

# FOR SALE

\$250,000

12 North Main Street, Boonsboro MD 21713

**MacRo**<sup>LTD.</sup>  
COMMERCIAL REAL ESTATE™



## Mixed-Use Investment Opportunity in Town of Boonsboro

This 3,480 SF mixed-use investment property includes a 2,511 SF storefront, perfect for owner/user, on the first floor and a 969 SF leased residential apartment on the second floor. Ideal uses for the quaint storefront include, but are not limited to, a retail shop or restaurant.

Contact Ashleigh for details on leased apartment, with tenant in perpetuity, and restaurant equipment.

The Town of Boonsboro is nestled at the foot of South Mountain and located between Hagerstown and Frederick. This rural town offers visitors an array of local attractions: a Town Museum featuring historical artifacts, a restored 1902 Trolley Station, a beautiful Park and the Inn Boonsboro—a historic bed-and-breakfast located on the Square owned by New York Times

## PRESENTING

**Location:** 12 North Main Street, Boonsboro, MD 21713

**Legal:** Tax Map 0405, Parcel 1168

**Zoning:** Town of Boonsboro Zoning: Town Center —The Town Center district includes the mix of uses in Boonsboro's downtown that help define the Town's historic and aesthetic identity. The Town Center is characterized by medium to high-density residential development mixed (often in the same building) with commercial, office, and institutional uses.

**Building Size:** 3,480 SF

**Utilities:** Water, Sewer, Electric and Gas

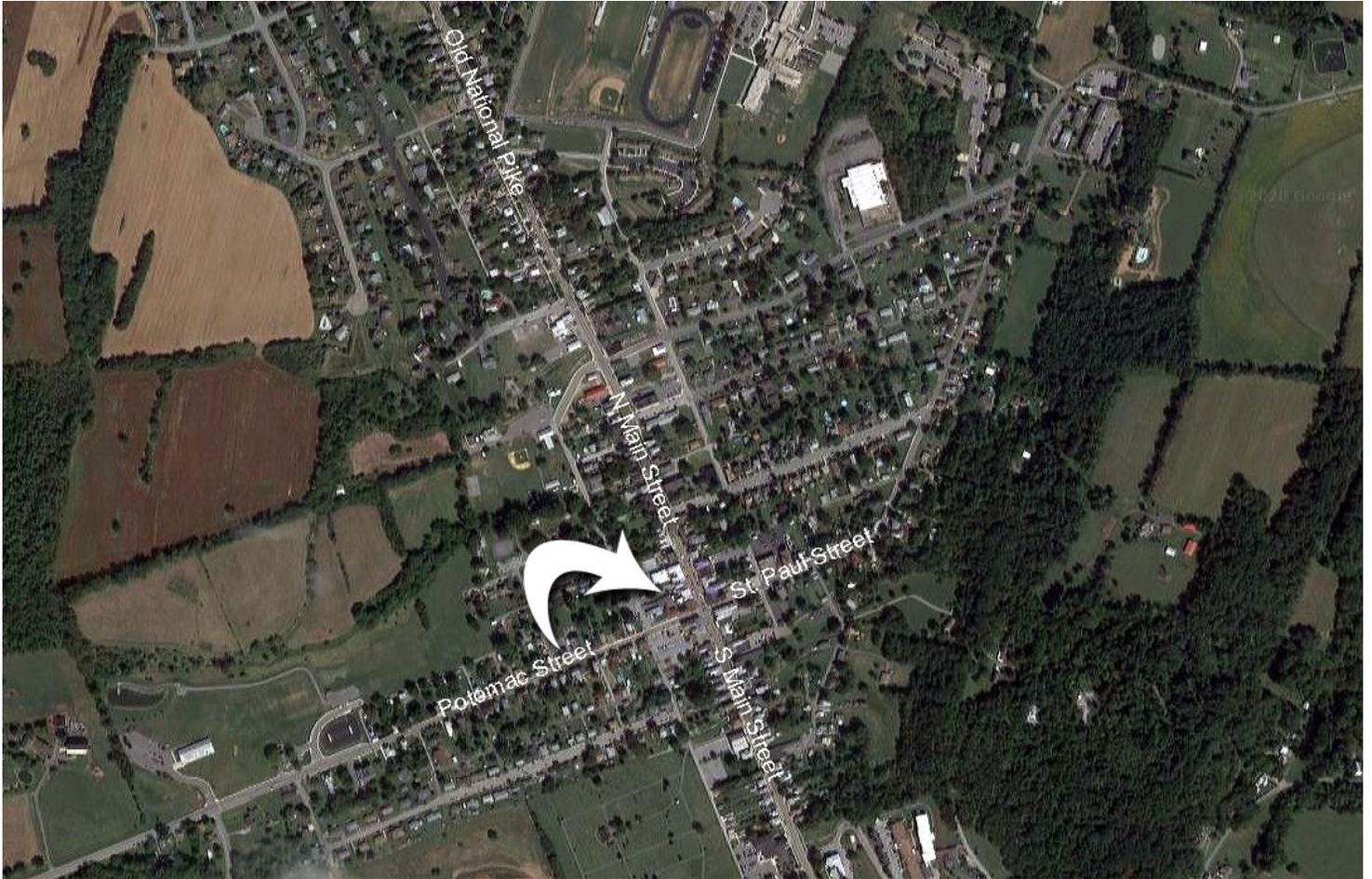
**Contact:** Ashleigh Kiggans, Vice President  
Office: 301-698-9696 ext. 205  
Mobile: 703-507-1069  
Email: ashleigh@macroltd.com

