



CRANBERRY BUSINESS CENTER

37 S. CRANBERRY ROAD | WESTMINSTER, MARYLAND 21157

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Ideal for office or retail
- Adjacent to Days Inn Hotel
- Just off the signalized intersection with Baltimore Boulevard
- Across from Cranberry Square (Giant, Staples) and in the heart of Westminster's retail/commercial corridor



AVAILABLE:

SUITE B-1: 1,409 SF ±

LOT SIZE:

1.2 ACRES ±

TRAFFIC COUNT:

53,361 AADT (BALTIMORE BLVD)

PARKING:

33 SURFACE SPACE

ZONING:

B (BUSINESS ZONE)

RENTAL RATE:

NEGOTIABLE



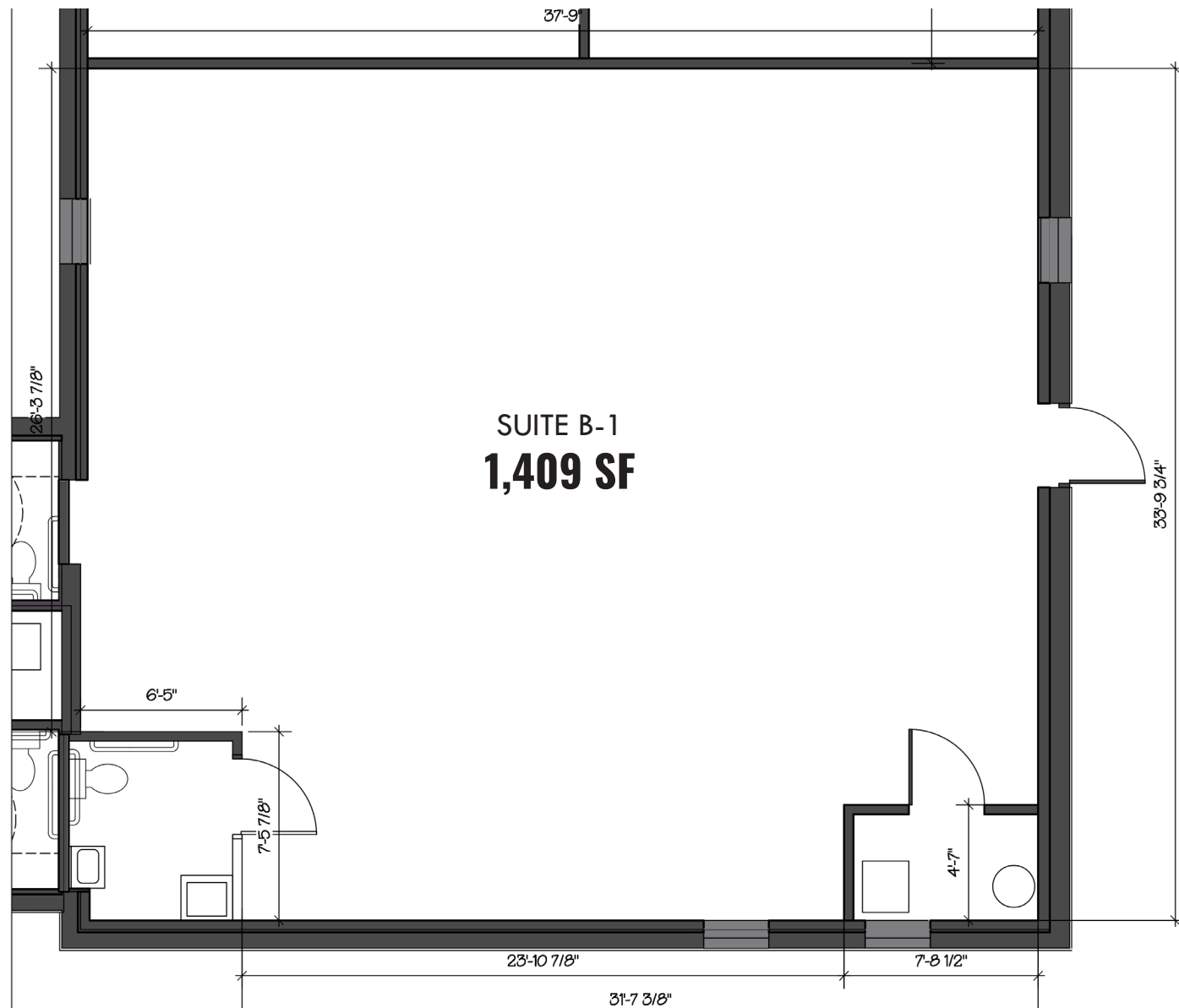
GOOGLE STREET VIEW



AERIAL



FLOOR PLAN: SUITE B-1



EXISTING I

MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,815

34,866

48,770

DAYTIME POPULATION



17,211

42,208

51,790

AVERAGE HOUSEHOLD INCOME



\$81,401

\$116,826

\$127,028

NUMBER OF HOUSEHOLDS



3,449

13,019

18,281

MEDIAN AGE



41.0

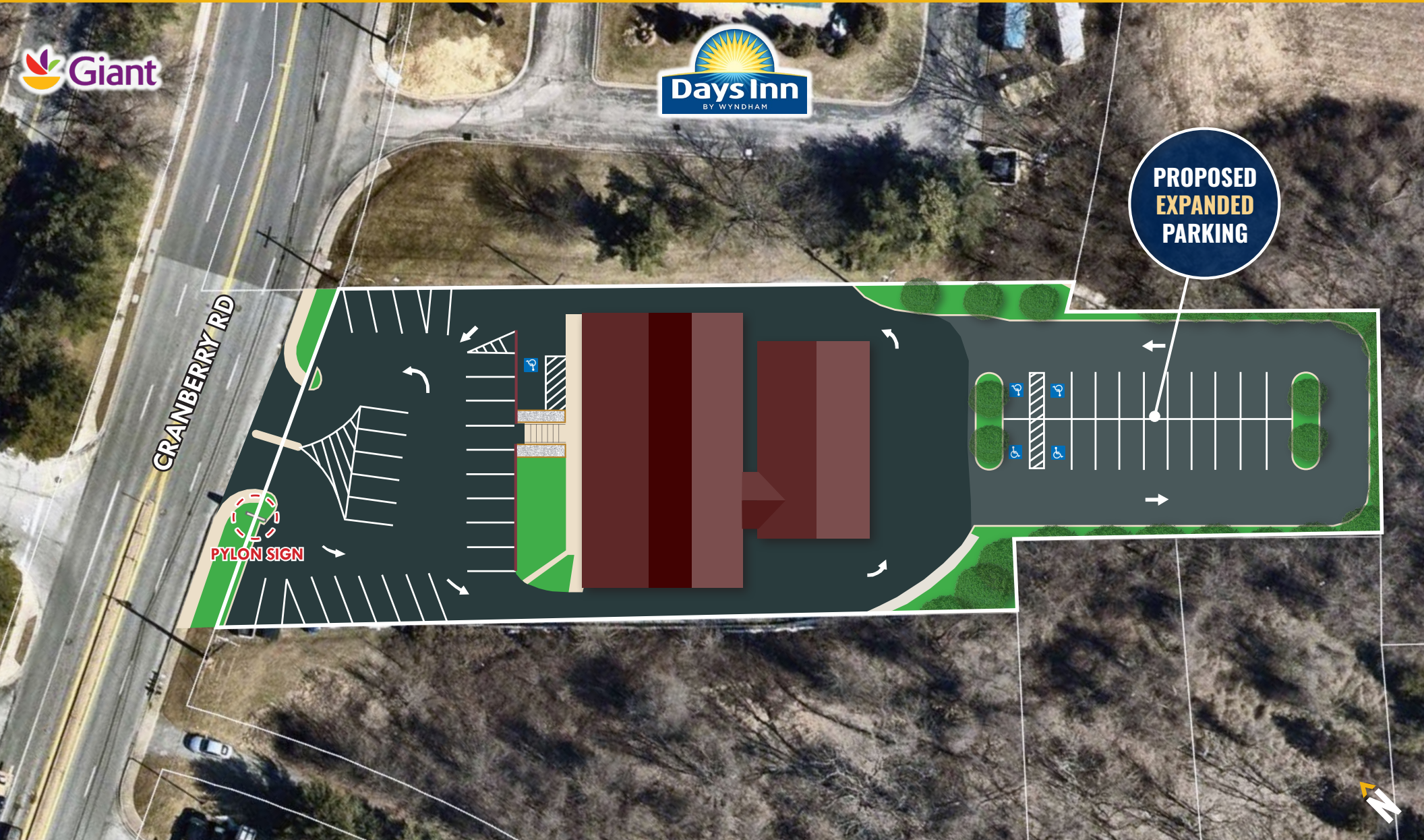
39.8

41.3

FULL DEMOS REPORT



SITE PLAN



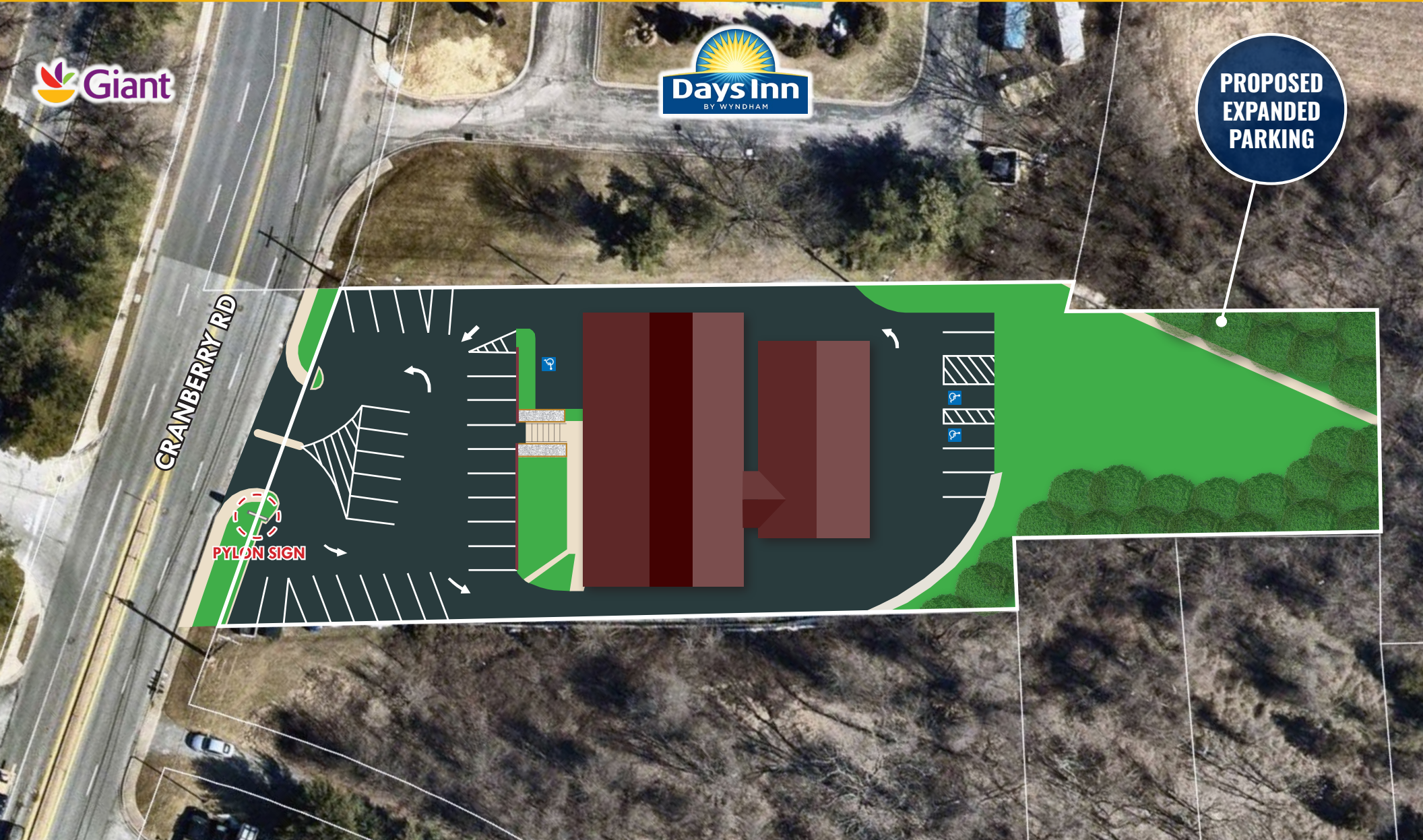
SITE PLAN



**PROPOSED
EXPANDED
PARKING**

CRANBERRY RD

PYLON SIGN



FOR MORE INFO **CONTACT:**

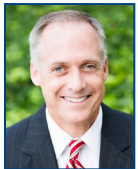


DENNIS BOYLE, SIOR

SENIOR VICE PRESIDENT

443.798.9339

DBOYLE@mackenziecommercial.com



CHRIS WALSH

SENIOR VICE PRESIDENT

410.494.4857

CWALSH@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-872-0400

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

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD **COLUMBIA, MD** LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.