

FOR LEASE

Call for Pricing

224 North Church Street, Thurmont, MD 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



Thurmont Plaza Shopping Center

UNDER NEW OWNERSHIP

This 34,095 SF established shopping center, with plenty of parking, is anchored by **CVS, Subway,** and more. Available units vary in size from 1,204—9,395 SF, including available salon space, available drive-through space, and restaurant space available 1/1/23.

Thurmont Plaza Shopping Center has great access, visibility and signage opportunity. It's located in a growing residential area and seconds away from U.S. Route 15.

PRESENTING

Location: 224 North Church Street, Thurmont, Maryland 21788

Legal: Tax Map 0751, Parcel 2031

Zoning: Town of Thurmont: GB — General Business District is intended to provide the retail, service, and professional activities covered in the TB (Town Business) zone as well as other, more intensive commercial uses.

**** Subject to shopping center exclusive restrictions**

NNN Costs: Common Area Maintenance (CAM): \$3.06/SF
Real Estate Taxes: \$1.30/SF

Utilities: Public Water and Sewer

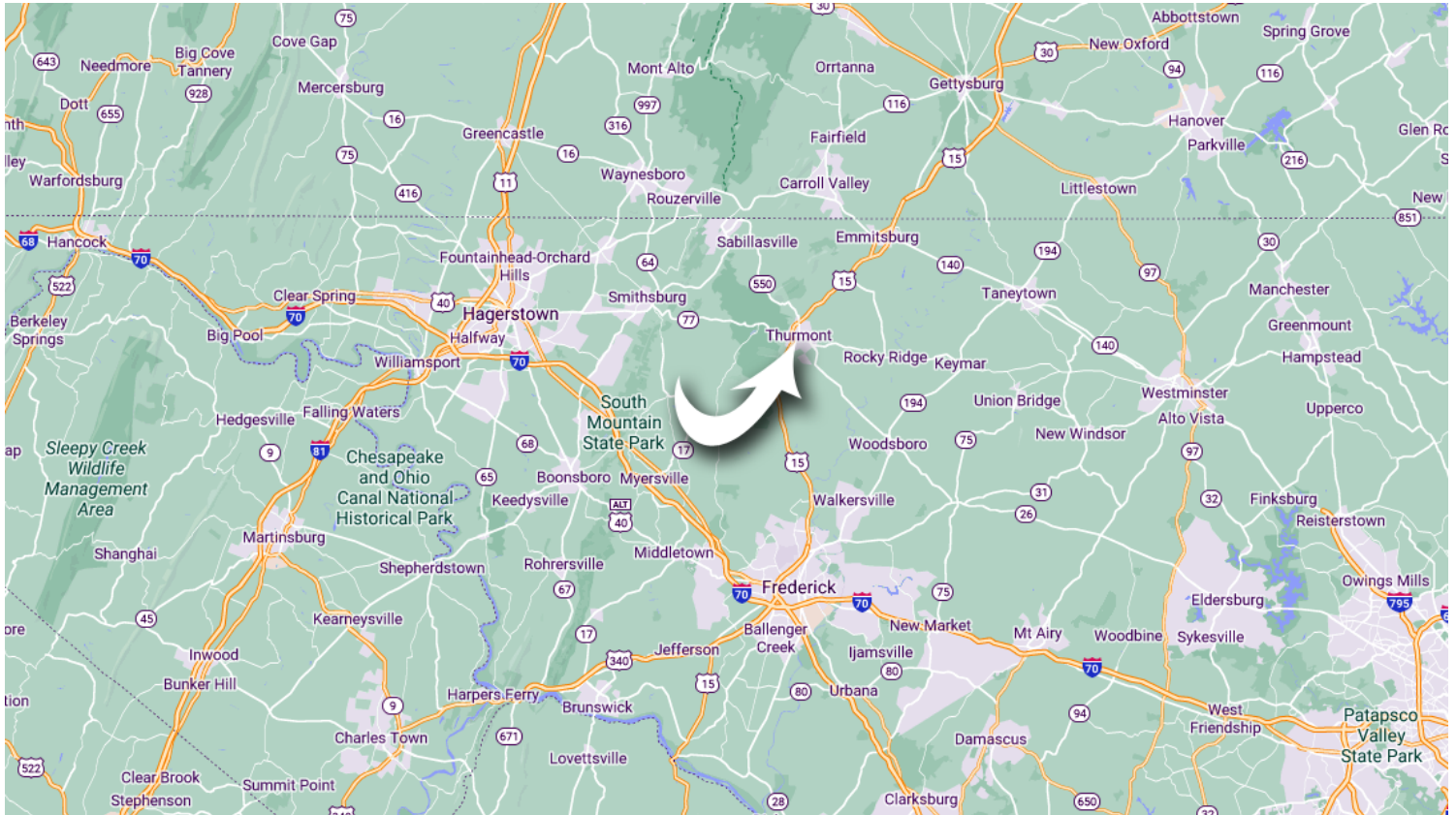
Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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

MacRo
COMMERCIAL REAL ESTATE^{LTD.}

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788



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.

VICINITY MAP

MacRo
COMMERCIAL REAL ESTATE^{LTD.}

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788



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.