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# LOCATION MAP

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# DEMOGRAPHICS



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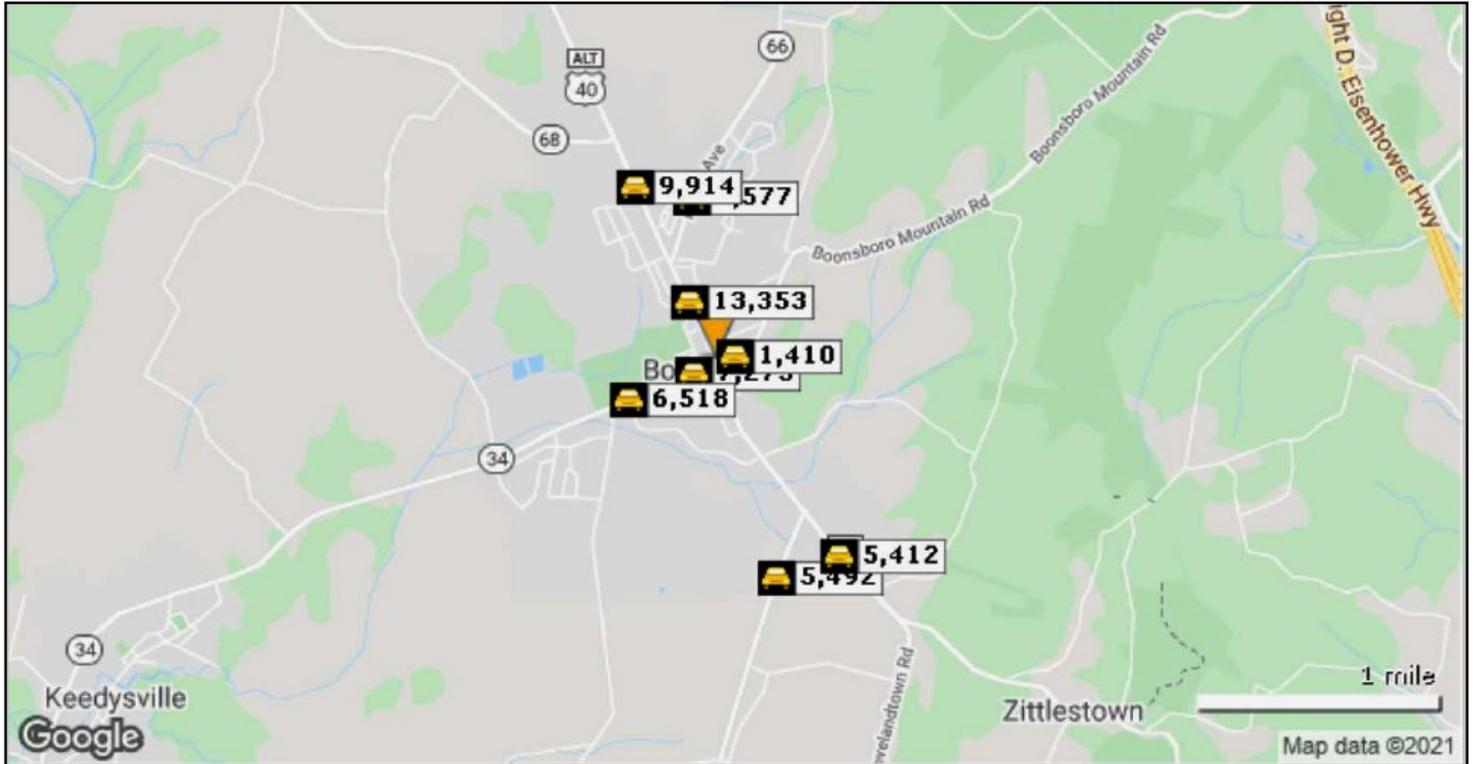
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	3,256		7,298		15,996	
2020 Estimate	3,205		7,184		15,662	
2010 Census	3,128		7,059		15,400	
Growth 2020 - 2025	1.59%		1.59%		2.13%	
Growth 2010 - 2020	2.46%		1.77%		1.70%	
<b>2020 Population by Hispanic Origin</b>	77		245		548	
<b>2020 Population</b>	3,205		7,184		15,662	
White	3,058	95.41%	6,816	94.88%	14,815	94.59%
Black	85	2.65%	199	2.77%	394	2.52%
Am. Indian & Alaskan	6	0.19%	17	0.24%	44	0.28%
Asian	25	0.78%	70	0.97%	189	1.21%
Hawaiian & Pacific Island	1	0.03%	4	0.06%	5	0.03%
Other	29	0.90%	78	1.09%	215	1.37%
U.S. Armed Forces	13		26		35	
<b>Households</b>						
2025 Projection	1,277		2,711		5,829	
2020 Estimate	1,255		2,666		5,702	
2010 Census	1,221		2,610		5,587	
Growth 2020 - 2025	1.75%		1.69%		2.23%	
Growth 2010 - 2020	2.78%		2.15%		2.06%	
Owner Occupied	917	73.07%	2,130	79.89%	4,790	84.01%
Renter Occupied	338	26.93%	536	20.11%	911	15.98%
<b>2020 Households by HH Income</b>	1,256		2,666		5,701	
Income: <\$25,000	162	12.90%	231	8.66%	426	7.47%
Income: \$25,000 - \$50,000	273	21.74%	561	21.04%	1,006	17.65%
Income: \$50,000 - \$75,000	260	20.70%	532	19.95%	954	16.73%
Income: \$75,000 - \$100,000	150	11.94%	276	10.35%	653	11.45%
Income: \$100,000 - \$125,000	140	11.15%	330	12.38%	876	15.37%
Income: \$125,000 - \$150,000	69	5.49%	170	6.38%	390	6.84%
Income: \$150,000 - \$200,000	119	9.47%	345	12.94%	733	12.86%
Income: \$200,000+	83	6.61%	221	8.29%	663	11.63%
<b>2020 Avg Household Income</b>	\$90,651		\$102,230		\$113,778	
<b>2020 Med Household Income</b>	\$70,144		\$75,815		\$92,783	

