

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$525,000

**12101 Main St, 9138 Walnut St and 9134 Walnut St
in Libertytown, Maryland**

5,500 SF Retail/Office Property

Ideal investment opportunity for a small investor or owner/user! Three of the 5 units in this complex are leased; leaving open the option for a local business to owner occupy part of the property and collect rents from tenants to assist in offsetting carry costs on the property. The vacant units are adjacent to each other, with one as a former bank site with drive up window and full finishes inside. Take advantage of this unique opportunity, as this offering is priced to sell!



ROCKY MACKINTOSH | OWNER / BROKER

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: rocky@macroltd.com

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

Fax: 301-698-9571

Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING

- ADDRESS:** 12101 Main Street, 9138 Walnut Street and 9134 Walnut Street
Union Bridge, Maryland 21791
- LEGAL:** Tax Map 0051, Parcels 0166 and 0167
- ZONING:** Frederick County: VC—The Village Center District is intended to reinforce and enhance the historically mixed-use areas within rural communities and designated growth areas. The district provides for the location of a variety of limited commercial uses and a range of housing types while maintaining the compatibility of new development with existing development through design standards. A mix of uses is encouraged in the village center, either within a single structure or as separate uses located throughout the district.
- BUILDING SIZES:**
- | | |
|--------------|--------------|
| Bank | 2,800 SF +/- |
| Front Retail | 955 SF +/- |
| Rear Retail | 1,716 SF +/- |
- PRICE:** \$525,000
- UTILITIES:** Public Water and Sewer
- CONTACT:** **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATION MAP