AERIAL

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo^{LTD.}
COMMERCIAL REAL ESTATE^{INC.}

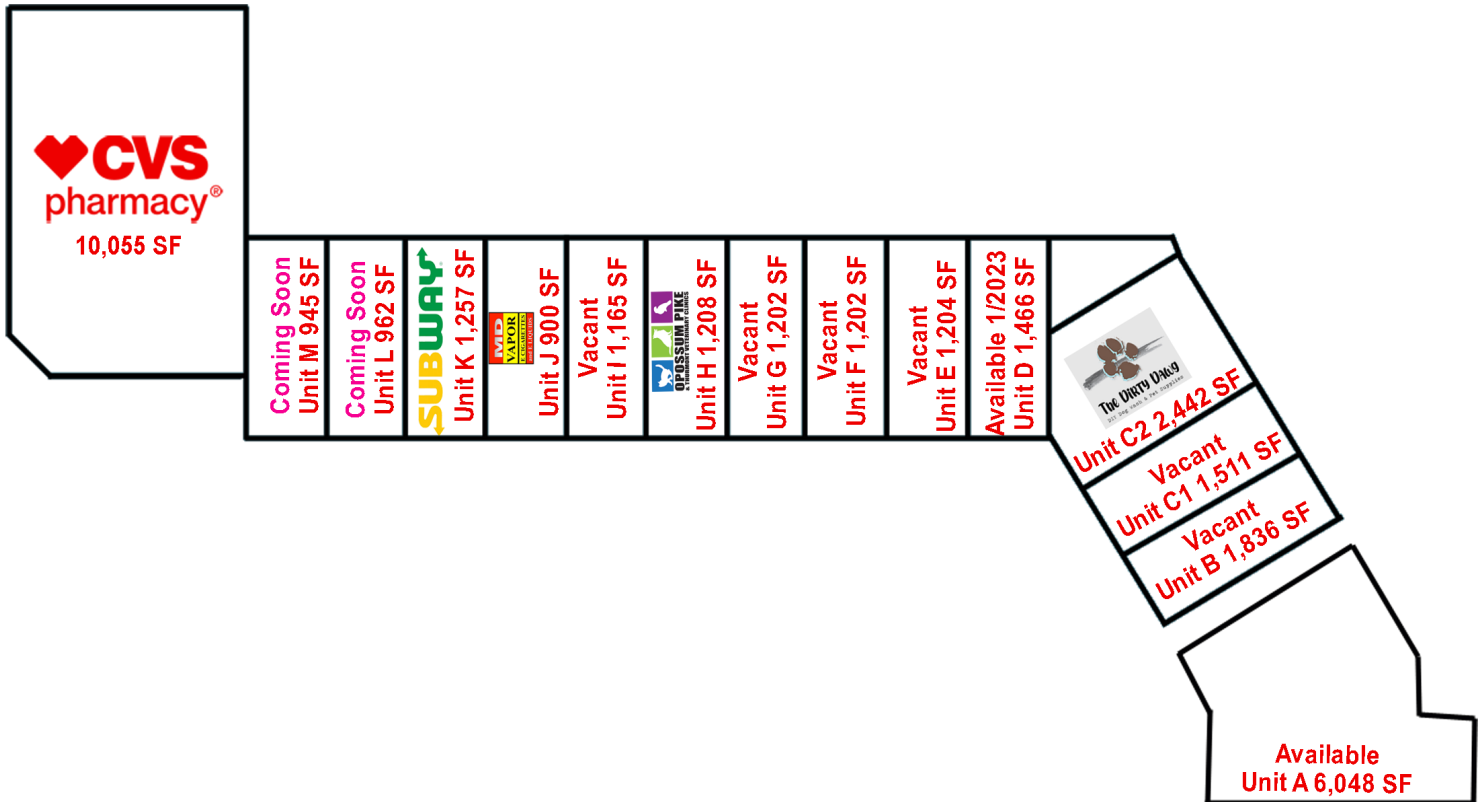


Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

SITE PLAN

MacRo LTD.
COMMERCIAL REAL ESTATE

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788



UNIT	SIZE	TENANT	UNIT	SIZE	TENANT
--	10,055 SF	CVS	H	1,208 SF	Thurmont Veterinary Clinic
A	6,048 SF	AVAILABLE	I	1,165 SF	VACANT
B	1,836 SF	AVAILABLE (DRIVE-THRU)	J	900 SF	MD Vapor
C-1	1,511 SF	AVAILABLE	K	1,257 SF	Subway
C-2	2,442 SF	The Dirty Dawg	L	962 SF	New Tenant Coming Soon
D	1,466 SF	AVAILABLE 1/1/2023	M	945 SF	New Tenant Coming Soon
E	1,204 SF	VACANT			
F/G	2,404 SF	VACANT			

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.

