

FOR SALE

\$650,000

108 North Carroll Street, Thurmont, Maryland 21788



12,200 SF Warehouse in Thurmont

This 12,200 SF warehouse with 14' high drive-in bay is situated on 1.19 acres in Thurmont, Maryland and is ideal for a manufacturing shop, contractor workshop or storage facility.

Property Details

- Abundant Parking
- Drive-in Bays
- Kitchenettes
- Bathrooms
- High Ceilings

PRESENTING

Location: 108 N. Carroll Street, Thurmont, Maryland 21788

Legal: Tax Map 0751, Parcel 1946

Zoning: Town of Thurmont: I-1— The Industrial District (I-1) is intended for the location of commercial and industrial uses of a warehousing, research, and manufacturing nature. The appropriateness of an industry to be located in the town in this district is to be governed by performance standards to maintain high standards of water, air, noise, odor, and aesthetic quality.

Utilities: Public Water and Sewer
Central Air Conditioning and Propane Heat

Contact: Rocky Mackintosh, Broker
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macroltd.com

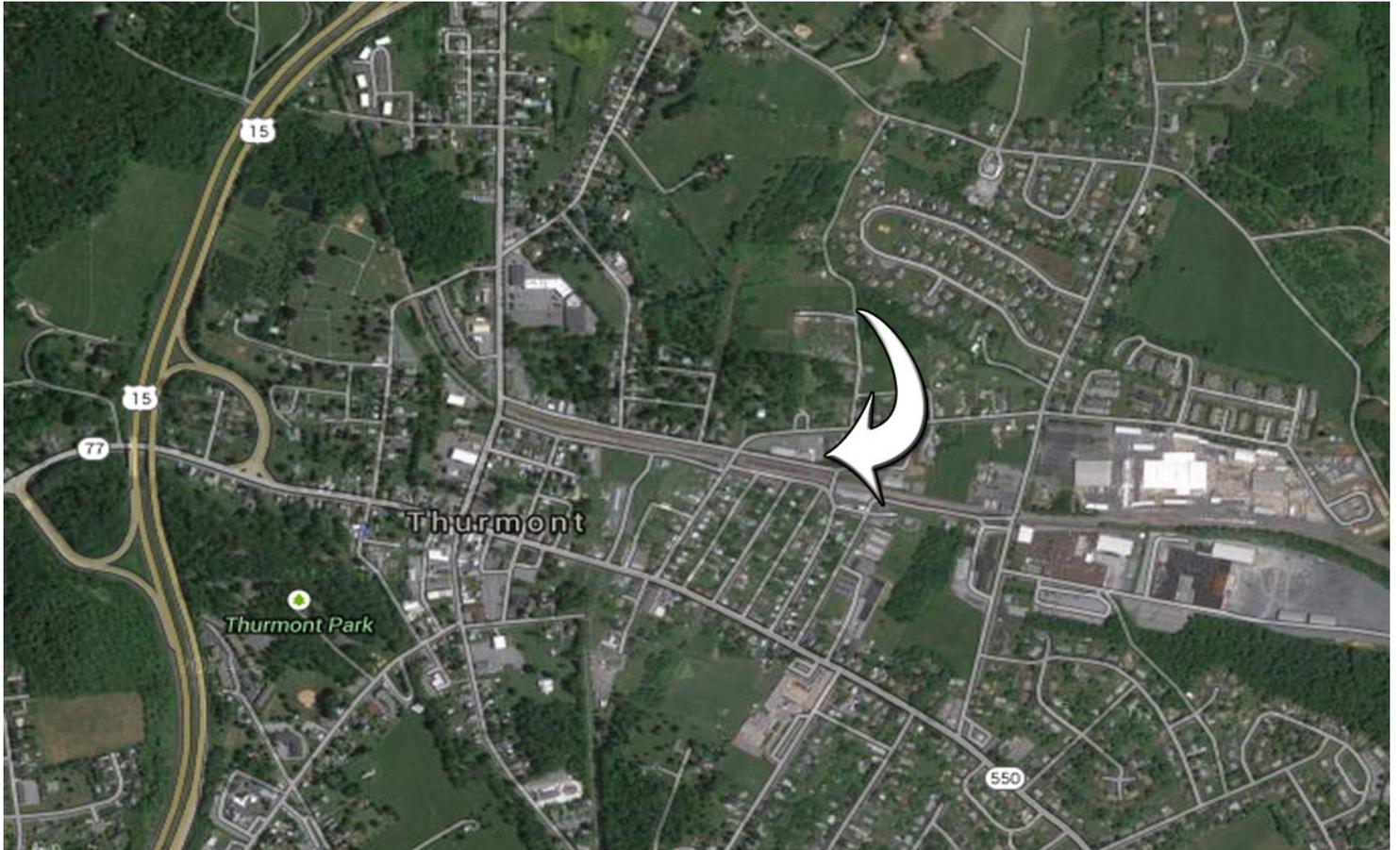
Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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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LTD.
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PHOTOS

