

# FOR LEASE

\$6.95/SF NNN

7006 Blue Mountain Road, Thurmont, MD 21788

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE



## Open Warehouse with Outside Yard for Lease in Thurmont

Approximately 6,000 SF open warehouse space with 2 bay doors and 3 offices situated on a 2-acre fenced in yard.

Perfect for a commercial contractor, machinery shop, manufacturing shop, and more.

Located near the intersection of Blue Mountain and Catoctin Furnace Roads, and easily accessible to US-15.

## PRESENTING

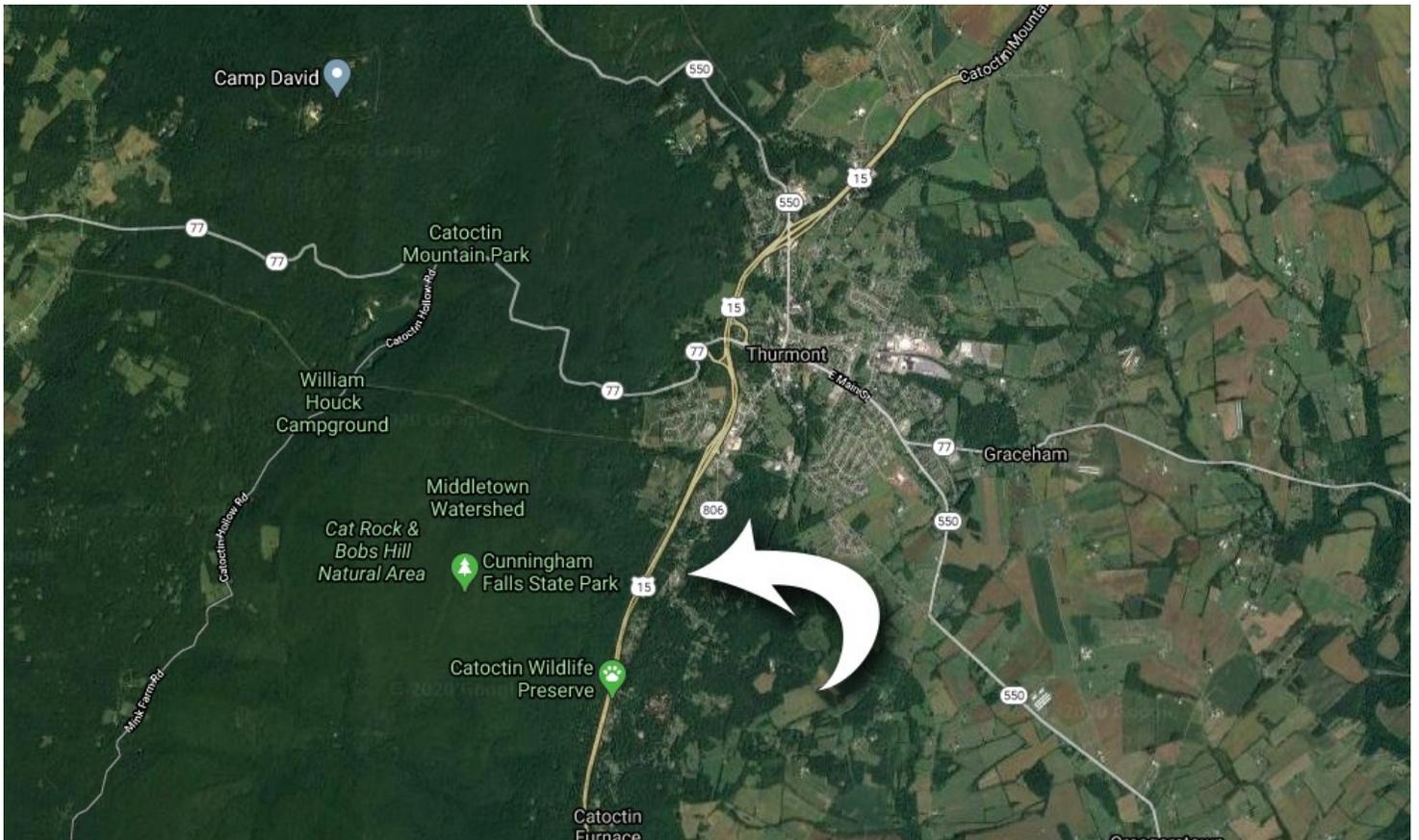
- Location:** 7006 Blue Mountain Road, Thurmont, Maryland 21788
- Legal:** Tax Map 0025, Parcel 0230
- Zoning:** Frederick County: GC—The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.
- Building Size:** 6,000 SF
- Utilities:** Well and Septic
- Contact:** 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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# PHOTOS—EXTERIOR