PHOTOS

MacRo
LTD.
COMMERCIAL REAL ESTATETM

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788



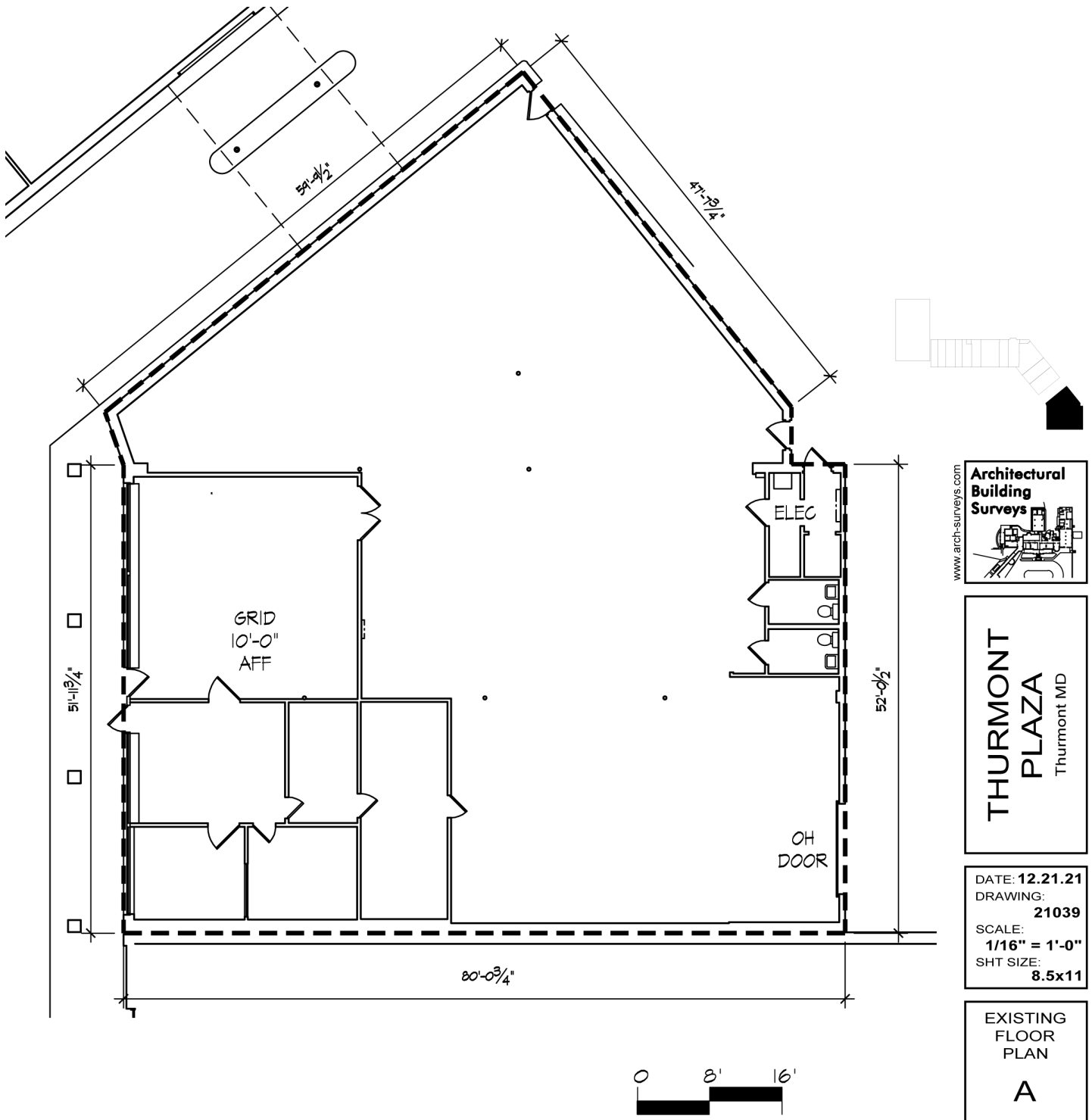
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Unit A—6,048 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



**THURMONT
PLAZA**
Thurmont MD

DATE: **12.21.21**
DRAWING:
21039
SCALE:
1/16" = 1'-0"
SHT SIZE:
8.5x11

EXISTING
FLOOR
PLAN

A

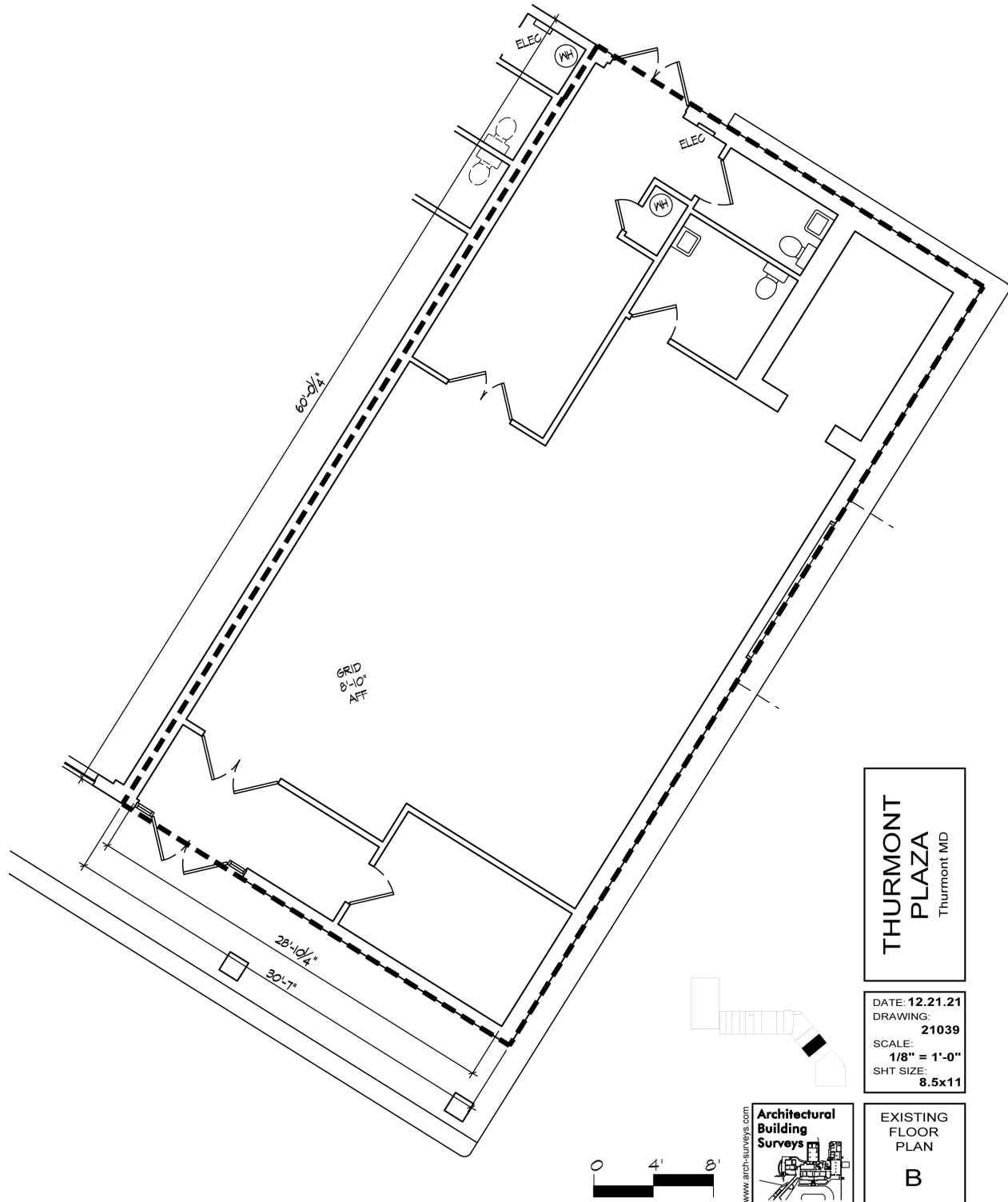
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Unit B—1,836 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
LTD.
COMMERCIAL REAL ESTATETM



