

# THURMONT PLAZA

THURMONT, MARYLAND 21788

FOR LEASE





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# THE OFFERING

HOGAN is pleased to offer on behalf of the owner, space for lease at Thurmont Plaza. Join CVS and Subway at this recently renovated shopping center along N. Market Street.

Located in the heart of downtown Thurmont, Maryland, this 34,000 square foot retail shopping center, anchored by a CVS, is one of the few existing in the area. Annual Average Daily Traffic Count of approximately 8,500 along N. Market Street and the center is located just minutes from Route 15 which has an AADT of approximately 30,000.

Thurmont Plaza has 7,300 square feet of available space, in suites as small as 1,200 square feet and as large as 4,800 square feet. All leases are triple net and rent pricing is dependant upon tenant improvements.

Lease Structure: NNN

Rent: Contact Randall Pearre

Term: 3-5 Years with options to renew

For additional information, contact:

Randall Pearre, Senior Associate

HOGAN

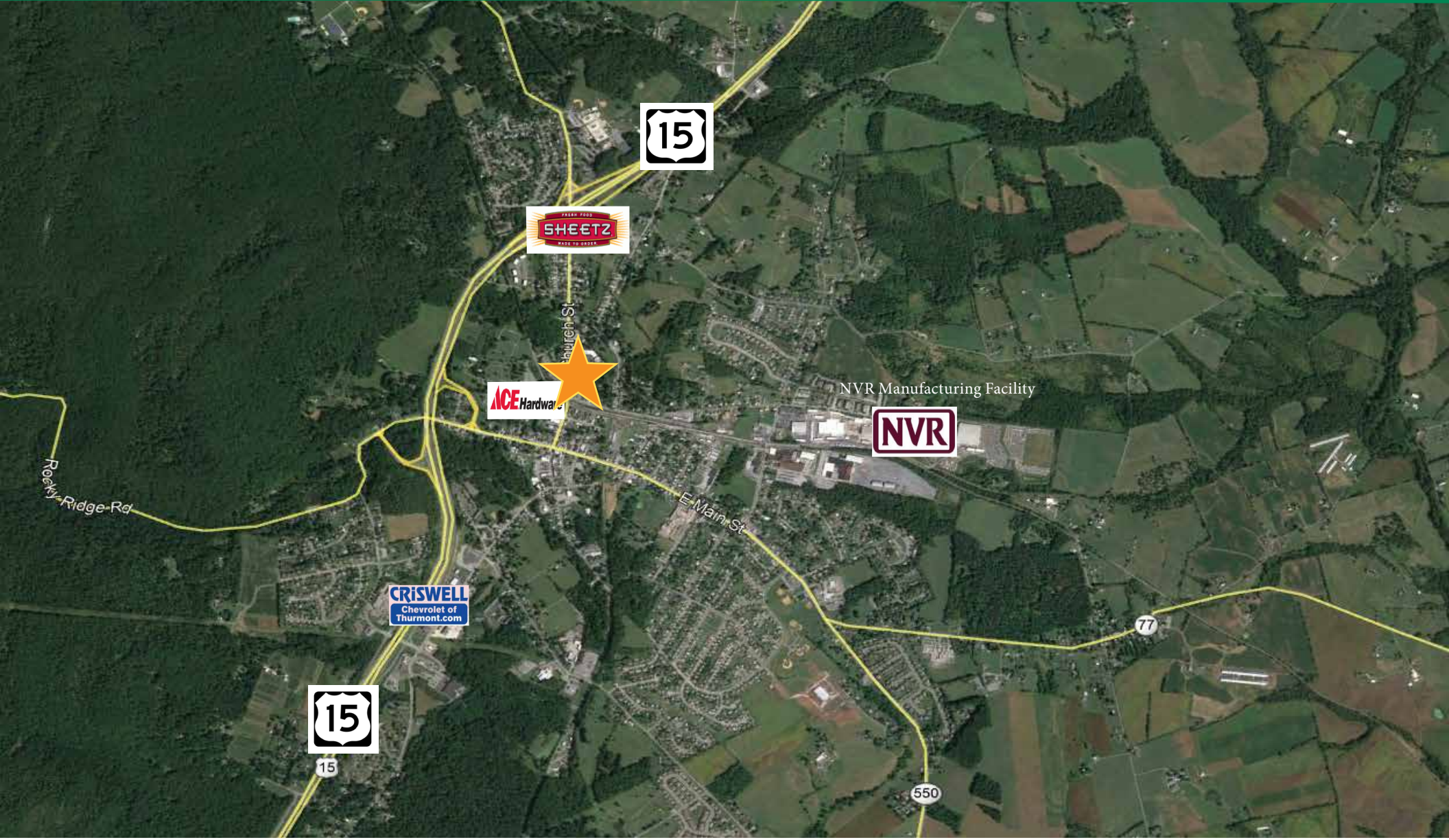
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# AERIAL OVERVIEW

