

FOR SALE

\$245,000

25-27 E Baltimore Street, Taneytown, MD 21787

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Beautiful Mixed-Use Property in the Heart of Taneytown

Two properties for one GREAT price! This 3,630 SF all-brick building could potentially be used as single residence or small multi-family space. Currently, this move-in ready property includes vacant commercial space, perfect for retail or office use, and an already leased back apartment, with a steady tenant in place.

It's located near the corner of MD-194 and MD-140, a central downtown Taneytown location.

PRESENTING

Location: 25-27 E Baltimore Street, Taneytown, MD 21787

Legal: Tax Map 0300, Parcel 2108

Zoning: City of Taneytown: DB—The purpose and intent of the Downtown Business District is to provide logical locations for retail services needed by neighborhood populations. The permitted use should generate low vehicular traffic with minimum vehicular parking needs and create few objectionable influences for nearby neighbors. It is intended that such uses and services shall not include any manufacturing and production by powered machine or wholesale distribution facilities, services or storage areas, or incorporate any improvements, displays or activities that compromise public safety.

Building Size: 3,630 SF

Utilities: Public water and sewer

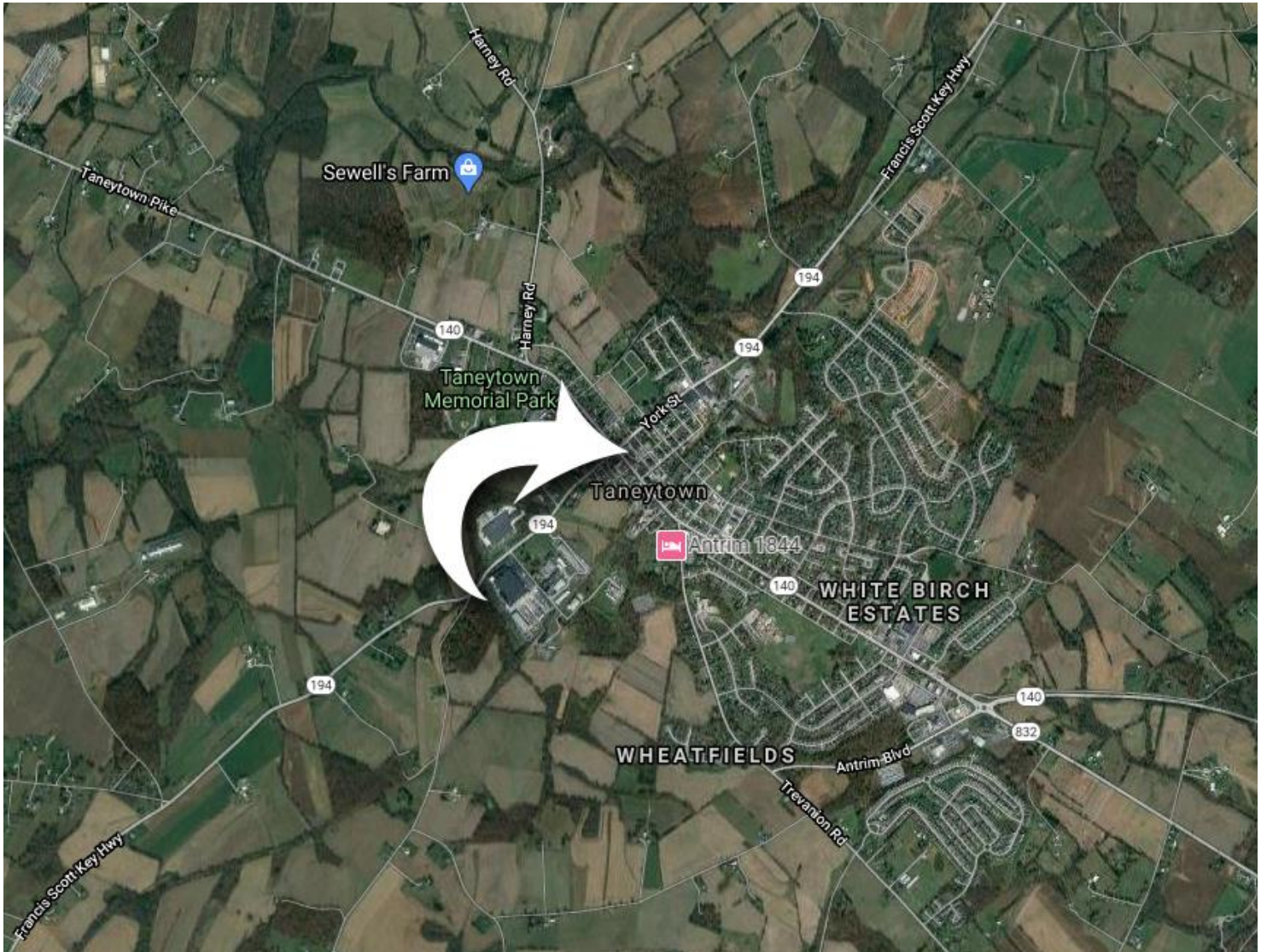
Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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AERIAL