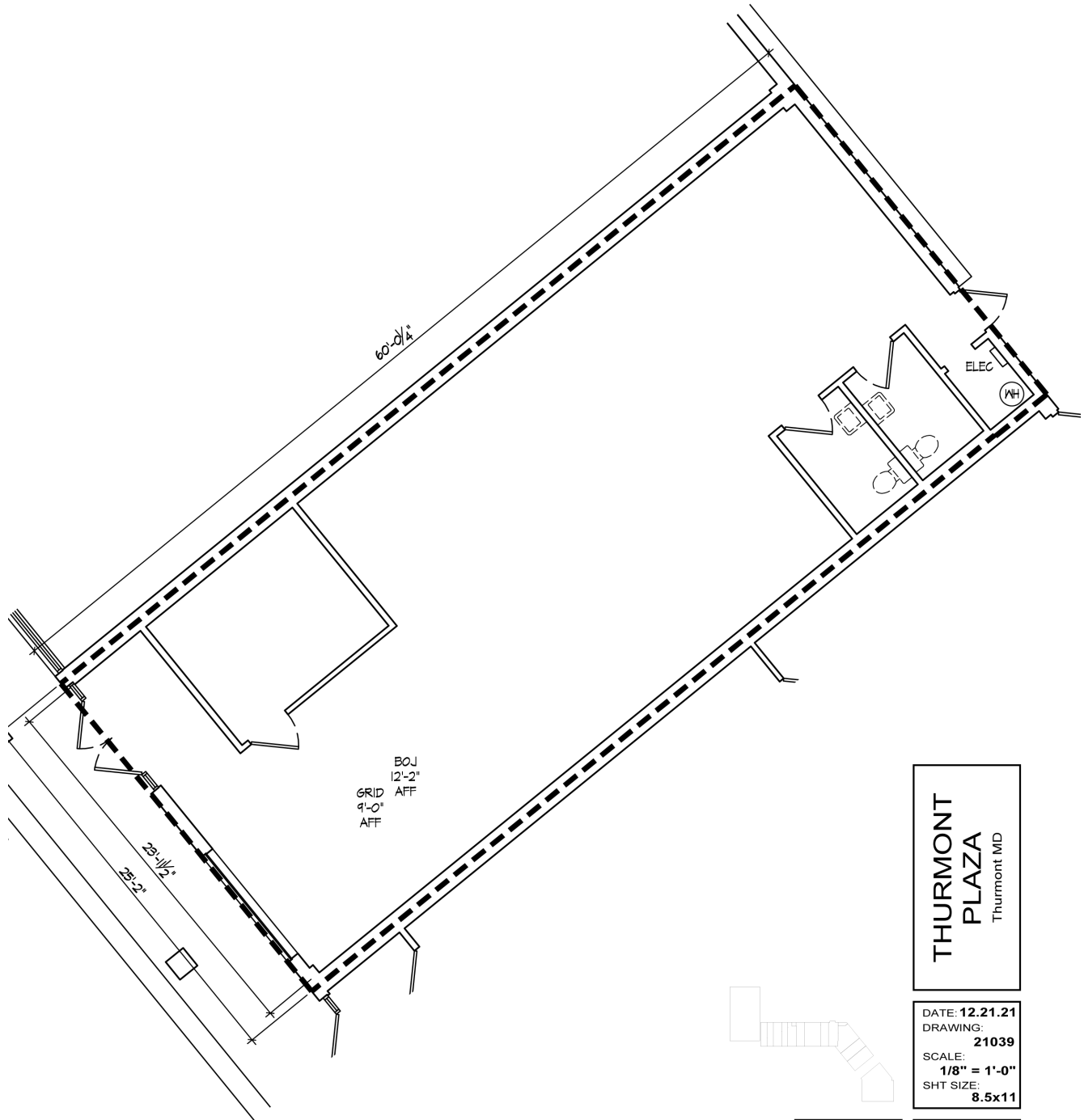
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Unit C1—1,511 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