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PHOTOS



Bank Interior



9138 Walnut Street
Bank Exterior



Bank Interior

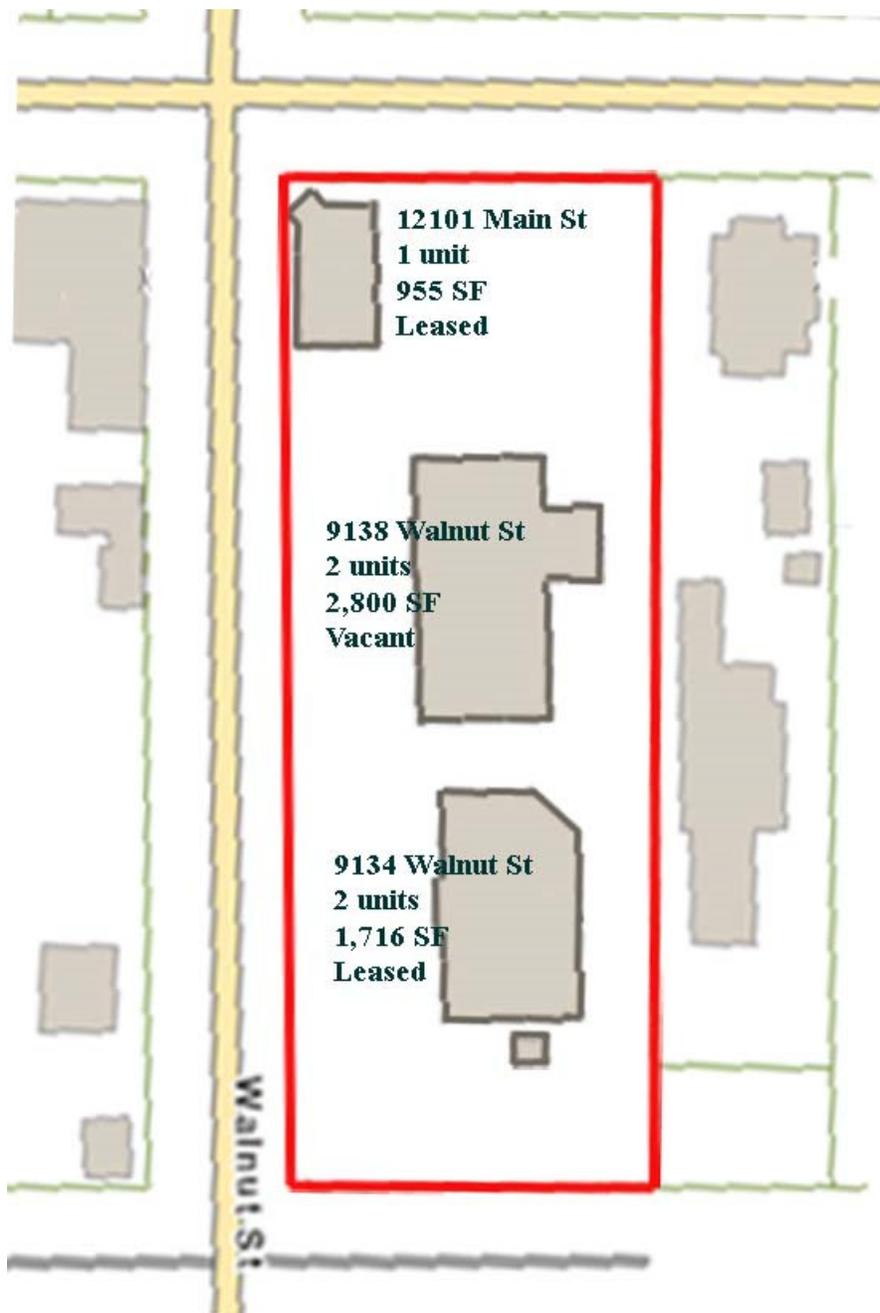


12101 Main Street
Front Retail Building



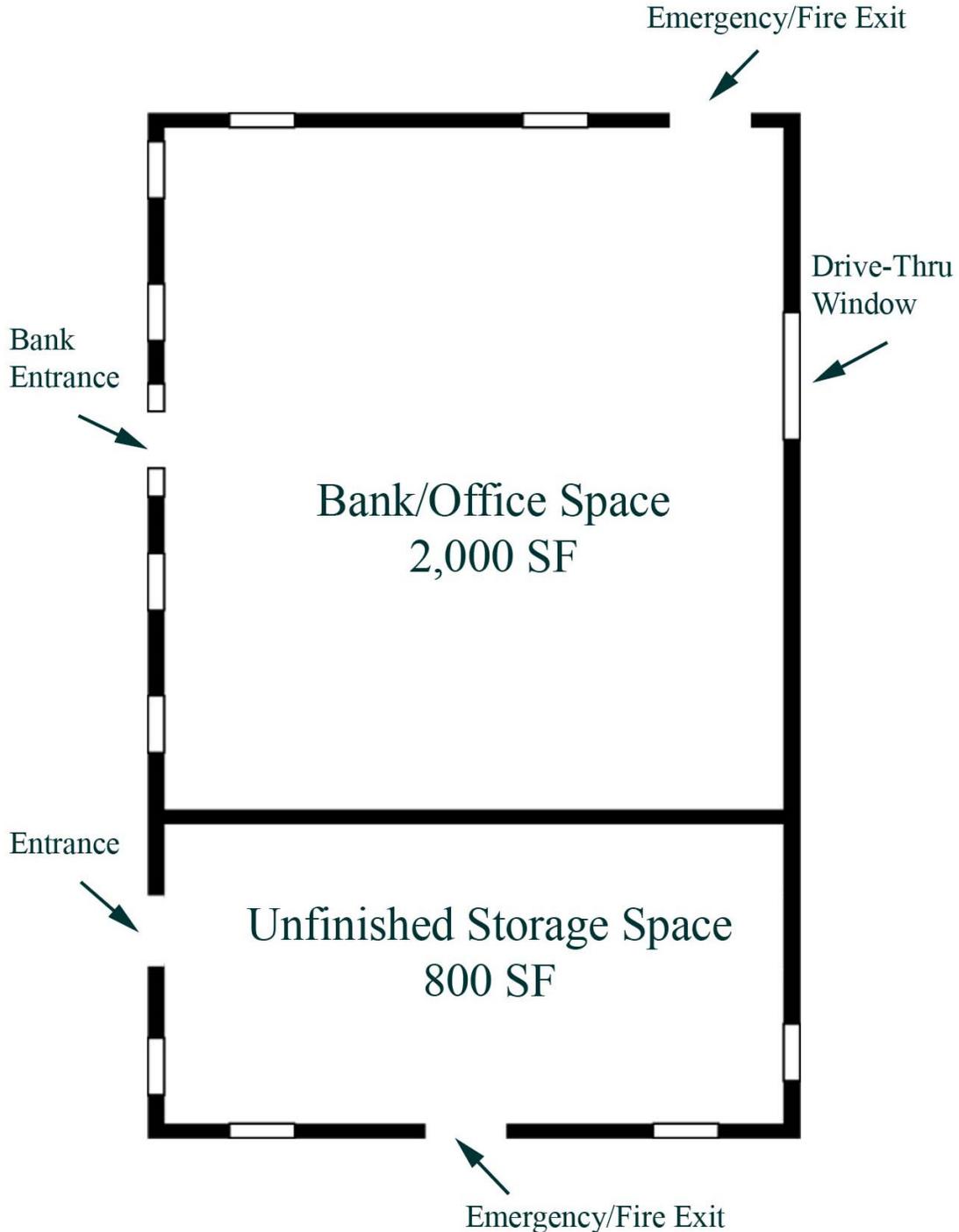
9134 Walnut Street
Rear Retail Building

SITE LAYOUT



FLOOR PLAN

9138 Walnut Street



FLOOR PLAN

12101 Main Street

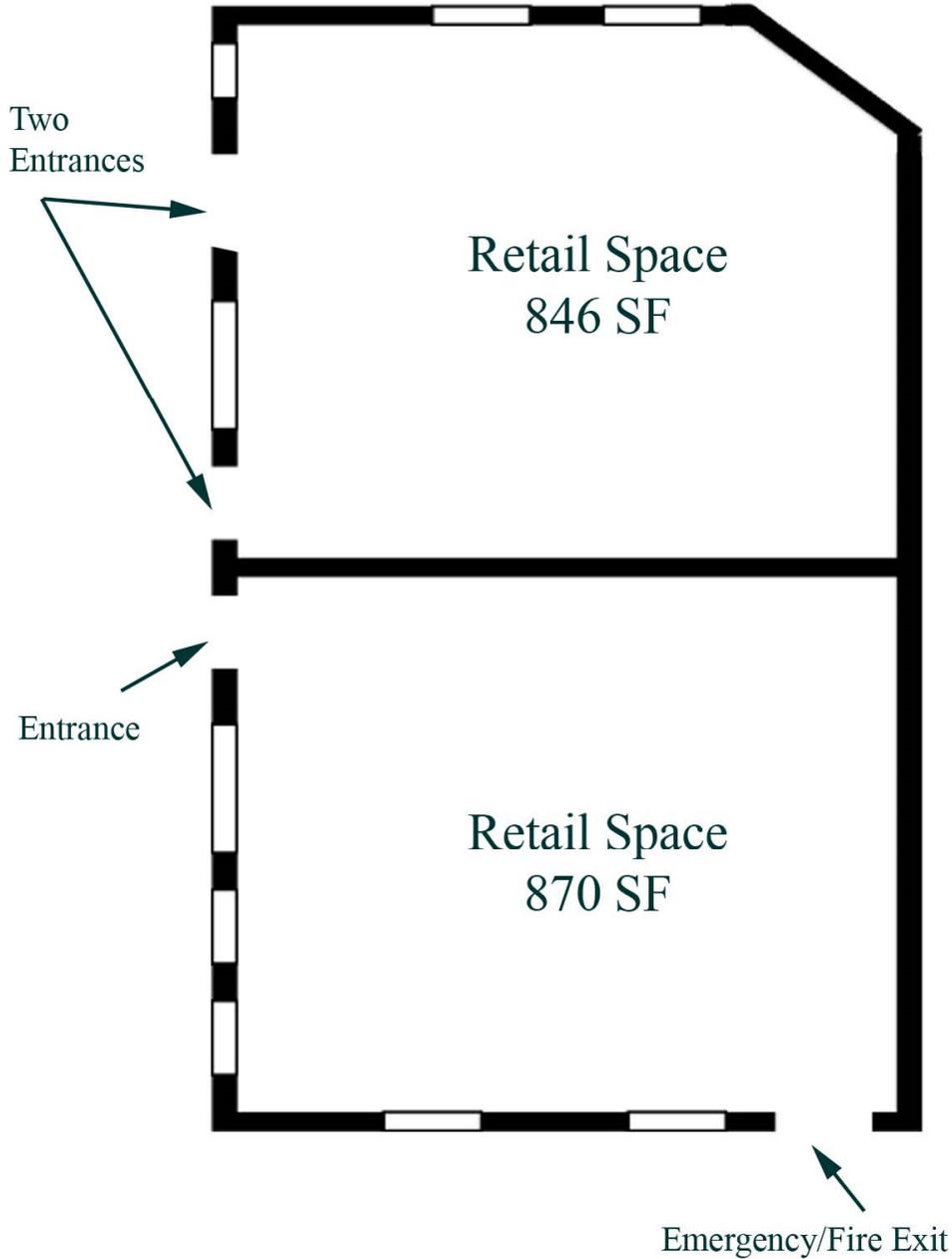
Entrance



Retail Space
955 SF

FLOOR PLAN

9134 Walnut Street



DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2020 Projection	318		9,781		112,645	
2015 Estimate	318		9,452		108,564	
2010 Census	365		9,474		104,594	
Growth 2015 - 2020	0.00%		3.48%		3.76%	
Growth 2010 - 2015	-12.88%		-0.23%		3.80%	
2015 Population by Hispanic Origin	8		315		5,628	
2015 Population	318		9,452		108,564	
White	302	94.97%	8,998	95.20%	96,211	88.62%
Black	6	1.89%	192	2.03%	6,823	6.28%
Am. Indian & Alaskan	2	0.63%	22	0.23%	325	0.30%
Asian	4	1.26%	105	1.11%	2,733	2.52%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	68	0.06%
Other	4	1.26%	136	1.44%	2,403	2.21%
U.S. Armed Forces	0		2		347	
Households						
2020 Projection	121		3,439		40,285	
2015 Estimate	120		3,322		38,790	
2010 Census	137		3,332		37,335	
Growth 2015 - 2020	0.83%		3.52%		3.85%	
Growth 2010 - 2015	-12.41%		-0.30%		3.90%	
Owner Occupied	98	81.67%	2,861	86.12%	32,286	83.23%
Renter Occupied	23	19.17%	461	13.88%	6,504	16.77%
2015 Households by HH Income	120		3,321		38,790	
Income: <\$25,000	18	15.00%	384	11.56%	4,060	10.47%
Income: \$25,000 - \$50,000	2	1.67%	349	10.51%	5,033	12.97%
Income: \$50,000 - \$75,000	13	10.83%	379	11.41%	5,680	14.64%
Income: \$75,000 - \$100,000	27	22.50%	468	14.09%	5,706	14.71%
