684 & 688 POOLE ROAD

WESTMINSTER, MARYLAND 21157

FOR **LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

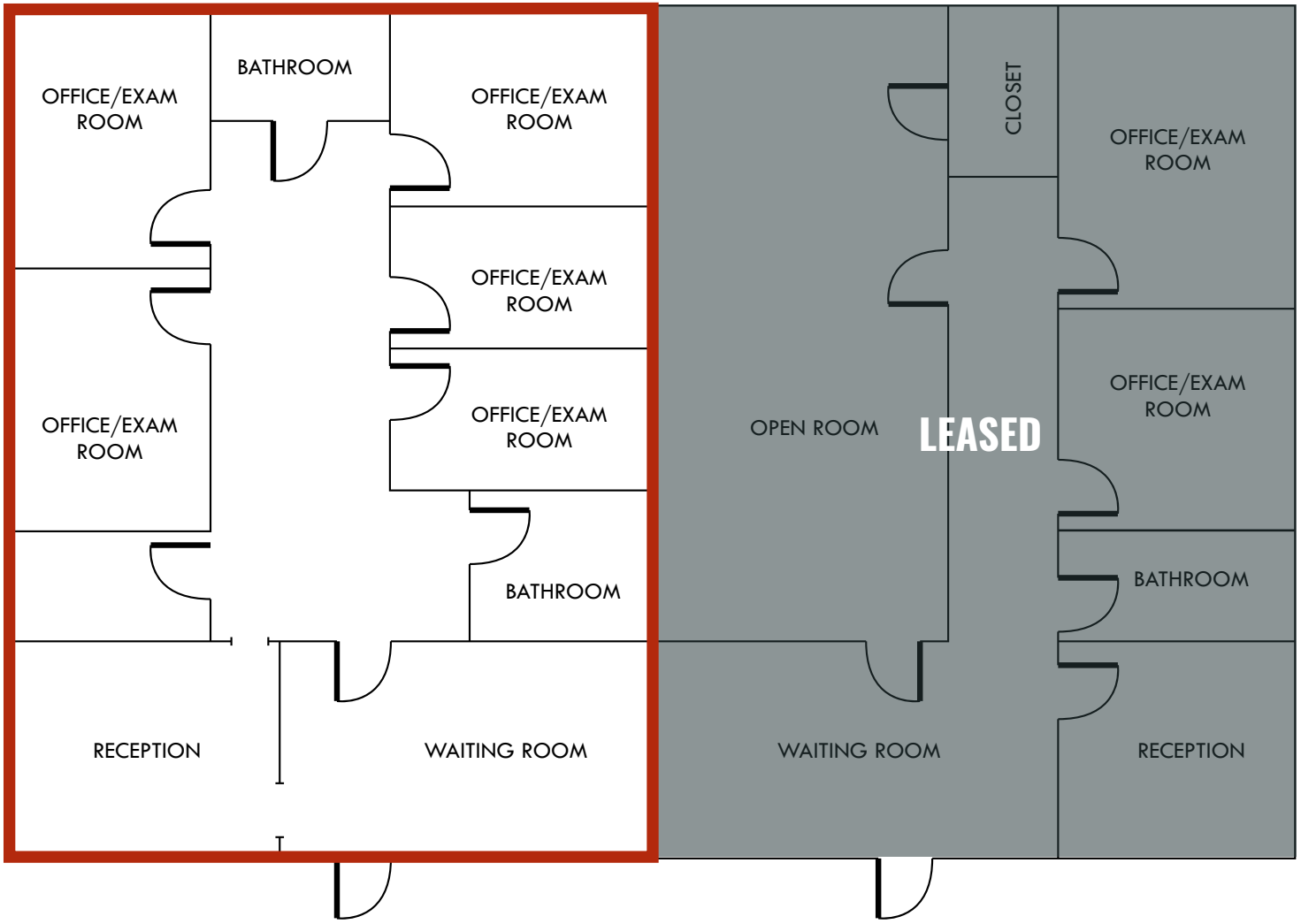
- Immediate availability
- Ample parking
- Located within a medical complex
- Minutes to downtown Westminster and close to Carroll Hospital
- Easy access from MD-97
- 684 Suite A: Featuring (5) office/exam rooms, reception area, waiting room, storage and (2) bathrooms
- 688 Suite C: Featuring (7) office/exam rooms, reception area, waiting room, billing office, (3) bathrooms and (2) entrances