**THURMONT
PLAZA**
Thurmont MD

DATE: 12.21.21
DRAWING:
21039
SCALE:
1/8" = 1'-0"
SHT SIZE:
8.5x11



EXISTING
FLOOR
PLAN
C1

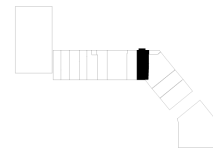
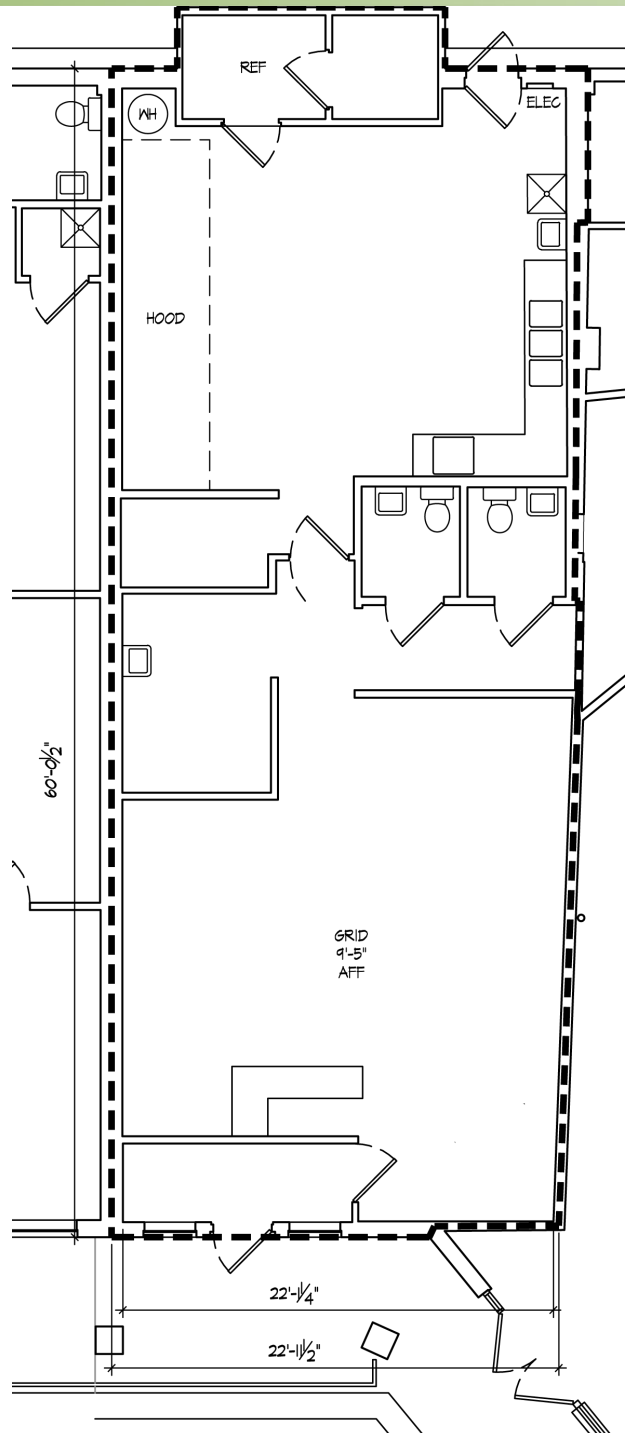
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Unit D—1,466 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



**THURMONT
PLAZA**
Thurmont MD

DATE: 12.21.21
DRAWING:
21039
SCALE:
1/8" = 1'-0"
SHT SIZE:
8.5x11

EXISTING
FLOOR
PLAN

D



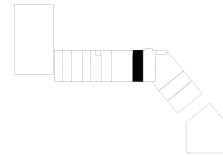
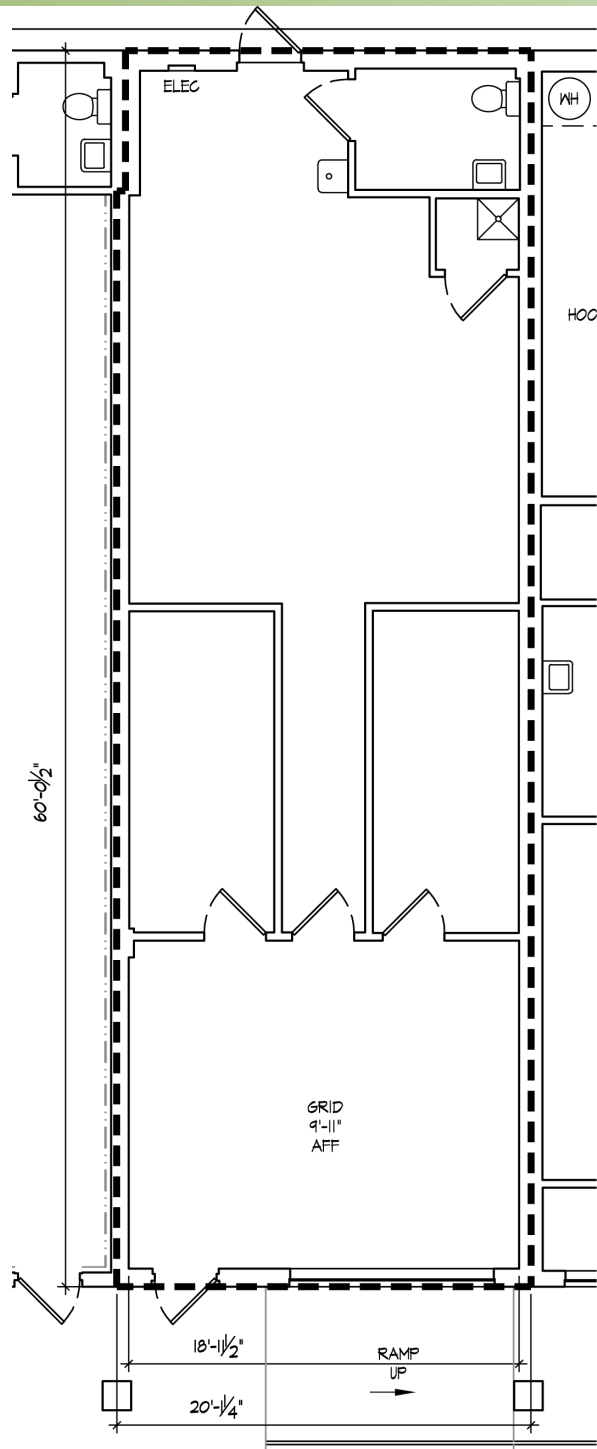
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Unit E—1,204 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