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# PHOTOS—INTERIOR

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# DEMOGRAPHICS



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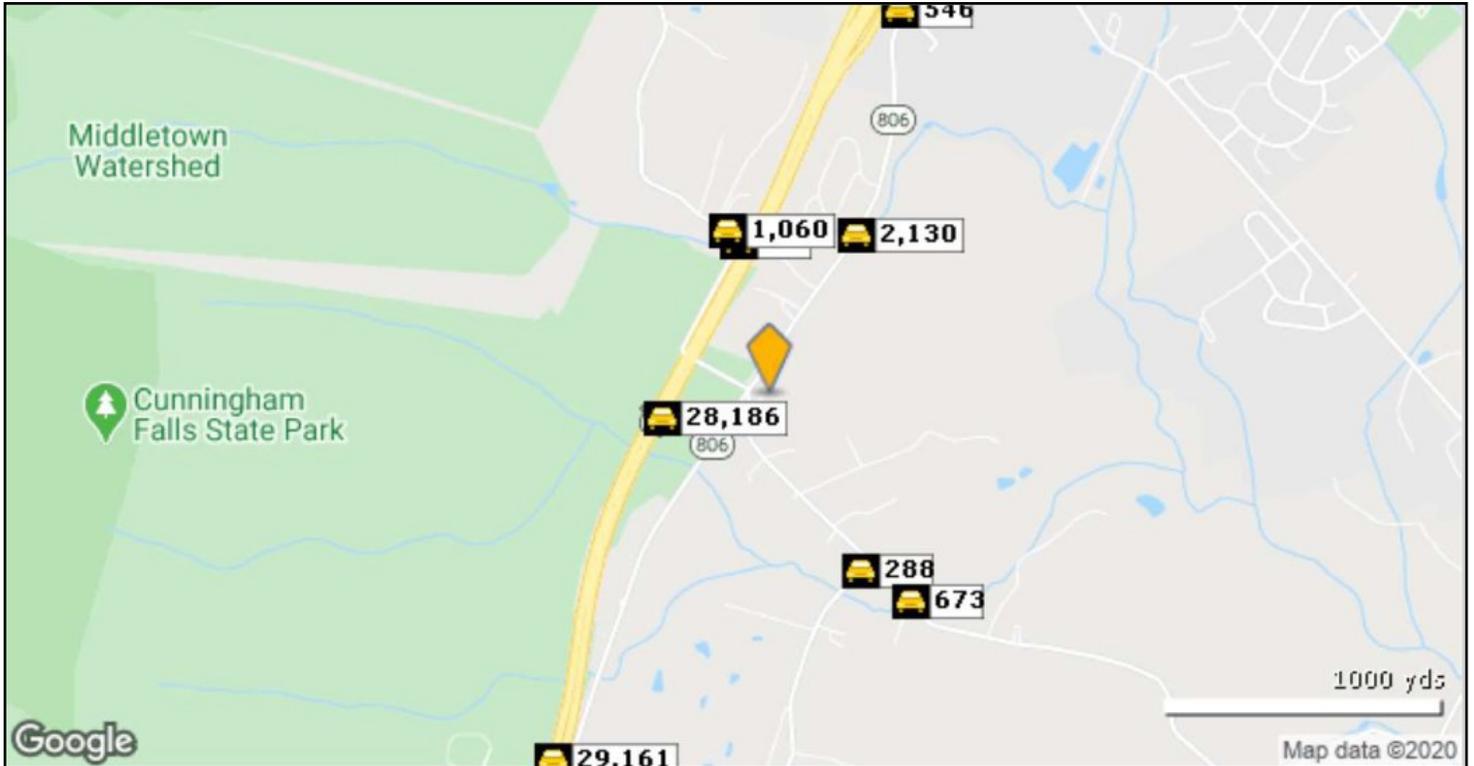
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	853	9,333	12,222
2020 Estimate	814	8,872	11,684
2010 Census	786	8,353	11,389
Growth 2020 - 2025	4.79%	5.20%	4.60%
Growth 2010 - 2020	3.56%	6.21%	2.59%
<b>2020 Population by Hispanic Origin</b>	6	263	342
<b>2020 Population</b>	814	8,872	11,684
White	775 95.21%	8,501 95.82%	11,210 95.94%
Black	14 1.72%	112 1.26%	145 1.24%
Am. Indian & Alaskan	1 0.12%	34 0.38%	40 0.34%
Asian	15 1.84%	82 0.92%	112 0.96%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	2 0.02%
Other	10 1.23%	143 1.61%	175 1.50%
U.S. Armed Forces	1	14	33
<b>Households</b>			
2025 Projection	329	3,543	4,646
2020 Estimate	313	3,364	4,435
2010 Census	301	3,162	4,309
Growth 2020 - 2025	5.11%	5.32%	4.76%
Growth 2010 - 2020	3.99%	6.39%	2.92%
Owner Occupied	260 83.07%	2,598 77.23%	3,491 78.71%
Renter Occupied	53 16.93%	766 22.77%	944 21.29%
<b>2020 Households by HH Income</b>	313	3,365	4,434
Income: <\$25,000	19 6.07%	455 13.52%	585 13.19%
Income: \$25,000 - \$50,000	135 43.13%	812 24.13%	957 21.58%
Income: \$50,000 - \$75,000	18 5.75%	480 14.26%	677 15.27%
Income: \$75,000 - \$100,000	48 15.34%	556 16.52%	707 15.94%
Income: \$100,000 - \$125,000	29 9.27%	408 12.12%	566 12.76%
Income: \$125,000 - \$150,000	16 5.11%	188 5.59%	242 5.46%
Income: \$150,000 - \$200,000	35 11.18%	240 7.13%	324 7.31%
Income: \$200,000+	13 4.15%	226 6.72%	376 8.48%
<b>2020 Avg Household Income</b>	\$84,096	\$89,422	\$94,899
<b>2020 Med Household Income</b>	\$51,667	\$71,674	\$74,929

