

FOR SALE

\$240,000

21 East Main Street, Thurmont, Maryland 21788

MacRo
LTD.
COMMERCIAL REAL ESTATE



Downtown Thurmont Retail Space for Sale

This Main Street property has a large storefront and offers terrific retail exposure. The 3-story building, along with a separate building in the rear of the property, offers 3,100 SF of retail space and an abundance of workshop and storage space.

PRESENTING

Location: 21 East Main Street, Thurmont, Maryland 21788

Legal: Tax Map 0751, Parcel 1659

Retail Space: Approximately 3,100 SF

Utilities: Public Water and Sewer

Zoning: Town of Thurmont: TB — Town Business District is intended to serve residential neighborhoods with necessary retail facilities as well as service establishments, professional offices, social, and religious properties. It is also intended for the central business area of the town. Stores and other facilities should be grouped together in small areas and in an attractive, convenient manner with particular attention paid to the safety of pedestrian travel.

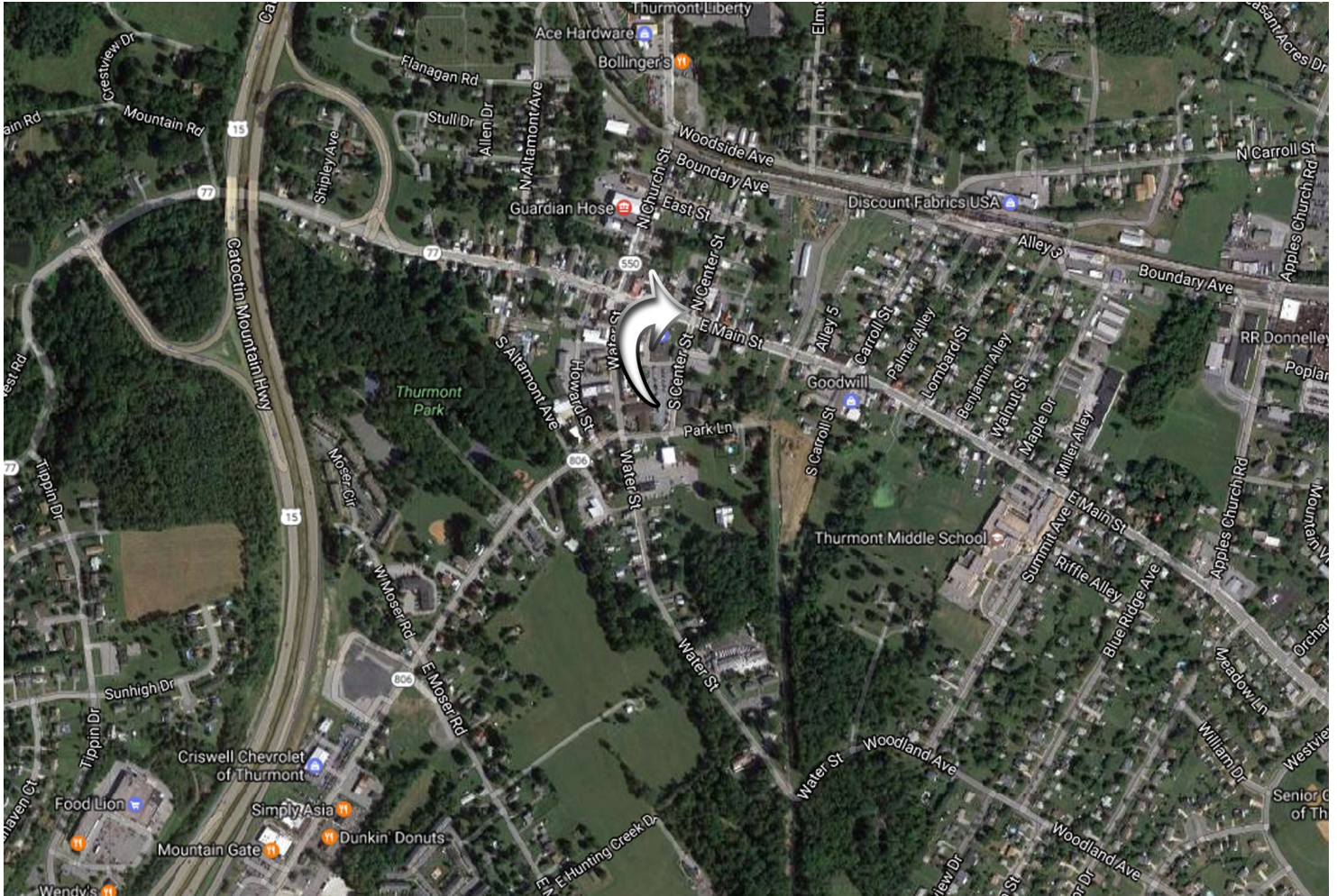
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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PHOTOS