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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	Potomac Street	Cemetery Ln	0.01 SW	2020	7,273	MPSI	.10
2	Saint Paul Street	High St	0.01 NE	2020	1,410	MPSI	.10
3	N Main St	Stouffer Ave	0.02 NW	2020	13,353	MPSI	.27
4	Potomac St	Monument Dr	0.01 SW	2018	6,518	MPSI	.39
5	Maple Avenue	Campus Ave	0.06 N	2020	5,577	MPSI	.71
6	N Main St	Knoder Cir	0.19 SE	2020	9,914	MPSI	.81
7	Rohrersville Rd	Appletown Rd	0.08 SW	2020	5,492	MPSI	.95
8	Old National Pike	Gilardi Rd	0.20 SE	2020	5,412	MPSI	.97

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# TOURISM INFORMATION

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**Boonsborough Museum of History** - Respected as one of the finest private museums in the region, the Boonsborough Museum houses an extensive Civil War collection that includes items from the Antietam and Gettysburg Campaigns, as well as historical items pertaining to Boonsboro's history. Located at 113 North Main Street, this beautiful collection is owned and maintained by Doug Bast, local historian. Open to the public May through September on Sunday from 1 PM to 5 PM, or by appointment.

**William Boone Family Gravesite** - William Boone, one of the co-founders of Boonsboro, is buried in a gravesite behind the Trinity Reformed United Church of Christ. In 1791, William acquired Fellowship, an adjacent 140-acre tract from Valentine Nicodemus. This property lay at the intersection of the wagon road connecting Fredericktown and Hagerstown and a secondary road branching off to Sharpsburg. Because of this prime location, William and his brother George envisioned establishing a town. A year later, in 1792, the brothers laid out 44 half-acre lots, 22 on each side of the main wagon road, with the town square at the intersection with the road to Sharpsburg. Many of the early residents of Boonsboro were merchants and land speculators. The Boone farmhouse stood behind today's Trinity Reformed United Church of Christ and, on his death, William was buried on his property. Four years later in 1802, when the planning and construction of the Salem Church (also known as the Old Stone Church) began on land acquired from the William Boone family, the Old Salem Graveyard was established. William and Susanna's graves are located in the northwest corner of the cemetery at the rear of Trinity United Church of Christ. Her headstone reads, "Susanna Boone, Proprietress of Boonsboro." The gravesite is located to the rear of 33 Potomac Street and is open to the public.