**THURMONT
PLAZA**
Thurmont MD

DATE: 12.21.21
DRAWING:
21039
SCALE:
1/8" = 1'-0"
SHT SIZE:
8.5x11

EXISTING
FLOOR
PLAN

E



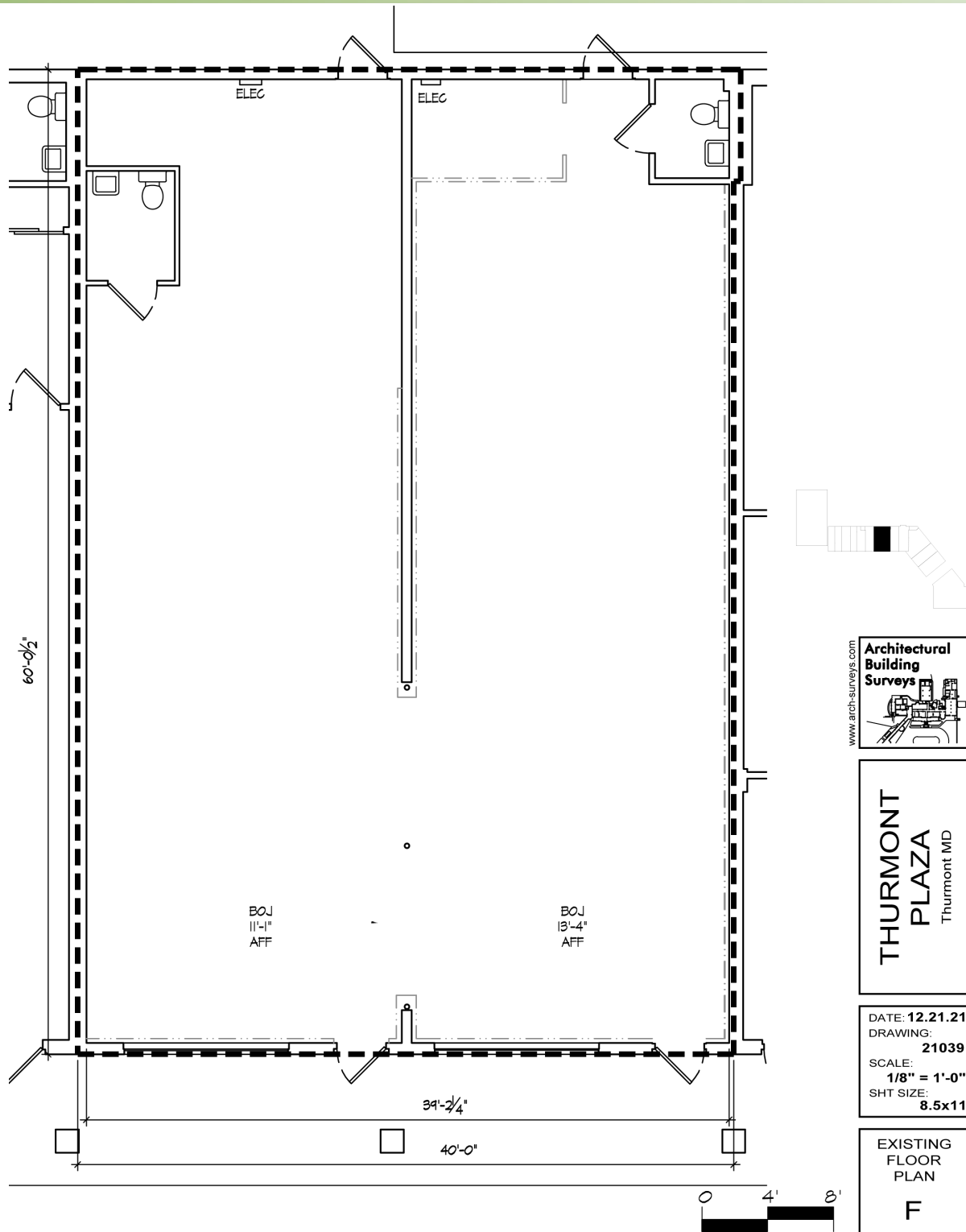
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Units F/G—2,404 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