AVAILABLE:	684 SUITE A: 1,200 SF ± 688 SUITE C: 2,400 SF ±
BUILDING SIZE:	4,430 SF ±
ZONING:	R-100
RENTAL RATE:	**$18.00 PSF, MG**





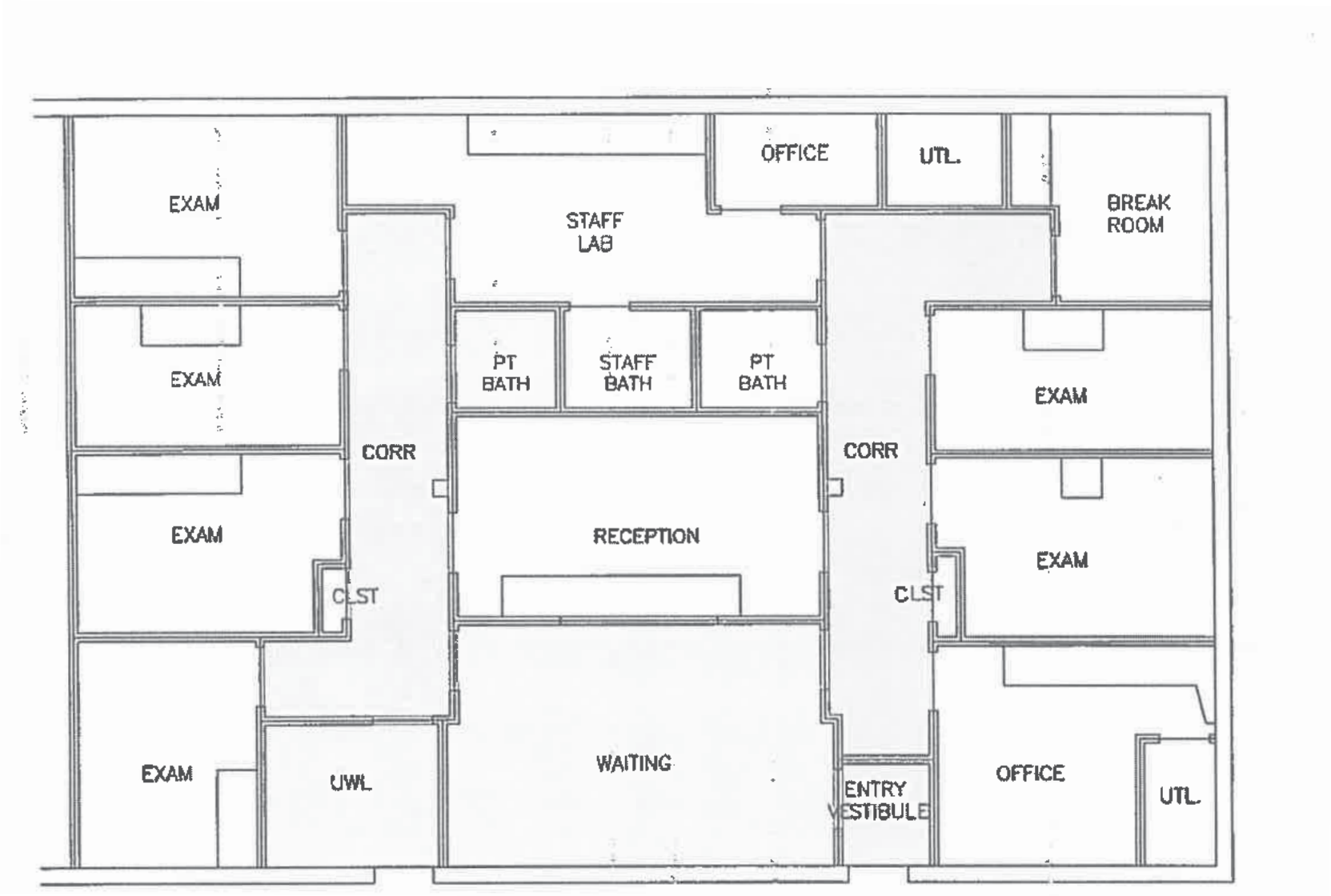
FLOOR **PLAN: 684 POOLE ROAD SUITE A**



1,200 SF ±
SUITE A

1,200 SF ±
SUITE B

FLOOR **PLAN: 688 POOLE ROAD SUITE C**



2,400 SF ±

SUITE C

INTERIOR **PHOTOS: 688 POOLE RD SUITE C**

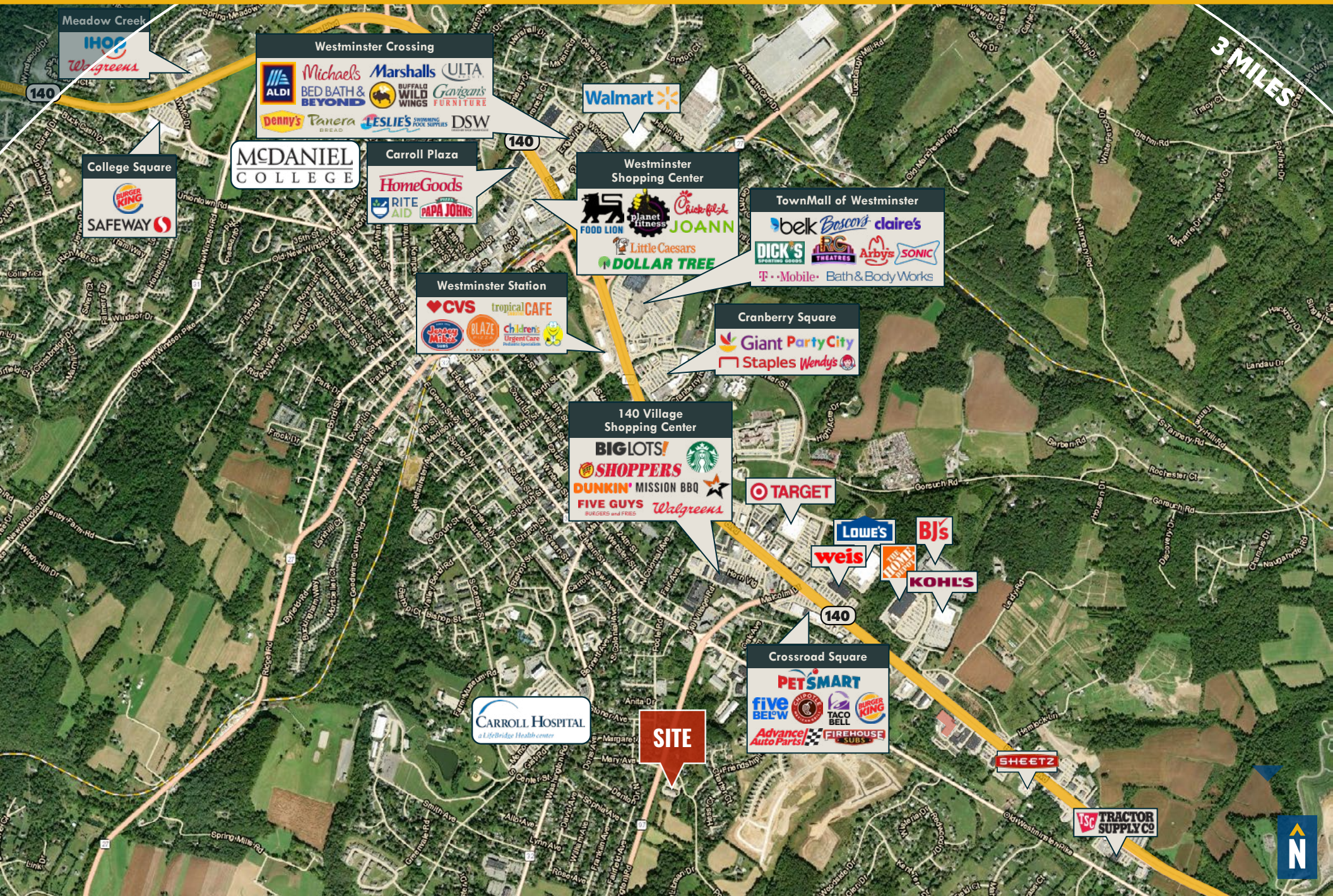


