

# FOR SALE



Carroll County, Maryland

# COMMERCIAL LAND OPPORTUNITY

N. MAIN STREET & CANDICE DRIVE | MOUNT AIRY, MARYLAND 21771

## AVAILABLE

18.65 Acres

## ZONING

CC (Community Commercial)

RE (Residential Existing)

## TRAFFIC COUNT

9,411 AADT (N. Main Street)

## SALE PRICE

Negotiable

## HIGHLIGHTS

- ▶ Two (2) large parcels on N. Main Street and Candice Drive totaling 18.65 Acres
- ▶ 650' ± of frontage on N. Main St
- ▶ Visibility from nearby intersection with Ridge Rd/Rt. 27 (21,000+ cars per day)
- ▶ Just north of Mount Airy's Downtown Main Street and its shopping/dining destinations



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# TRADE AREA

N. MAIN STREET & CANDICE DRIVE | MOUNT AIRY, MARYLAND 21771



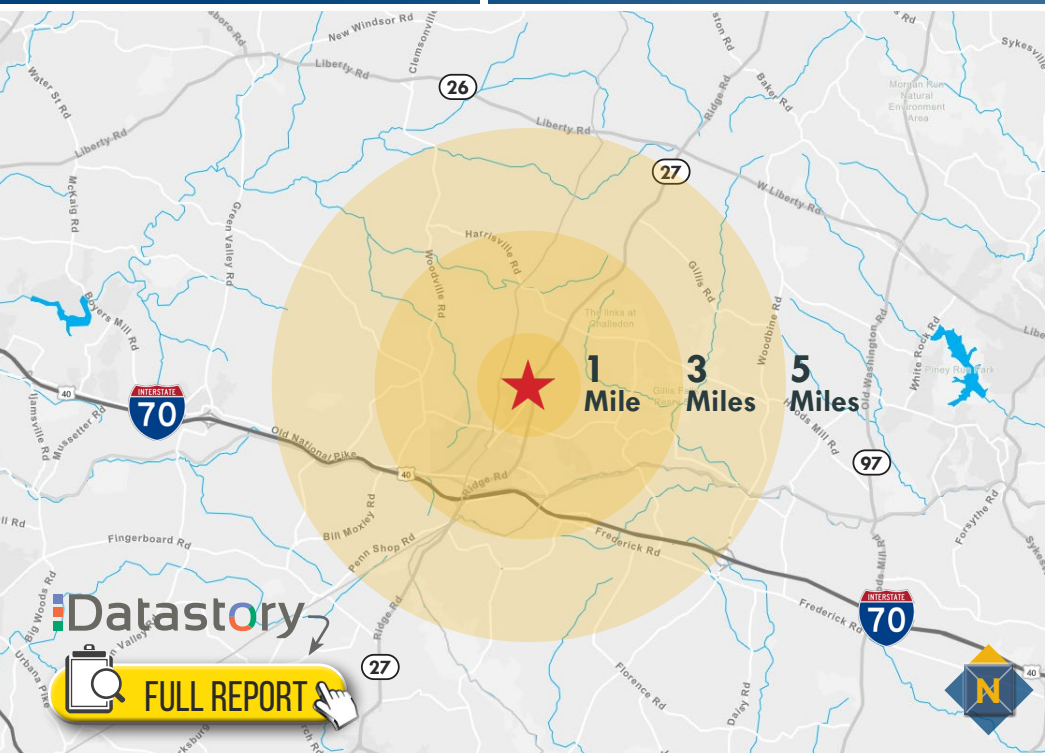


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# LOCATION / DEMOGRAPHICS

N. MAIN STREET & CANDICE DRIVE | MOUNT AIRY, MARYLAND 21771



## RESIDENTIAL POPULATION

2,715

1 MILE

16,892

3 MILES

30,973

5 MILES

## NUMBER OF HOUSEHOLDS

904

1 MILE

5,626

3 MILES

10,326

5 MILES

## AVERAGE HH SIZE

3.00

1 MILE

2.97

3 MILES

2.98

5 MILES

## MEDIAN AGE

37.2

1 MILE

39.8

3 MILES

42.3

5 MILES

## AVERAGE HH INCOME

\$149,702

1 MILE

\$141,324

3 MILES

\$147,009

5 MILES

## EDUCATION (COLLEGE+)

73.6%

1 MILE

70.0%

3 MILES

69.7%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.9%

1 MILE

96.0%

3 MILES

96.5%

5 MILES

## DAYTIME POPULATION

1,776

1 MILE

14,183

3 MILES

21,982

5 MILES

33%

SOCCER MOMS  
2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$90,500

MEDIAN HH INCOME

LEARN MORE

29%

PROFESSIONAL PRIDE  
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13

AVERAGE HH SIZE

40.8

MEDIAN AGE

\$138,100

MEDIAN HH INCOME

LEARN MORE

17%

GOLDEN YEARS  
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06

AVERAGE HH SIZE

52.3

MEDIAN AGE

\$71,700

MEDIAN HH INCOME

LEARN MORE

13%

SAVVY SUBURBANITES  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85

AVERAGE HH SIZE

45.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME

LEARN MORE

**MACKENZIE**  
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