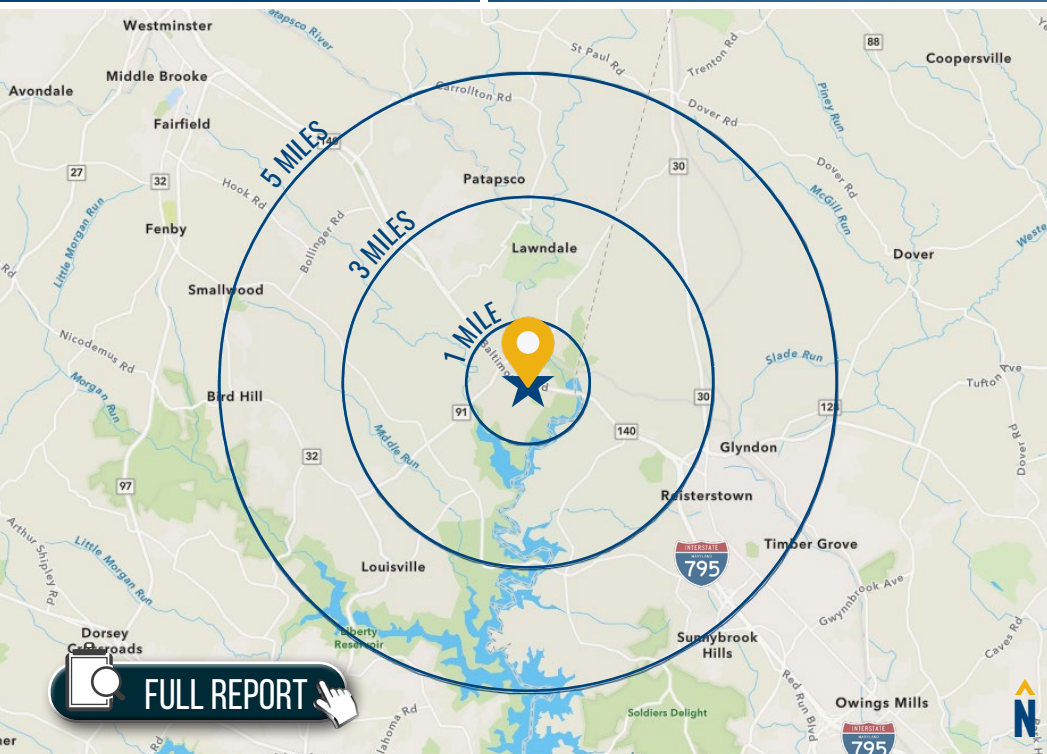


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LOCATION / DEMOGRAPHICS (2023)

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FULL REPORT

RESIDENTIAL POPULATION 727 1 MILE 10,165 3 MILES 42,711 5 MILES	NUMBER OF HOUSEHOLDS 303 1 MILE 3,816 3 MILES 16,014 5 MILES	AVERAGE HH SIZE 2.40 1 MILE 2.66 3 MILES 2.64 5 MILES	MEDIAN AGE 46.0 1 MILE 47.7 3 MILES 43.7 5 MILES
AVERAGE HH INCOME \$175,357 1 MILE \$171,461 3 MILES \$143,789 5 MILES	EDUCATION (COLLEGE+) 67.7% 1 MILE 69.4% 3 MILES 70.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.5% 1 MILE 97.4% 3 MILES 95.8% 5 MILES	DAYTIME POPULATION ... 1 MILE ... 3 MILES ... 5 MILES

41%
SAVVY SUBURBANITES
TO MIN. DRIVE

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

14%
PLEASANTVILLE
TO MIN. DRIVE

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

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11%
CITY LIGHTS
TO MIN. DRIVE

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

2.59
AVERAGE HH SIZE

39.3
MEDIAN AGE

\$69,200
MEDIAN HH INCOME

[LEARN MORE](#)

10%
METRO FUSION
TO MIN. DRIVE

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

[LEARN MORE](#)