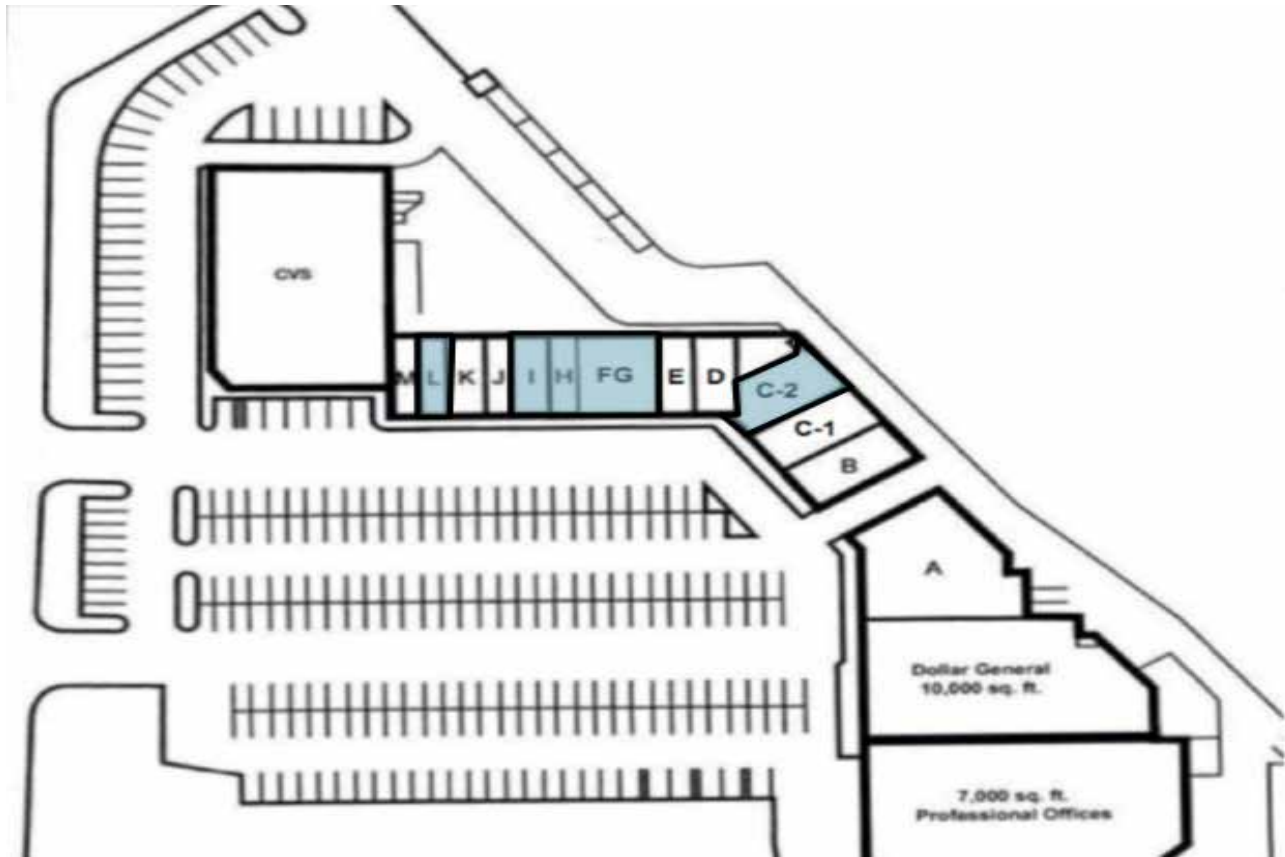


# DEMOGRAPHICS AND TRAFFIC COUNTS

Thurmont Plaza			
Population	1 Mile	3 Mile	5 Mile
2023 Projection	5,081	9,183	12,600
2018 Estimate	4,902	8,874	12,219
2010 Census	4,624	8,450	11,886
Growth 2018-2023	3.65%	3.48%	3.12%
Growth 2010-2018	6.01%	5.02%	2.80%
Households:	1 Mile	3 Mile	5 Mile
2023 Projection	1,941	3,473	4,554
2018 Estimate	1,872	3,354	4,413
2010 Census	1,769	3,194	4,286
Growth 2018 - 2023	3.69%	3.55%	3.20%
Growth 2010 - 2018	5.82%	5.01%	2.96%
Owner Occupied	1,364	2,594	3,467
Renter Occupied	509	760	946
2018 Avg Household Income	\$84,481	\$87,769	\$90,119
2018 Med Household Income	\$70,825	\$74,798	\$75,414

Traffic Counts					
Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Yea	Dist from Subject
N Church St	Sandy Spring Ln	0.03 S	8,870	2017	0.24
Emmitsburg Rd	Eyler Rd	0.17 NE	1,421	2017	0.3
E Main St	S Center St	0.01 E	8,550	2017	0.33
Catoctin Mountain Hwy	N Church St	0.39 NE	30,462	2017	0.4
Water St	Park Ln	0.02 S	8,143	2017	0.43
E Main St	Maple Dr	0.02 NW	7,225	2017	0.56
N Church St	Dogwood Ave	0.09 N	7,220	2017	0.66
Catoctin Mountain Hwy	Emmitsburg Rd	0.07 NE	27,652	2017	0.7
W Main St	Crows Nest Rd	0.03 S	4,260	2017	0.73
Graceham Rd	Apples Church Rd	0.14 NW	282	2017	0.87

# SITE PLAN





# AVAILABLE SPACE

Thurmont Plaza		
Space	Tenant	Leased Square Feet
A	Rowland Glass	6000
B	Black's Funeral Home	1900
C-1	Black's Funeral Home	1500
C-2	Vacant	2500
D	Perking Palace	1500
E	Busy Bee	1500
F+G	Vacant	2400
H	Vacant	1200
I	Vacant	1200
J	Maryland Vape	800
K	Subway	1200
L	Vacant	1200
M	Images of You	1000



# THURMONT PLAZA



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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither HOGAN nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.