**THURMONT
PLAZA**
Thurmont MD

DATE: 12.21.21
DRAWING:
21039
SCALE:
1/8" = 1'-0"
SHT SIZE:
8.5x11

EXISTING
FLOOR
PLAN
F

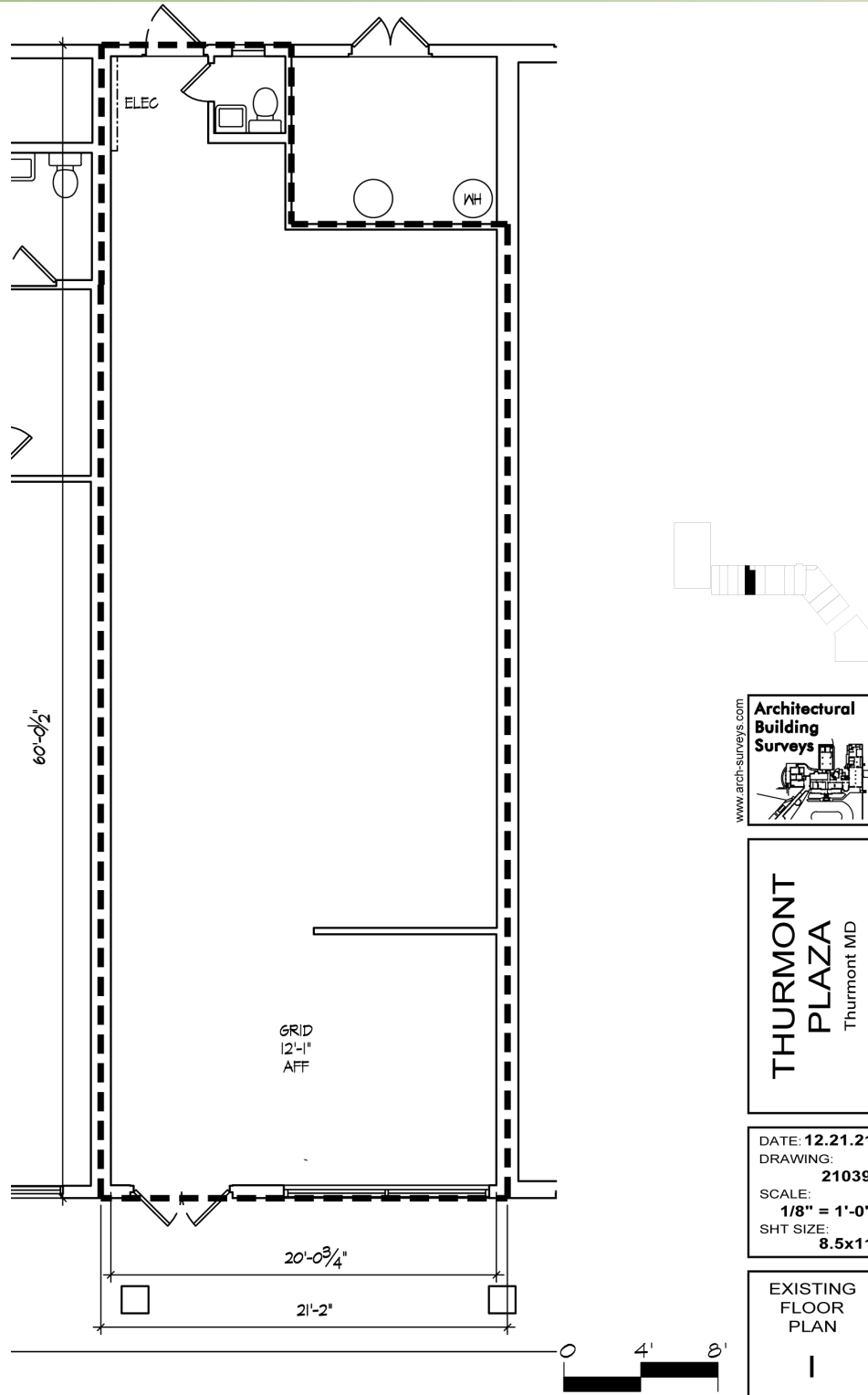
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

FLOOR PLAN

Unit I—1,165 SF

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

MacRo
COMMERCIAL REAL ESTATE^{LLC}



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.

DEMOGRAPHICS



FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

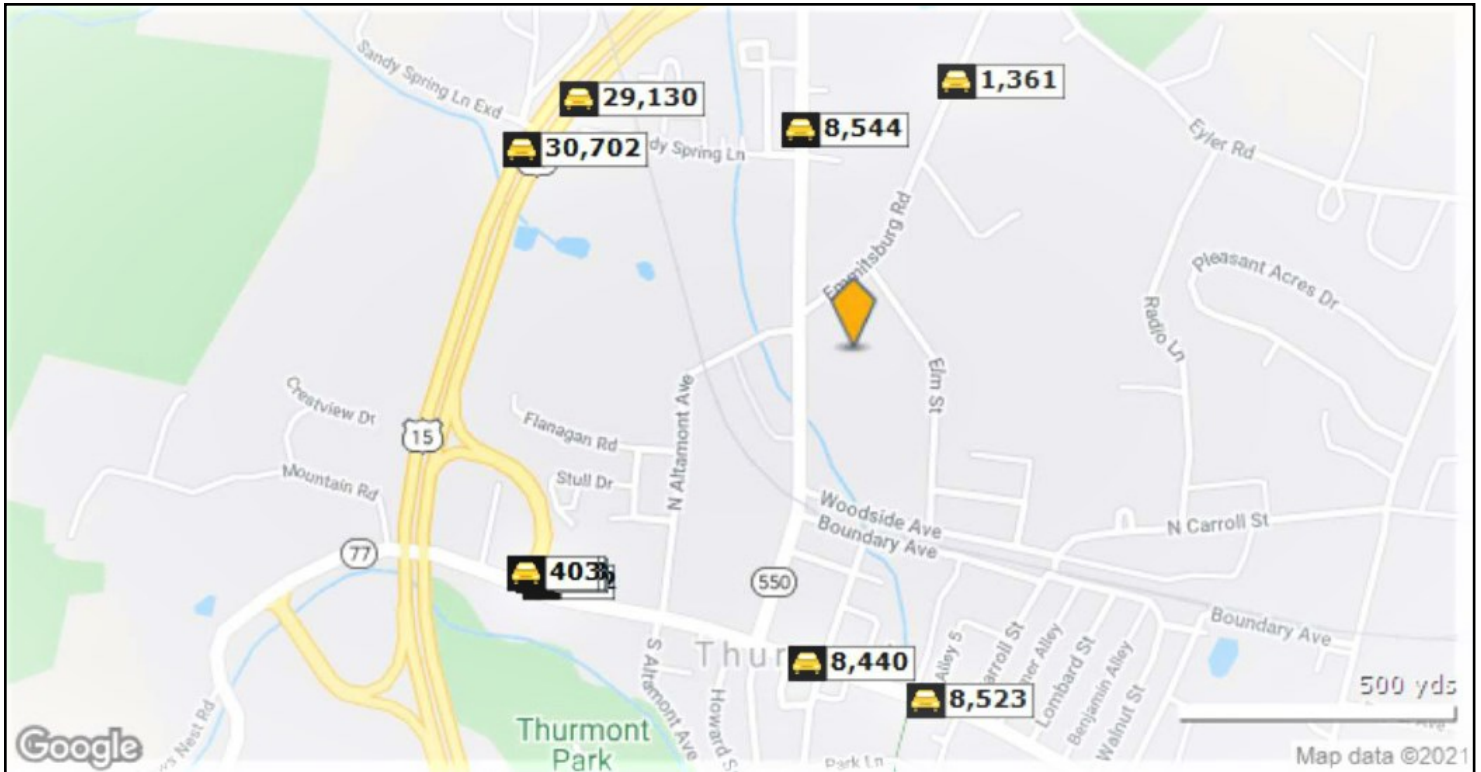
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	5,525		9,713		12,900	
2021 Estimate	5,197		9,152		12,244	
2010 Census	4,782		8,509		11,911	
Growth 2021 - 2026	6.31%		6.13%		5.36%	
Growth 2010 - 2021	8.68%		7.56%		2.80%	
2021 Population by Hispanic Origin	186		289		397	
2021 Population	5,197		9,152		12,244	
White	4,965	95.54%	8,755	95.66%	11,662	95.25%
Black	66	1.27%	115	1.26%	210	1.72%
Am. Indian & Alaskan	26	0.50%	37	0.40%	46	0.38%
Asian	47	0.90%	85	0.93%	136	1.11%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	93	1.79%	160	1.75%	191	1.56%
U.S. Armed Forces	8		13		30	
Households						
2026 Projection	2,122		3,686		4,678	
2021 Estimate	1,992		3,466		4,428	
2010 Census	1,830		3,215		4,289	
Growth 2021 - 2026	6.53%		6.35%		5.65%	
Growth 2010 - 2021	8.85%		7.81%		3.24%	
Owner Occupied	1,450	72.79%	2,678	77.26%	3,471	78.39%
Renter Occupied	542	27.21%	788	22.74%	957	21.61%
2021 Households by HH Income	1,989		3,465		4,427	
Income: <\$25,000	269	13.52%	406	11.72%	519	11.72%
Income: \$25,000 - \$50,000	434	21.82%	731	21.10%	893	20.17%
Income: \$50,000 - \$75,000	279	14.03%	465	13.42%	622	14.05%
Income: \$75,000 - \$100,000	300	15.08%	515	14.86%	665	15.02%
Income: \$100,000 - \$125,000	209	10.51%	428	12.35%	569	12.85%
Income: \$125,000 - \$150,000	178	8.95%	343	9.90%	400	9.04%
Income: \$150,000 - \$200,000	155	7.79%	297	8.57%	365	8.24%
Income: \$200,000+	165	8.30%	280	8.08%	394	8.90%
2021 Avg Household Income	\$95,493		\$98,478		\$100,062	
2021 Med Household Income	\$76,042		\$81,335		\$81,748	