Income: \$100,000 - \$125,000	15	12.50%	523	15.75%	5,474	14.11%
Income: \$125,000 - \$150,000	19	15.83%	410	12.35%	4,021	10.37%
Income: \$150,000 - \$200,000	12	10.00%	458	13.79%	4,755	12.26%
Income: \$200,000+	14	11.67%	350	10.54%	4,061	10.47%
2015 Avg Household Income	\$118,329		\$116,414		\$112,706	
2015 Med Household Income	\$99,999		\$103,848		\$95,250	

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TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	South St	Trammels Aly	0.05 W	2014	391	MPSI	.20
2	North St	Trammels Aly	0.04 W	2014	216	MPSI	.22
3	Trammels Aly	Liberty Rd	0.03 S	2014	416	MPSI	.24
4	Liberty Rd	Trammels Aly	0.03 E	2014	9,230	MPSI	.26
5	Green Valley Rd	North St	0.33 S	2014	3,976	MPSI	.43
6	Green Valley Rd	North St	0.59 N	2014	4,557	MPSI	.51
7	New Windsor Rd	Fountain School Rd	0.46 NE	2014	3,305	MPSI	.52
8	Woodsboro Rd	North St	0.40 SE	2014	1,799	MPSI	.69
9	Liberty Rd	Dollyhyde Rd	0.17 W	2014	5,354	MPSI	.71
10	Daysville Rd	Main St	0.17 SE	2014	1,695	MPSI	.74

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ZONING

Frederick County Zoning – Village Center (VC)

Village Center (VC)

The Village Center District (VC) is intended to reinforce and enhance the historically mixed-use areas within rural communities and designated growth areas. The district provides for the location of a variety of limited commercial uses and a range of housing types while maintaining the compatibility of new development with existing development through design standards. A mix of uses is encouraged in the village center, either within a single structure or as separate uses located throughout the district.

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

- Agricultural Activities
- Apiary