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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 Catoclin Mountain Hwy	Pryor Rd	0.43 NE	2018	28,186	MPSI	.23
2 Pryor Rd	Catoclin Mountain Hwy	0.04 NE	2018	965	MPSI	.34
3 Pryor Rd	Winesap Cir	0.03 NW	2018	1,060	MPSI	.36
4 Catoclin Furnace Rd	Hillside Ave	0.11 NE	2018	2,130	MPSI	.39
5 Brice Rd	Brice Ln	0.03 NE	2018	288	MPSI	.41
6 Blue Mountain Rd	Reed Rd	0.32 NW	2018	673	MPSI	.52
7 Catoclin Furnace Rd	Thurmont Blvd	0.04 NE	2018	546	MPSI	.86
8 Catoclin Mountain Hwy	Catoclin Hollow Rd	0.69 S	2018	29,161	MPSI	.88

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# ZONING



FOR LEASE 7006 Blue Mountain Road, Thurmont, MD 21788

## Frederick County Zoning – General Commercial District (GC)

The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

**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
- Nursery Retail and/or Wholesale
- Limited/Commercial Roadside Stand
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Bed and Breakfast
- Motel, Hotel
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Boats, Sales and Service
- 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
- Lumber Yard
- Mobile Home Sales
- 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/Processing
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Barber and Beauty Shops
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Funeral Home
- (Continued Next Page)

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# ZONING (Continued)

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- Landscape Contractor
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Laboratory Research, Experimental or Testing
- Self-Storage Units
- Stone Monument Processing
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Bowling Alley
- Race Tracks
- Health club, Fitness Center, Vocational Training Facility
- Tennis Club
- Skating Rink
- Swimming Pool, Commercial
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Zoo/Botanical Garden/Arboretum
- Museums / Gallery
- Night Club, Tavern, Lounge
- Outdoor Sports Recreation Facility
- Indoor Sports Recreation Facility
- Fairground
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Hospital
- Assisted Living Facility
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- College or University
- Nongovernmental Utility
- And more...

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