**Boonsboro Trolley Museum** - The Trolley Museum is located at the intersection of North Main Street and Shafer Park Drive. The original building has been restored and was the Boonsboro Trolley Stations from 1902 to 1938. It is the last remaining trolley station in Washington County. The museum was dedicated September 12, 2009 and houses trolley artifacts and photos. Open to the public May through October on the 4th Sunday of the month from 2 PM to 5 PM, or by appointment. Call 301-432-7030.

**Bowman House and Boonsboro Historical Society** - The Bowman House, built by Jacob Powles during the first half of the 19th century, is typical of log houses built in Western Maryland. In 1868, John E. Bowman purchased the log house and established the Boonsboro Pottery. His kiln was about 75 feet to the rear of the building. The pottery closed in 1908, succumbing to mass-produced materials. The building is now the office of the Boonsboro Historical Society. Located at 323 North Main Street. Open May to October on the fourth Sundays, 1 PM to 4 PM. Call 301-432-5889.

**Washington Monument State Park** - On the summit of South Mountain, a spur of the Blue Ridge chain, stands the rugged stone tower known as The Washington Monument, the first monument dedicated to the memory of George Washington. Rising majestically to a height of 34 feet, the tower was built by the citizens of the village of Boonsboro in 1827. It has been said, "As monuments go, none was ever built with purer or more reverent patriotism." Washington Monument State Park is located in Washington County, 4 miles east of Boonsboro, off Alternate Route 40. The Appalachian Trail winds through this park and passes the base of the monument. Washington Monument State Park offers an accessible picnic area, playground and museum.

**The 13th North Carolina Company B Memorial** - The members of the 13th North Carolina Troops Company B, spear headed the erection of a monument to the North Carolina Troops who fought at the battle of South Mountain Maryland. The North Carolina Monument is located at Fox's Gap on the Reno Monument Road just east of Boonsboro. The General Garland Trail meanders over 1,100 feet of very easy flat walking trails with historic signs along the way to the North Carolina Monument. The monument is a tribute to all the North Carolinians who fought and died at South Mountain.

**Greenbrier State Park** - Greenbrier is a multi-use park providing many kinds of recreation. The Appalachian Trail passes through the park. The 42-acre man-made lake and beach draw many visitors who enjoy swimming, canoeing, hiking, picnicking, fishing and hunting. Located on US40, this state park offers many recreational opportunities. Picnic tables, grills, playgrounds and four lakefront rental gazebos are available in the day use area. The Park offers campsites conveniently located near bathhouses with hot showers. Reservations may be made by calling 1-888-432-2267. Park opens daily, 8 AM to sunset.

**South Mountain State Park** - Located on the Ridge of South Mountain, the South Mountain State Park extends the length of the mountain from Pen-Mar to Weverton. There are only a few campsites located in the shelters that line the trails. However, by following this trail, you will come upon the Appalachian Trail, which provides a myriad of hiking and camping possibilities. Hike along 40 miles of the 2,050-mile long Appalachian Trail and reflect on the Civil War Battle of South Mountain fought here in September 1862. Please click [here](#) for additional information.

**War Correspondents Arch** - Gathland State Park was once the mountain home of George Alfred Townsend, a Civil War journalist. It is the site of a unique collection of buildings and structures that he designed and constructed, some of which have been restored. A large, stone monument dedicated to war correspondents is an outstanding attraction. The Appalachian Trail traverses the park and passes the monument base. Maryland has 41 miles of the interstate hiking trail. This park only lies one mile east of Maryland 67, just south of Boonsboro on Gapland Road. There are various trails that are suitable for hiking, all leading to beautiful picnic grounds. There are ongoing Civil War re-enactments throughout the summer. The annual "Living History" weekend annually occurs the first weekend after Labor Day and portrays various aspects of the soldiers' life including infantry, cavalry, and artillery demonstrations.

**Antietam National Battlefield** - One of America's best-preserved battlefields, Antietam was the site of the bloodiest one-day battle in United States history. On September 17, 1862, more than 23,000 men were killed, wounded, captured or missing in General Robert E. Lee's first invasion of the North. The eight and one-half mile driving tour highlights historic Dunker Church, Bloody Lane, Burnside Bridge, more than 350 monuments, tablets and markers, and 41 cannons. Also located on the grounds is the National Cemetery, the final resting place for 4776 Union soldiers (1,836 unknown) who lost their lives at South Mountain, Antietam, Monocacy and other battles in the area.