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PHOTOS

MacRo^{LTD.}
COMMERCIAL REAL ESTATETM

FOR SALE 25-27 E Baltimore Street, Taneytown, MD 21787



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PHOTOS

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DEMOGRAPHICS



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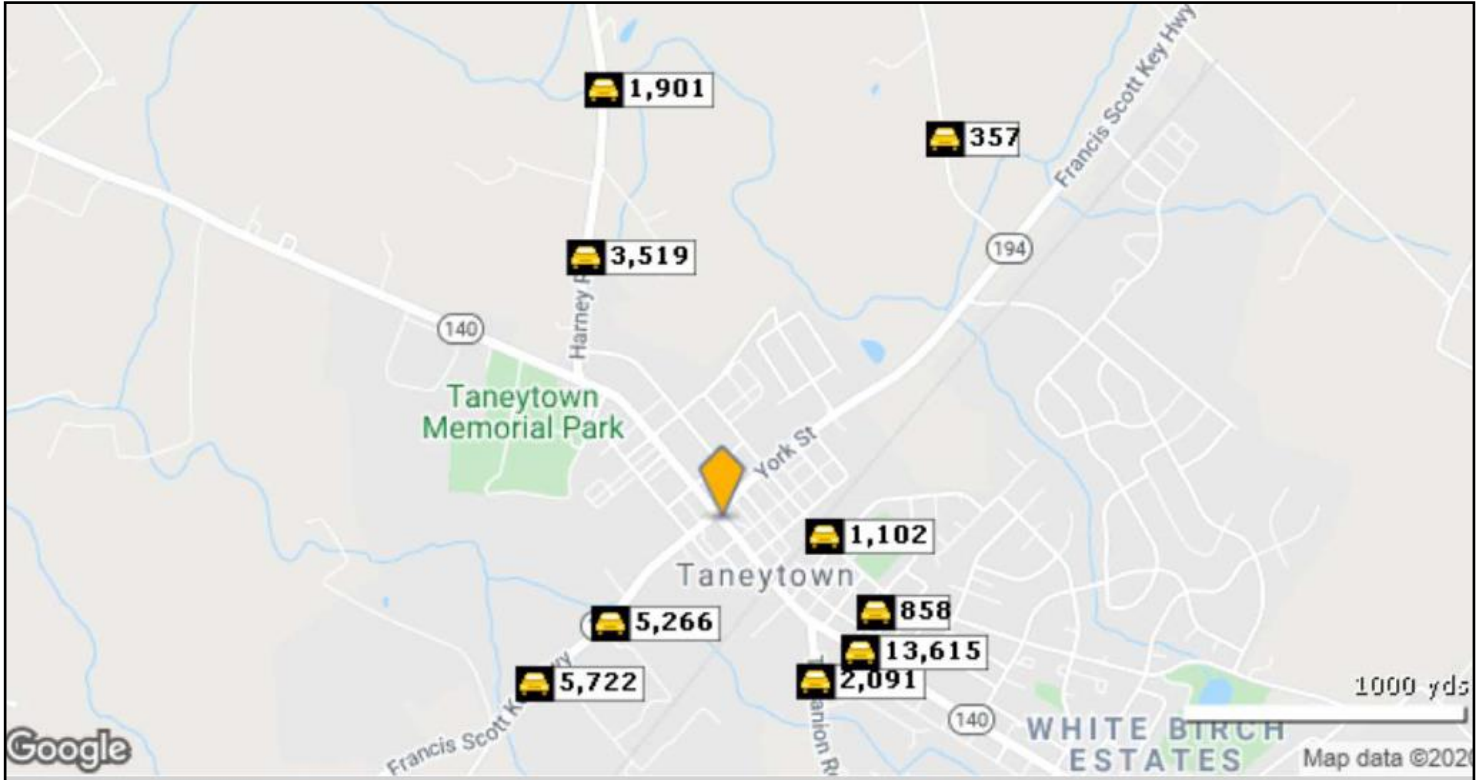
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	5,423		8,601		11,794	
2020 Estimate	5,368		8,559		11,774	
2010 Census	5,320		8,724		12,231	
Growth 2020 - 2025	1.02%		0.49%		0.17%	
Growth 2010 - 2020	0.90%		-1.89%		-3.74%	
2020 Population by Hispanic Origin	205		302		369	
2020 Population	5,368		8,559		11,774	
White	4,864	90.61%	7,833	91.52%	10,922	92.76%
Black	279	5.20%	398	4.65%	449	3.81%
Am. Indian & Alaskan	11	0.20%	14	0.16%	25	0.21%
Asian	52	0.97%	78	0.91%	101	0.86%
Hawaiian & Pacific Island	4	0.07%	6	0.07%	7	0.06%
Other	157	2.92%	230	2.69%	268	2.28%
U.S. Armed Forces	0		0		2	
Households						
2025 Projection	1,951		3,134		4,325	
2020 Estimate	1,930		3,119		4,318	
2010 Census	1,907		3,183		4,488	
Growth 2020 - 2025	1.09%		0.48%		0.16%	
Growth 2010 - 2020	1.21%		-2.01%		-3.79%	
Owner Occupied	1,491	77.25%	2,474	79.32%	3,472	80.41%
Renter Occupied	439	22.75%	645	20.68%	846	19.59%
2020 Households by HH Income	1,928		3,118		4,316	
Income: <\$25,000	416	21.58%	587	18.83%	731	16.94%
Income: \$25,000 - \$50,000	293	15.20%	445	14.27%	635	14.71%
Income: \$50,000 - \$75,000	303	15.72%	480	15.39%	680	15.76%
Income: \$75,000 - \$100,000	314	16.29%	530	17.00%	695	16.10%
Income: \$100,000 - \$125,000	253	13.12%	464	14.88%	647	14.99%
Income: \$125,000 - \$150,000	86	4.46%	138	4.43%	243	5.63%
Income: \$150,000 - \$200,000	107	5.55%	218	6.99%	350	8.11%
Income: \$200,000+	156	8.09%	256	8.21%	335	7.76%
2020 Avg Household Income	\$87,863		\$92,599		\$94,286	
2020 Med Household Income	\$70,739		\$77,217		\$79,029	