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DEMOGRAPHICS

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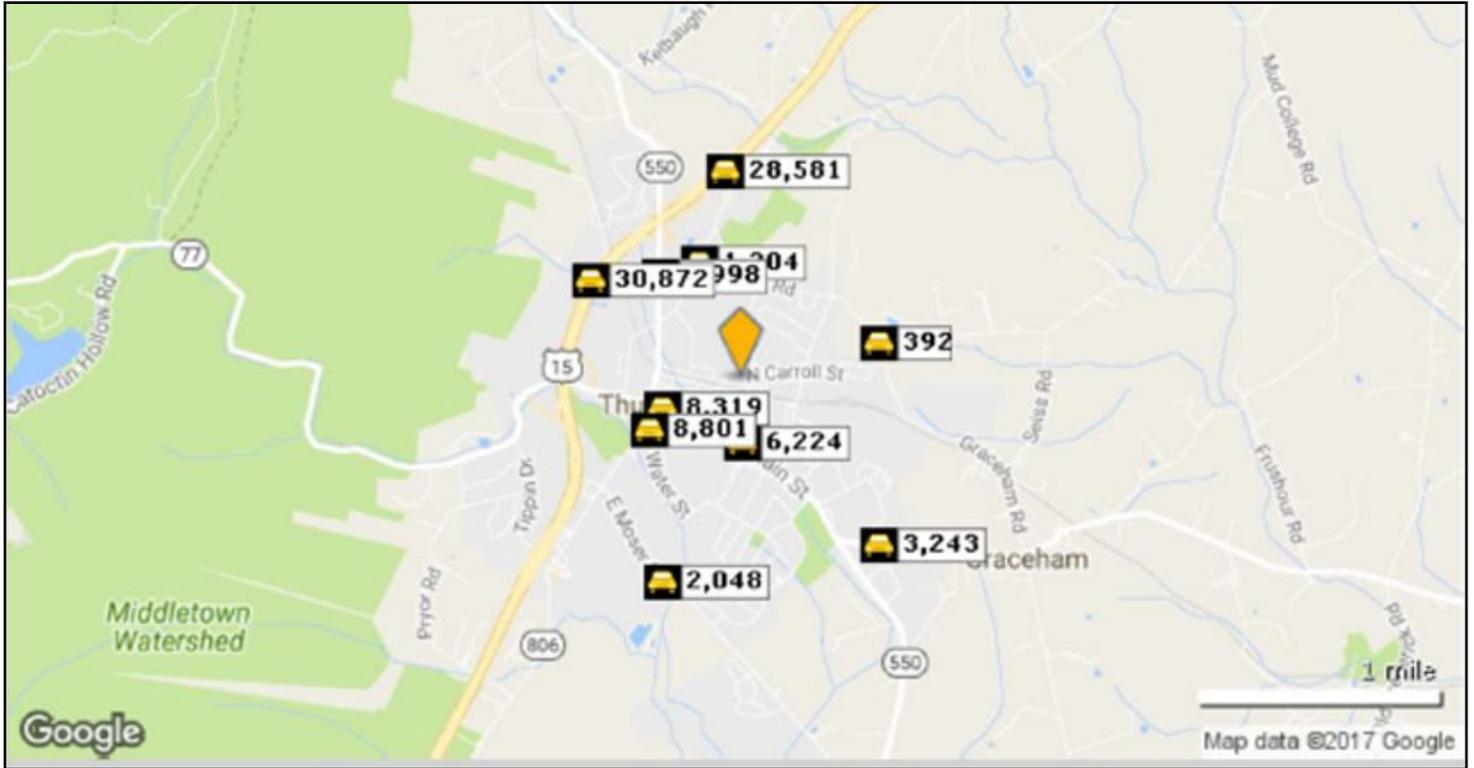