**Crystal Grottoes Caverns** - The Caverns features many pure white-colored stalactites and stalagmites; natural sculptures and other formations can be seen from illuminated walkways, including 'Old Father Time,' and 'The King on His Throne'. Guided tours explain the history, formations, and geological aspects of the caverns. Located at 19821 Shepherdstown Pike in Boonsboro. Open daily 9 AM to 6 PM April through October, and weekends 11 AM to 4 PM November through March.

**River & Trails Outfitters** - River & Trail offers guided whitewater rafting, tubing, kayaking, canoeing, climbing, cycling and hiking trips in the historic Harpers Ferry area. River trips and lessons take place in Maryland, Virginia, and West Virginia on the Potomac and Shenandoah Rivers and Antietam Creek.

**Elk Mountain Trails** - Come ride the trails of historic Harper's Ferry. Elk Mountain Trails takes you on horseback through the Blue Ridge Mountains or the banks of the Potomac River. You'll ride the C&O Canal past the antiquated locks and lock houses of yesteryear, through a wilderness abundant with deer, birds and wildlife. Take home a memory of our magical past with all its beauty and excitement.

**Shepherdstown Pedal & Paddle** - Shepherdstown Pedal & Paddle is a full service bicycle, canoe and kayak shop located in beautiful Shepherdstown, West Virginia. They offer rentals of bicycles for riding on the C&O Canal bike path and Antietam Battlefield. Their rental fleet includes mountain bikes, kids bikes, comfort bikes, and road bikes. They also rent canoes, kayaks and float tubes for paddling a peaceful section of the Potomac River.

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# ZONING

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## Town of Boonsboro Zoning – TC (Town Center)

The Town Center district includes the mix of uses in Boonsboro’s downtown that help define the Town’s historic and aesthetic identity. The Town Center is characterized by medium to high-density residential development mixed (often in the same building) with commercial, office, and institutional uses.

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

- Accessory Apartments.
- Single-family detached dwellings, including pre-fabricated, modular, panelized or sectional dwellings.
- Tow-family “duplex” dwellings, as defined in Article 2.
- Two-family semi-detached dwelling
- Single-family attached “townhouse” dwellings, as defined in Article 2.
- Multi-family “apartment” dwellings, as defined in Article 2.
- Multi-family condominium dwelling units, as defined in Article 2.
- Dwelling unit in conjunction with a principal non-residential use.
- Bed-and-breakfast, rooming, or temporary boarding houses, as defined in Article 2.
- Customary home occupations and home professional offices, as defined in Article 2.
- Parks designed or intended for passive recreation or open space.
- Private or membership clubs or lodges not operated commercially, nor conducted primarily as a business enterprise.
- Churches and other places of worship.
- Meeting or assembly halls for philanthropic, religious, fraternal, civic or other non-profit organizations/corporations see setback requirements in Section 501.
- Civic buildings, including community centers, museums, post offices, libraries, fire and rescue stations and halls and public office buildings erected or used by Federal, State, County or municipal governments or agencies thereof.
- Child care centers—licensed, or drop-in centers, as defined in Article 2.
- Business—services.
- Professional offices.
- Medical and dental offices or clinics for outpatient treatment, including accessory laboratory facilities.
- Hotels, motels, and the like. See Section 506.
- Printing, photographic processing, blueprinting, photocopying, and similar reproduction services, and facsimile transmission except publishing.
- Parking lot or garage as a commercial or public enterprise, provided that a solid wall shall screen such parking lot, screen or fence at least Three (3) feet high or by dense evergreen plantings of equal height. All screening shall be continuously maintained.
- Business—personal service.
- Restaurants and the like, except drive-in and drive-through restaurants, as defined in Article 2.
- Business—neighborhood retail.
- Business—general retail.
- Signs, see the provision of Article 7, including: Off-premises directional signs. See Section 708-B; Temporary signs. See Sections 701-D and 708-D.
- Taverns.
- Essential utility equipment, as defined in Article 2.
- Utility equipment—other, prior to the construction of or any overhead electrical power line of 69 kV or greater capacity, of any cross country telephone trunk line including microwave facilities, of any underground pipeline for transmission of natural gas or petroleum products, location and right-of-way plans of said lines and accessory facilities shall be submitted for the information and review of the Planning Commission.

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