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TRAFFIC COUNT



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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Roberts Mill Road	George St	0.03 SE	2020	1,102	MPSI	.22
2 Francis Scott Key Hwy	Frederick St	0.12 NE	2020	5,266	MPSI	.31
3 Franklin Street	Roberts Mill Rd	0.04 NE	2020	858	MPSI	.37
4 Trevanion Rd	Trevanion Ter	0.06 S	2018	2,091	MPSI	.38
5 E Baltimore St	Legion Dr	0.02 SE	2020	13,615	MPSI	.39
6 Francis Scott Key Highway	Allendale Ln	0.05 NE	2020	5,722	MPSI	.50
7 Harney Rd	Western Dr	0.19 S	2018	3,519	MPSI	.61
8 Fringer Rd	Francis Scott Key Hwy	0.26 SE	2018	357	MPSI	.91
9 Harney Rd	Walnut Grove Rd	0.17 N	2018	1,901	MPSI	.92

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ZONING

FOR SALE 25-27 E Baltimore Street, Taneytown, MD 21787

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City of Taneytown – Downtown Business District

The purpose and intent of this district is to provide logical locations for retail services needed by neighborhood populations. The permitted use should generate low vehicular traffic with minimum vehicular parking needs and create few objectionable influences for nearby neighbors. It is intended that such uses and services shall not include any manufacturing and production by powered machine or wholesale distribution facilities, services or storage areas, or incorporate any improvements, displays or activities that compromise public safety.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

Retail businesses involving the sale of merchandise and/or services located primarily within a building as follows:

- Home furnishings and accessories:
- Furniture
- Dishes, china, cookware, glassware.
- Home accessories.
- Drapes and curtains.
- Kitchen stores.
- Bed, bath and linen.
- Floor coverings.
- Lamps and lighting.
- Closet and storage/container stores.
- Wallpaper/wall coverings and/or removing and hanging of wallpaper.
- Other similar uses.
- Special interests:
- Art and craft, hobby stores.
- Sports goods.
- Toys and games.
- Art gallery.
- Collectibles.
- Science; nature, wild bird supply sales.
- Camera sales; photographic and camera supply stores and studios.
- Bridal shop and/or wedding supplies.
- Hobby stores.
- Antique shops.
- Pottery creations and sales.
- Builder/remodeling sales showroom.
- Tack and equestrian shops.
- Other similar businesses.

Consignment and other shops for the

sale of used items of a similar nature as otherwise permitted in this section.

