

TANEYTOWN

SHOPPING CENTER

520 East Baltimore Street | Taneytown, MD 21787



LEASE

Property Overview

Taneytown Shopping Center, a 90,703 square foot community retail shopping center located in Taneytown, MD, is situated along East Baltimore Street (±13,000 VPD). The center is anchored by Kennie's Marketplace and is the only grocery anchored center in the area. Other co-tenants such as Family Dollar, Advance-Auto Parts, and Anytime Fitness, just to name a few. 4,200 SF will be available first quarter of 2023. The lease rate is \$13.00/SF NNN.



Ryan Myers

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

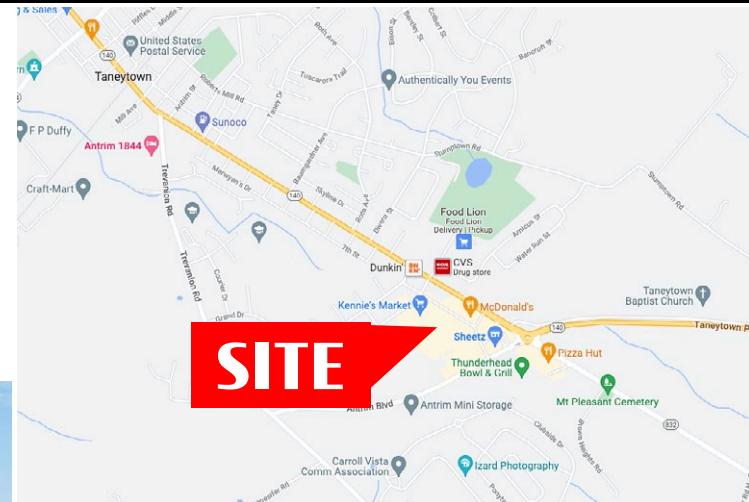
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Location

Taneytown Shopping Center is strategically positioned with significant frontage along one of the market's primary retail corridors in Taneytown. The center benefits from the high-volume traffic of East Baltimore Street, which is one of the area heaviest traveled roadways/ East Baltimore Street acts as the area's focal points for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base. With Taneytown Shopping Center being grocery anchored, the center drives a high volume of daily traffic, offering increased visibility and exposure.



Trade Area

The site shows a 7 mile radius demographic of over 23,033 people with households incomes of more than \$97,413 and daytime employment demographics equality as strong with 21,842. The demographics within a 3 miles radius include 8,518 people in 3,200 homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,373	9,099	13,692
TOTAL EMPLOYEES	931	2,244	2,741
AVERAGE HHI	\$97,639	\$96,116	\$95,880
TOTAL HOUSEHOLDS	2,018	3,412	5,158

TRAFFIC COUNTS:

E Baltimore Street - ± 13,000 VPD



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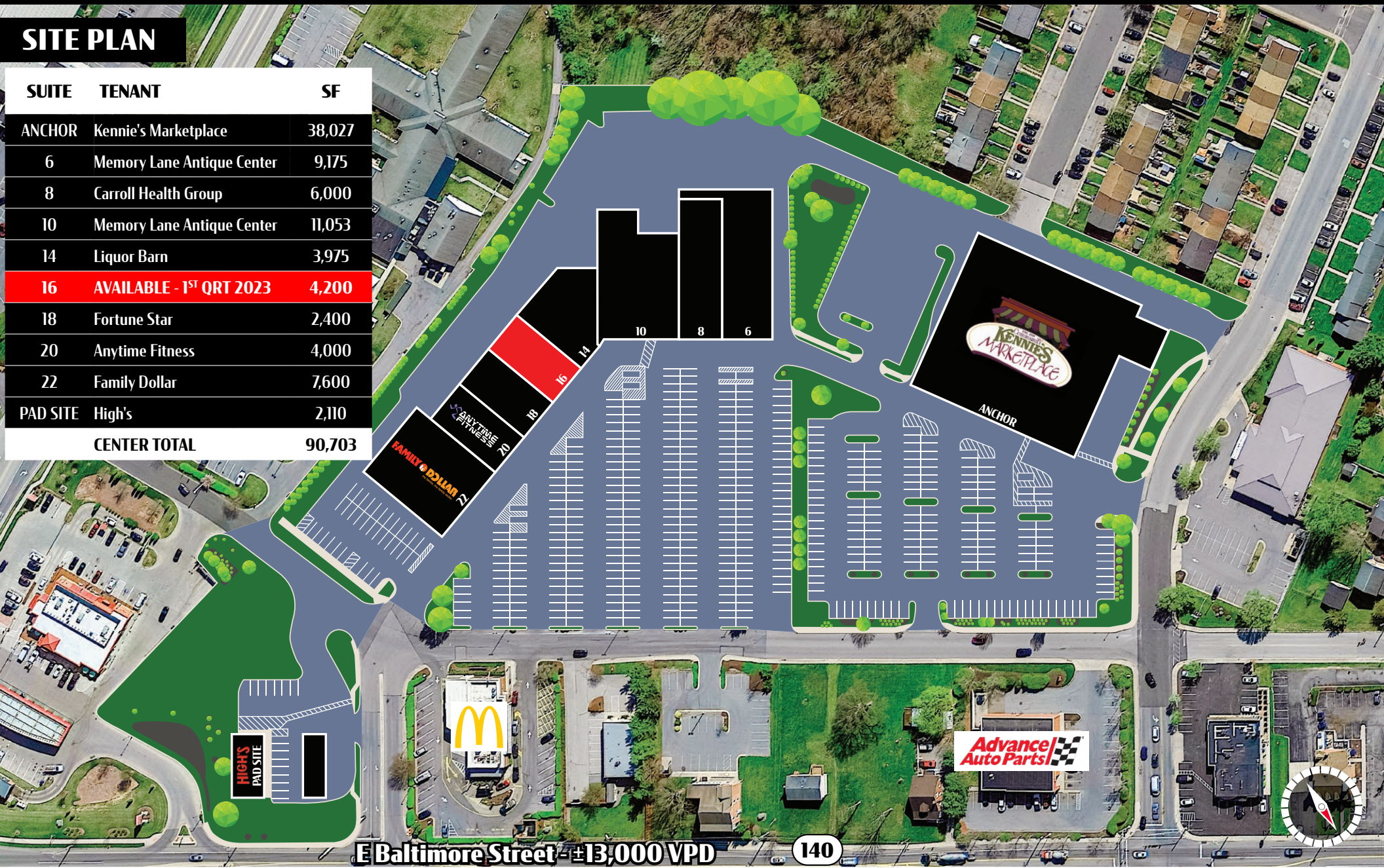
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SITE PLAN

SUITE	TENANT	SF
ANCHOR	Kennie's Marketplace	38,027
6	Memory Lane Antique Center	9,175
8	Carroll Health Group	6,000
10	Memory Lane Antique Center	11,053
14	Liquor Barn	3,975
16	AVAILABLE - 1 ST QRT 2023	4,200
18	Fortune Star	2,400
20	Anytime Fitness	4,000
22	Family Dollar	7,600
PAD SITE	High's	2,110
CENTER TOTAL		90,703



E Baltimore Street - 13,000 VPD

140

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MARKET AERIAL



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



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