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DEMOGRAPHICS

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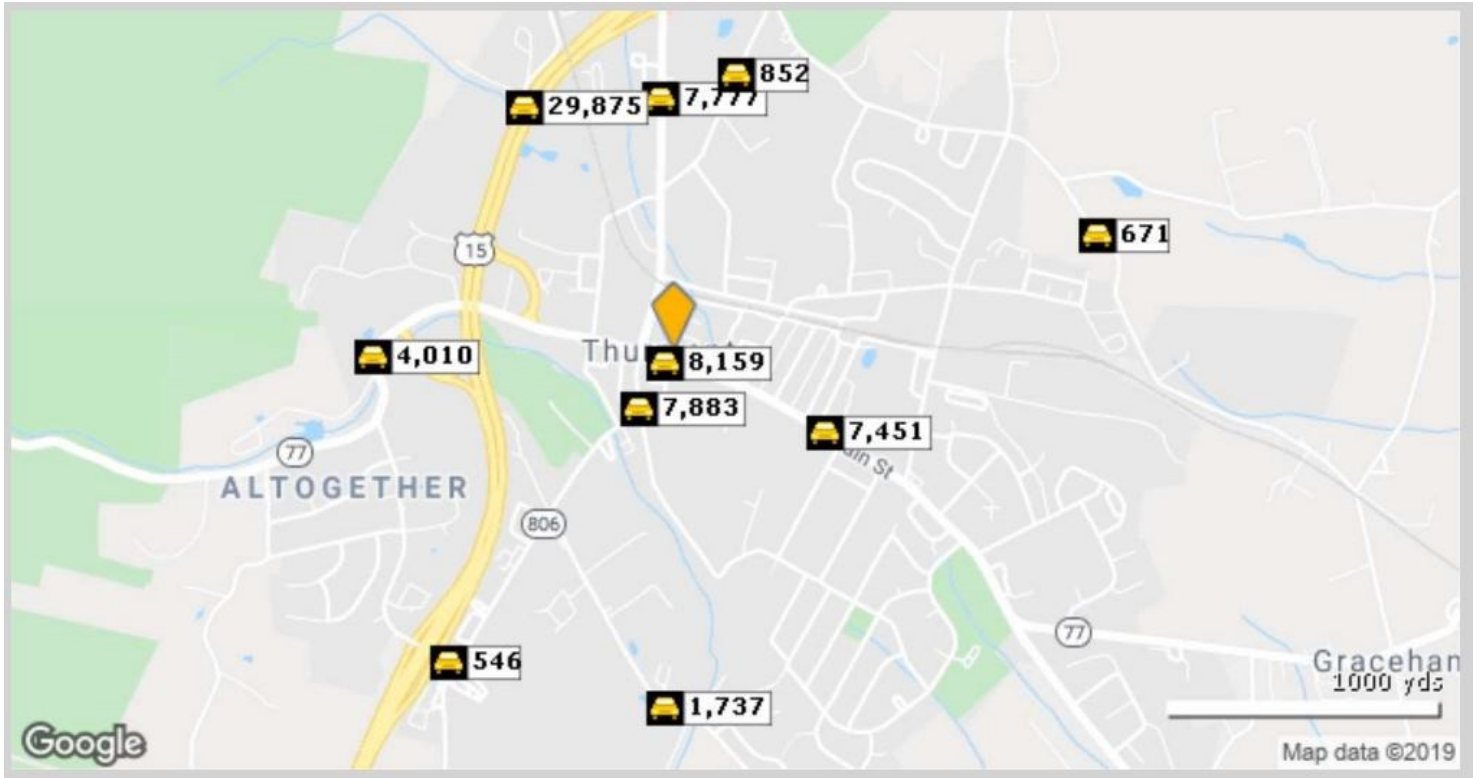
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	6,404		9,371		12,660	
2019 Estimate	6,109		8,973		12,174	
2010 Census	5,564		8,371		11,663	
Growth 2019 - 2024	4.83%		4.44%		3.99%	
Growth 2010 - 2019	9.80%		7.19%		4.38%	
2019 Population by Hispanic Origin	190		257		337	
2019 Population	6,109		8,973		12,174	
White	5,855	95.84%	8,609	95.94%	11,690	96.02%
Black	68	1.11%	103	1.15%	143	1.17%
Am. Indian & Alaskan	28	0.46%	38	0.42%	42	0.34%
Asian	50	0.82%	82	0.91%	124	1.02%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	108	1.77%	141	1.57%	174	1.43%
U.S. Armed Forces	13		26		41	
Households						
2024 Projection	2,434		3,545		4,753	
2019 Estimate	2,321		3,393		4,566	
2010 Census	2,118		3,163		4,367	
Growth 2019 - 2024	4.87%		4.48%		4.10%	
Growth 2010 - 2019	9.58%		7.27%		4.56%	
Owner Occupied	1,713	73.80%	2,617	77.13%	3,588	78.58%
Renter Occupied	608	26.20%	776	22.87%	979	21.44%
2019 Households by HH Income	2,321		3,394		4,565	
Income: <\$25,000	452	19.47%	578	17.03%	757	16.58%
Income: \$25,000 - \$50,000	355	15.30%	601	17.71%	722	15.82%
Income: \$50,000 - \$75,000	416	17.92%	568	16.74%	820	17.96%
Income: \$75,000 - \$100,000	370	15.94%	543	16.00%	733	16.06%
Income: \$100,000 - \$125,000	241	10.38%	377	11.11%	550	12.05%
Income: \$125,000 - \$150,000	121	5.21%	195	5.75%	255	5.59%
Income: \$150,000 - \$200,000	249	10.73%	351	10.34%	417	9.13%
Income: \$200,000+	117	5.04%	181	5.33%	311	6.81%
2019 Avg Household Income	\$87,154		\$88,743		\$92,249	
2019 Med Household Income	\$71,448		\$72,880		\$74,532	