- Gifts/specialty.
- Books.
- Newspapers and magazines.
- Decorative accessories.
- Christmas decorations.
- Baby supply.
- Candles and/or aromatherapy.
- Luggage and leather goods.
- Stationery.
- Imports.
- Florist.
- Jewelry.
- Medical health and wellness supply.
- Office supply.
- Other similar businesses.

Food sales:

- Candy stores.
- Delicatessens and carry-out foods.
- Bakery.
- Coffee and/or tea.
- Health foods and food supplements.
- Grocery.
- Seafood sales establishments.
- Butcher shops.
- Yogurt, ice cream and/or dessert parlors.
- Health foods and food supplements.
- Other similar businesses.

Food service:

- Restaurants with/without liquor.
- Pubs/bars that also serve food and provide entertainment.

- Fast food with no parking or drive-through windows.
- Other similar businesses.

Home appliances/music/video:

- Music/record/tape/cd/DVD shops.
- Video rental shops.
- Musical instrument dealers.
- Piano and organ repair, sales and/or moving.
- Other similar businesses.

Clothing and accessories:

- Clothing stores.
- Shoe stores.
- Hats.
- Children and infants wear.
- Other similar businesses.

Personal service:

- Hair and beauty establishments.
- Shoe repair.
- Tailor
- Mailing packaging.
- Weight loss center.
- Dry-cleaning, self service and/or laundry self service.
- Tax preparation.
- Bicycle repair and sales shops.
- Locksmith shops.
- Medical/dental/chiropractic offices.
- Government/professional/general offices.
- Secretarial and/or telephone answering services.
- Other similar businesses.
- Continued

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ZONING (Continued)



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Other retail:

- Custom printing and reproduction shops.
- Pet grooming establishments, non-boarding.
- Funeral homes and mortuaries.
- Physical fitness facilities.
- Public buildings, structures and properties of the recreational, cultural, institutional, educational, administrative or public service type, including fire, ambulance or rescue squad.
- Radio and television studios.
- Electronic sales and service shops.
- Schools: nursery schools, business, dancing, music, art, trade or others of a commercial nature.
- Sign-painting shops.
- Social clubs, fraternal organizations and community meeting halls.
- Tailor shops.
- Theaters and private assembly halls.
- Telephone central offices or service centers.
- Upholstery shops.
- Customary accessory uses and buildings incidental to any of the above permitted uses.
- Hardware stores.
- Other similar businesses.
- Computer supplies and parts.
- Computer training.
- Website creations.
- Other similar businesses.

Residential:

- Single-family detached dwellings.
- The following uses are permitted as a special exception upon approval by the Board of Appeals as outlined in

Article XI of this chapter.

- Conversion of a single-family detached dwelling into an apartment.
- Apartments.
- Child-care and adult-care centers.
- Banks and savings and loans with drive-through windows.
- Churches, synagogues, and other places of worship.
- Alcoholic beverage package stores.
- Video/arcade or amusement centers.
- Appliance stores.
- Carpenter shops.
- Department stores.
- Microbreweries and pub-breweries licensed under Article 2B of the Annotated Code of Maryland.
- Newspaper publishing establishments.
- Pet shops.
- Public utility buildings, structures or uses, including radio, television and other communications facilities.
- Bed-and-breakfast inns.
- Hand-carved furniture fabrication and/or repair and restoration.
- Blood bank centers and testing.
- Appliances, major dealers and service repair.
- Veterinarian, non-boarding.
- Lot and yard requirements.
- No minimum lot area, lot width or lot depth is required.
- No minimum lot coverage is required.
- No minimum front yard is required.
- A side yard is not required except when adjacent to a residential district, in which case eight feet are required.
- A rear yard is not required except when adjacent to a residential district, in which case 25 feet are required.

- The maximum height of a building shall be 35 feet.
- Outdoor displays of merchandise shall be limited to the linear frontage of the storefront and not more than four feet from the wall of the building. Displays shall not narrow a public sidewalk to less than six feet of clear width. Outdoor displays of edible merchandise arc prohibited.
- Outdoor displays of edible merchandise are prohibited after store hours.
- Parking and loading requirements. Parking and loading requirements shall be subject to Article VI of this chapter. No drive-through access to any establishment allowing service directly to anyone in a vehicle shall be permitted.
- Signs. All signs shall be subject to Article VII of this chapter.

Financial and employment:

- Banks, ATM, and savings and loans with no drive-through service.
- Brokerages.
- Mortgage services.
- Real estate agencies.
- Consultants.
- Employment agencies.
- Employment training services.
- Computer dealers and/or service repair.
- Computer graphics.
- And more.

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