Radius	1 Mile		5 Mile		10 Mile	
Population						
2022 Projection	5,907		12,350		50,447	
2017 Estimate	5,712		12,006		49,472	
2010 Census	5,446		11,784		49,420	
Growth 2017 - 2022	3.41%		2.87%		1.97%	
Growth 2010 - 2017	4.88%		1.88%		0.11%	
2017 Population by Hispanic Origin	159		302		1,540	
2017 Population	5,712		12,006		49,472	
White	5,489	96.10%	11,513	95.89%	46,923	94.85%
Black	59	1.03%	165	1.37%	1,136	2.30%
Am. Indian & Alaskan	26	0.46%	42	0.35%	153	0.31%
Asian	46	0.81%	126	1.05%	539	1.09%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	8	0.02%
Other	92	1.61%	159	1.32%	712	1.44%
U.S. Armed Forces	20		44		133	
Households						
2022 Projection	2,248		4,482		18,323	
2017 Estimate	2,172		4,354		17,962	
2010 Census	2,072		4,266		17,933	
Growth 2017 - 2022	3.50%		2.94%		2.01%	
Growth 2010 - 2017	4.83%		2.06%		0.16%	
Owner Occupied	1,598	73.57%	3,419	78.53%	14,322	79.73%
Renter Occupied	574	26.43%	935	21.47%	3,640	20.27%
2017 Households by HH Income	2,172		4,353		17,962	
Income: <\$25,000	388	17.86%	634	14.56%	2,341	13.03%
Income: \$25,000 - \$50,000	477	21.96%	847	19.46%	3,459	19.26%
Income: \$50,000 - \$75,000	367	16.90%	838	19.25%	3,647	20.30%
Income: \$75,000 - \$100,000	245	11.28%	585	13.44%	2,578	14.35%
Income: \$100,000 - \$125,000	302	13.90%	710	16.31%	2,481	13.81%
Income: \$125,000 - \$150,000	146	6.72%	260	5.97%	1,125	6.26%
Income: \$150,000 - \$200,000	180	8.29%	311	7.14%	1,406	7.83%
Income: \$200,000+	67	3.08%	168	3.86%	925	5.15%
2017 Avg Household Income	\$80,043		\$84,198		\$88,239	
2017 Med Household Income	\$64,908		\$70,816		\$71,740	

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TRAFFIC REPORT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Main St	Maple Dr	0.02 NW	2015	6,224	MPSI	.26
2 E Main St	S Center St	0.01 E	2015	8,319	MPSI	.34
3 Water St	Park Ln	0.02 S	2015	8,801	MPSI	.43
4 Emmitsburg Rd	Eyler Rd	0.17 NE	2015	1,304	MPSI	.52
5 N Church St	Sandy Spring Ln	0.03 S	2015	8,998	MPSI	.55
6 Graceham Rd	Apples Church Rd	0.14 NW	2015	392	MPSI	.62
7 Catoc Mountain Hwy	N Church St	0.39 NE	2015	30,872	MPSI	.75
8 Catoc Mountain Hwy	Emmitsburg Rd	0.07 NE	2015	28,581	MPSI	.88
9 E Moser Rd	Moser Rd	0.08 SE	2015	2,048	MPSI	.90
10 Rocky Ridge Rd	Sunny Way	0.07 W	2015	3,243	MPSI	.91

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ZONING

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Town of Thurmont – Industrial (I-1)

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

- Warehousing
- Storage
- Manufacturing Uses of Light Nature and Research & Development or Science Oriented
- Retail
- Service and Professional Activity - Intensive (including auto-oriented uses)
- Commercial Business
- Personal Services
- Building Contractor Trades
- Commercial Wholesaling & Agricultural Processing
- Lab Research/Testing
- And more...

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