

# 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. The lease rate is \$12.00/SF plus \$2.40/SF NNN. Space 8 is finish out as a medical facility. Suite 6 & 10's build out was designed for multiple vendors.



**FAMILY DOLLAR**  
my family, my family dollar.

**ANYTIME FITNESS**

**KENNIE'S MARKETS**



**AVAILABLE**  
±6,000 - 26,228 SF

**EAST BALTIMORE STREET - ±13,000 VPD**



**RYAN MYERS, CCIM**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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COMMERCIAL BROKERAGE. *Redefined.*



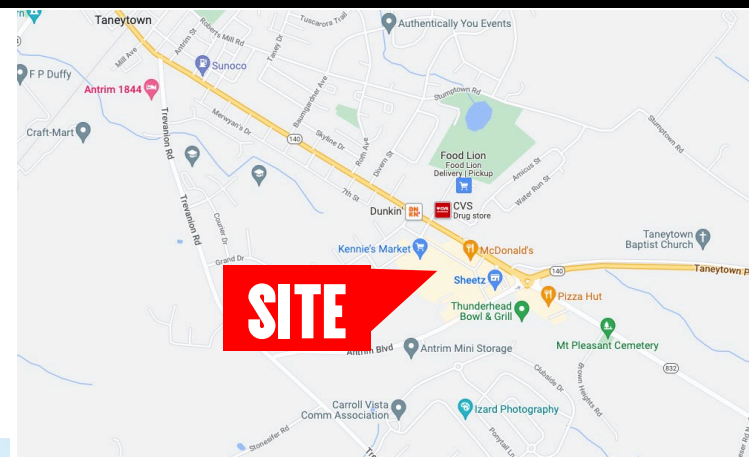
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## LOCATION

**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: <b>E Baltimore Street - ± 13,000 VPD</b>			



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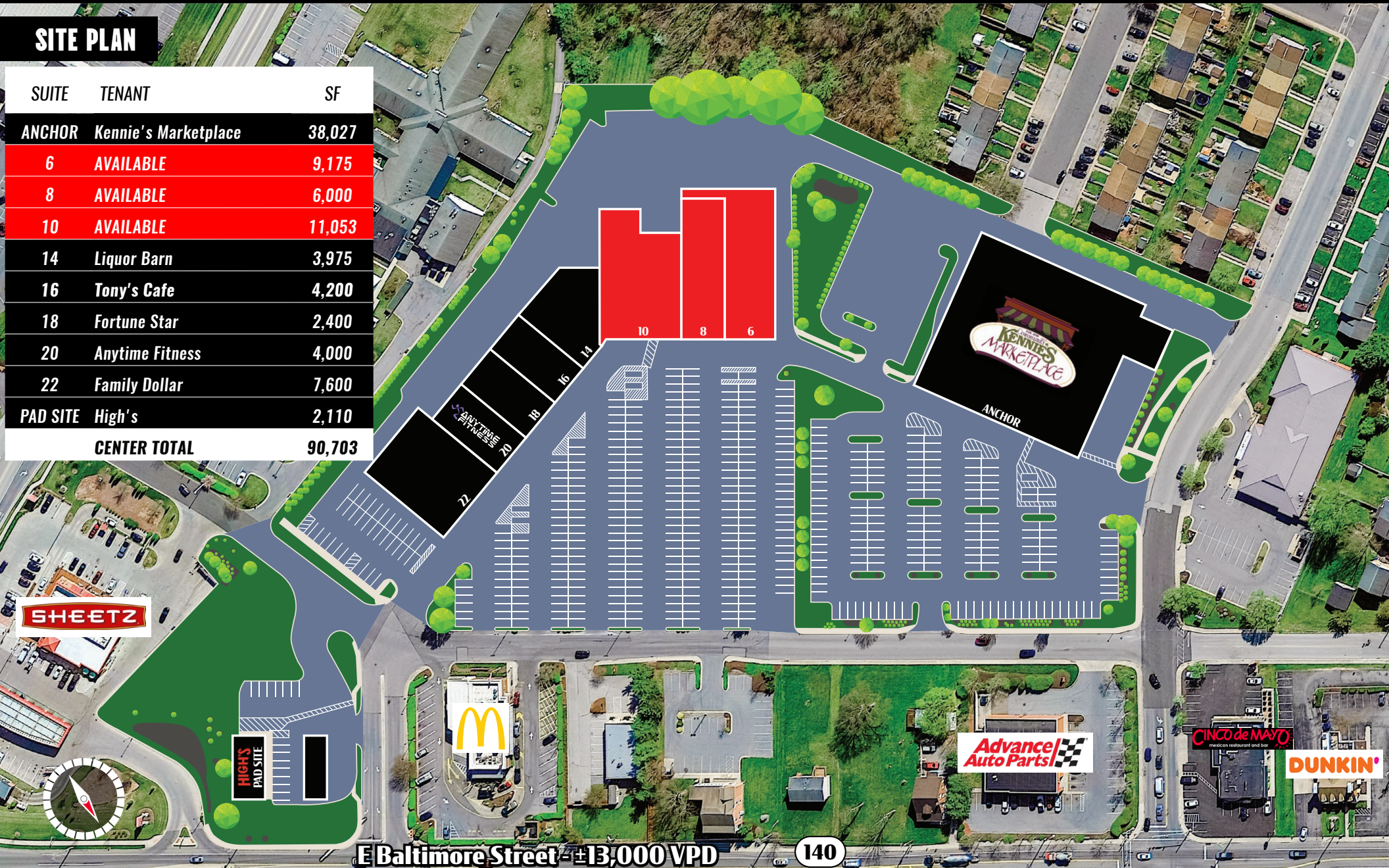
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## SITE PLAN

SUITE	TENANT	SF
ANCHOR	Kennie's Marketplace	38,027
6	AVAILABLE	9,175
8	AVAILABLE	6,000
10	AVAILABLE	11,053
14	Liquor Barn	3,975
16	Tony's Cafe	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



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## MARKET AERIAL



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# Bennett Williams

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Suite 409, Exton, PA 19341

#### STATE COLLEGE OFFICE:

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State College, PA 16803

#### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

#### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### LISTING AGENTS:



**RYAN MYERS, CCIM**

[rmyers@bennettwilliams.com](mailto:rmyers@bennettwilliams.com)

#### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