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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	E Main St	S Center St	0.01 E	2018	8,159	MPSI	.02
2	Water St	Park Ln	0.02 S	2018	7,883	MPSI	.13
3	E Main St	Maple Dr	0.02 NW	2018	7,451	MPSI	.36
4	N Church St	Sandy Spring Ln	0.03 S	2018	7,777	MPSI	.54
5	Emmitsburg Rd	Eyler Rd	0.17 NE	2018	852	MPSI	.61
6	Catoctin Mountain Hwy	N Church St	0.39 NE	2018	29,875	MPSI	.61
7	W Main St	Crows Nest Rd	0.03 S	2018	4,010	MPSI	.63
8	E Moser Rd	Moser Rd	0.08 SE	2018	1,737	MPSI	.74
9	Catoctin Furnace Rd	Thurmont Blvd	0.04 NE	2018	546	MPSI	.80
10	Graceham Rd	Apples Church Rd	0.14 NW	2018	671	MPSI	.94

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ZONING

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Town of Thurmont – Town Business (TB)

The Town Business District is intended to serve residential neighborhoods with necessary retail facilities as well as service establishments, professional offices, social, and religious properties. It is also intended for the central business area of the town. Stores and other facilities should be grouped together in small areas and in an attractive, convenient manner with particular attention paid to the safety of pedestrian travel.

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

- Single Family Dwelling
- Two Family Dwelling
- Apartment Units When Attached to a Commercial Structure
- 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
- 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
- Theater
- Bowling Alley
- Arcade
- Auto Service Station
- Auto Parts Sales
- Churches
- Private Clubs and Lodges
- Nursing Homes
- 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...

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