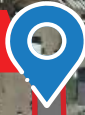


FOR SALE

12579 National Pike, Grantsville, MD 21536



SUBJECT



40

NATIONAL PIKE

219

INTERSTATE
68



**INVESTMENT/RE-DEVELOPMENT
OPPORTUNITY**

Phil Hager

443.794.1092

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Dennis C. Murphy

410.266.1113

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HIGHLIGHTS

INVESTMENT/RE-DEVELOPMENT OPPORTUNITY

- 17.51 Acres - Commercial/Industrial - ALL USES PERMITTED
- Existing Retail Turn-key Business
- Ideal Warehouse/Flex
- Well-suited for Distribution
- Onsite Generator - Full Backup Capability

MAJOR TRANSPORTATION HUB

- Located at the Intersection of U.S. Routes 40 and 219
- 1/4 Mile to I-68
- 2.5 Miles to MD Route 495
- U.S. 219 Under Re-Construction as dualized highway north to Canada



OFFERING



FOR SALE

Property Type	-----	Land
Lot Size	-----	17.51 Acres
Retail Building	-----	14,000 SF
Garage Storage	-----	12,000 SF

INTERIOR PHOTOS



REGIONAL MAP

2 hrs and 23 mins Drive to Baltimore, MD
2 hr and 44 mins Drive to Washington, D.C
1 hr and 47 mins Drive to Pittsburgh, PA

DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes



12579 NATIONAL PIKE

PITTSBURGH
97.6 miles

BALTIMORE, MD
161 miles

WASHINGTON, D.C
153 miles



CONTACT

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DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	241	2,085	5,118
Households	113	818	2,065
Families	69	523	1,340
Average Household Size	2.05	2.48	2.43
Owner Occupied Housing Units	78	617	1,591
Renter Occupied Housing Units	35	201	474
Median Age	47.9	47.6	46.0
Median Household Income	\$46,325	\$60,149	\$61,855
Average Household Income	\$75,262	\$83,775	\$81,861

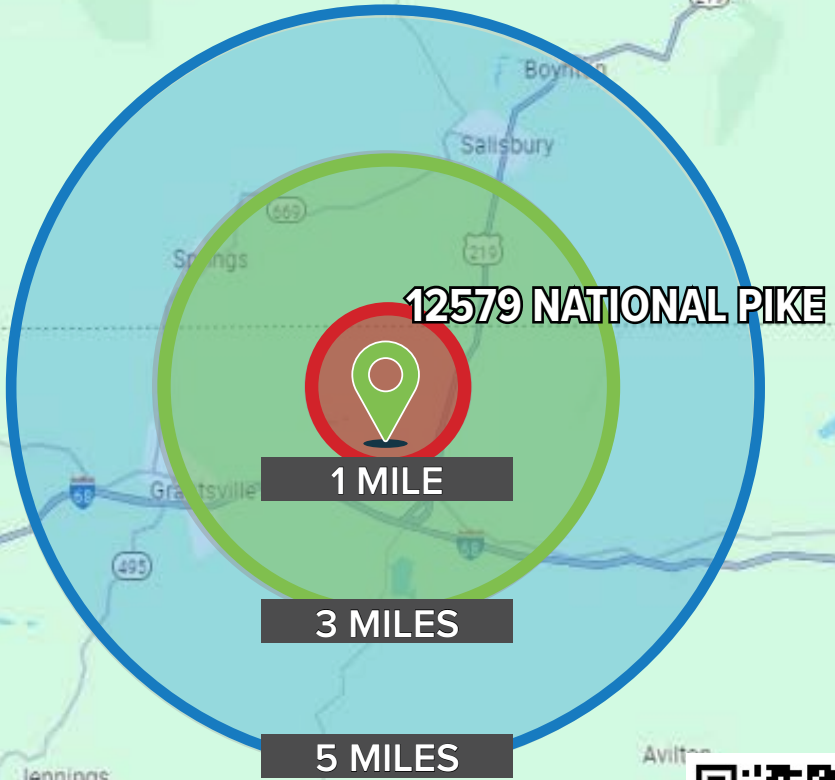
5,188
Population

2.43
Average HH Size

46.0
Median Age

\$61,855
Median HH Income

[VIEW FULL REPORT](#)



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