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.

TRAFFIC COUNT

MacRo
COMMERCIAL REAL ESTATE

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788



1	N Church St	Sandy Spring Ln	0.03 S	2020	8,544	MPSI	.24
2	Emmitsburg Rd	Eyler Rd	0.17 NE	2020	1,361	MPSI	.30
3	E Main St	S Center St	0.01 E	2020	8,440	MPSI	.33
4	East Main Street	Alley 5	0.01 SE	2020	8,523	MPSI	.37
5	Catoctin Mountain Highway	Sandy Spring Ln Exd	0.06 SW	2020	29,130	MPSI	.39
6	W Main St	Shipley Ave	0.07 W	2020	312	MPSI	.40
7	W Main St	Shipley Ave	0.06 W	2020	673	MPSI	.40
8	Catoctin Mountain Hwy	N Church St	0.39 NE	2020	30,702	MPSI	.40
9	W Main St	Shinlev Ave	0.06 W	2020	953	MPSI	.40

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.

ZONING



FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

Town of Thurmont – General Business (GB)

The General Business District is intended to provide the retail, service, and professional activities covered in the TB (Town Business) zone as well as other, more intensive commercial uses.

**** Subject to shopping center exclusive restrictions**

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

- Existing Residential Dwellings Only (Must Comply with R-5 Requirements)
- Apartment Units Permitted Only on the Upper Floors of Commercial Buildings
- Hotels/Motels
- Boarding House
- Food Store
- Antique Shop
- Furniture Store
- Department Store/Variety Store
- Clothing Store
- Appliance Sales and Service
- Paint Store
- Hardware
- Gift/Souvenir
- Jewelry
- Book and Magazine
- Hobby/Craft
- Shop/Gallery
- Sporting Goods
- Camera
- Florist
- Stationery
- Produce Stand
- Drug Store
- Convenience Store
- Shoe Store
- Music and Records
- Liquor/Beer Store
- Shopping Center
- Pet Store
- Boat Sales and Service
- Farm Equipment Sales and Service
- Lumber Yard
- Dry Cleaning and Laundromats
- Barber and Beauty Shops
- Tailor
- Shoe Repair
- Restaurant
- Bar/Tavern
- Nightclub
- Funeral Home
- Medical Clinic
- Professional Office
- Bank or Savings and Loan
- Business Office
- Laboratory Research, Experimental or Testing
- Animal Hospital
- Carpentry, Electrical, Plumbing, Welding, Painting
- Upholstering
- Commercial Greenhouses and Nurseries
- Contractors
- Furniture Repair
- Carpet Cleaning
- Agricultural Products Processing
- Stone Monument Processing
- Recycling Pickup and Distribution Center
- Wholesaling
- Auto Service Station
- Carwash
- Auto Body Repair Shop
- Auto Sales and Service Center
- Auto Parts Sales
- Existing Truck Stops Only
- Arcade
- Health Club
- Tennis/Racquet Club
- Skating Rink
- Theater
- Bowling Alley
- Churches
- Private Clubs and Lodges
- Fire and Rescue Service
- Public Buildings and Properties
- Public Utility
- Day Care Centers
- Wireless Telecommunication Facilities—Co-location on Existing Towers or Utilizing Alternative Antenna Support Structures
- And more...

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.

RESTRICTIONS

MacRo
COMMERCIAL REAL ESTATE^{LLC}

FOR LEASE 224 N. Church Street, Thurmont, Maryland 21788

Thurmont Plaza Shopping Center—Exclusive Restrictions

- **Subway**—exclusive right to sell and serve submarine sandwiches
- **CVS**—exclusive right to be the sole health and beauty aids store, drug store, pharmacy prescription department., greeting card and gift store, candy store, and/or photo processing store,

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.