- Agritourism Enterprise
- Limited/Commercial Roadside Stand
- Single-Family Detached
- Duplex Dwelling
- Two-Family Dwelling
- Townhouse
- Multifamily Dwellings
- Multifamily Group Developments
- Caretaker Residence in Conjunction with a Permitted Use
- Accessory Apartment
- Bed and Breakfast
- Motel, Hotel
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Book and Magazine
- Camera
- Convenience Stores
- Department Store or Variety Store
- Farm Equipment Sales or Service
- Florist
- Furniture Repair
- Shopping Center
- Gift/Souvenir
- Hardware/Garden Center
- Hobby Shop
- Horse Tack and Saddlery Shop
- Household Furnishing
- Jewelry
- Music and Record Shops
- Office Equipment
- Paint Store
- Pet Store
- Pet Training/Day Care/Grooming Facility
- Pharmacy
- Radio and TV Sales and Service
- Shoe Store
- Sporting Goods
- Stone Monument Sales
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Barber and Beauty Shops
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Dance and Music Studio
- Dry Cleaning and Laundromat
- Medical Clinic
- Office Business
- Office Professional
- Photography Studio
- Restaurant
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Continued Next Page

VC ZONING (CONTINUED)

- Automobile Repair or Service Shop
- School Bus Parking
- Animal Hospital or Veterinary Clinic
- Kennel
- Bowling Alley
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Indoor
- Museums/Gallery
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Group Homes, Small Private
- Group Home, Large
- Hospital
- Assisted Living Facility
- Nursing Home
- Place of Worship
- Private School
- Community Fire and Rescue Service
- College or University
- Public School
- Nongovernmental Utility
- And More...