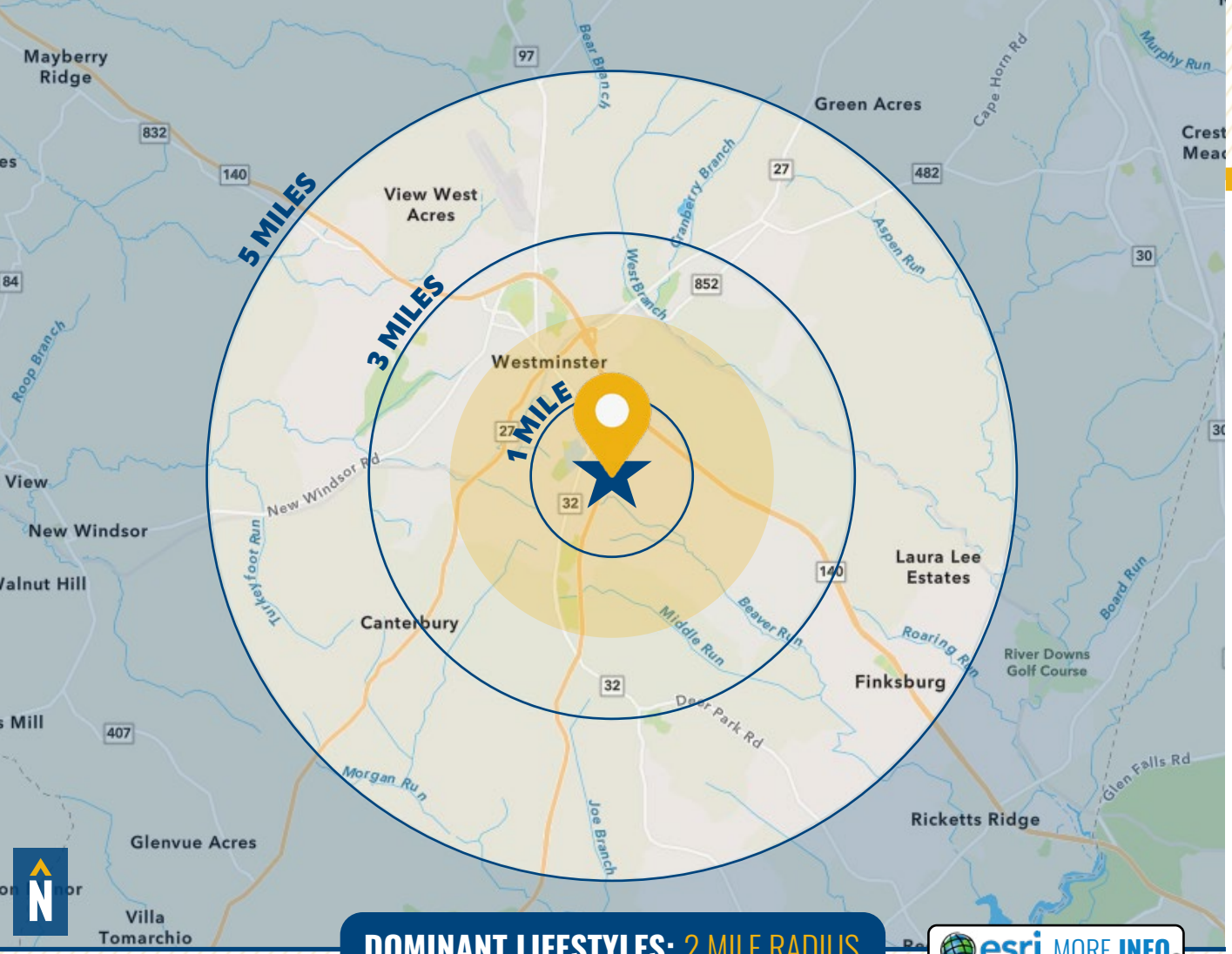






WESTMINSTER **TRADE AREA**





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

26% SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

17% RETIREMENT COMMUNITIES



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domenstic products.

15% SINGLE THRIFTIES



These residents are predominantly in their 20s and 30s, and are made up mostly of singles, couples without children, and non-family members. They often shop for deals nearby, and frequent fast food restaurants.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	6,562	31,363	50,550
DAYTIME POPULATION	10,023	37,472	52,595
AVERAGE HOUSEHOLD INCOME	$101,638	$120,460	$130,100
NUMBER OF HOUSEHOLDS	2,844	11,781	18,930
MEDIAN AGE	43.1	40.2	41.5

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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