

JOIN LOCAL RETAILERS

Walmart  Marshalls®

Chick-fil-A  HomeGoods®

DICK'S  SPORTING GOODS  DESIGNER SHOE WAREHOUSE®

RETAIL FOR LEASE

- 1.92 Acre pad site available for ground lease or build to suit.
- Zoning: Town of Westminster – Zone B “Business Zone”
- Excellent visibility from Baltimore Boulevard [49,961 ADT].
- Access off Baltimore Boulevard and Englar Road / Clifton Boulevard.
- Strong Daytime Population, County Offices and Local Industry.

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

BOB MORRIS

bmorris@klnb.com | 443-632-2054

LOCATION

200 BALTIMORE BOULEVARD

200 BALTIMORE BLVD, WESTMINSTER, MD 21157, CARROLL COUNTY



PROPERTY HIGHLIGHTS:

1.92 Acre Pad Site

DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
8,768	33,319	45,467
Daytime Population		
12,601	26,875	28,914
Households		
3,007	12,409	16,909
Average HH Income		
\$82,310	\$98,702	\$103,497

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Baltimore Blvd [MD-140] 49,961 ADT

MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

BOB MORRIS

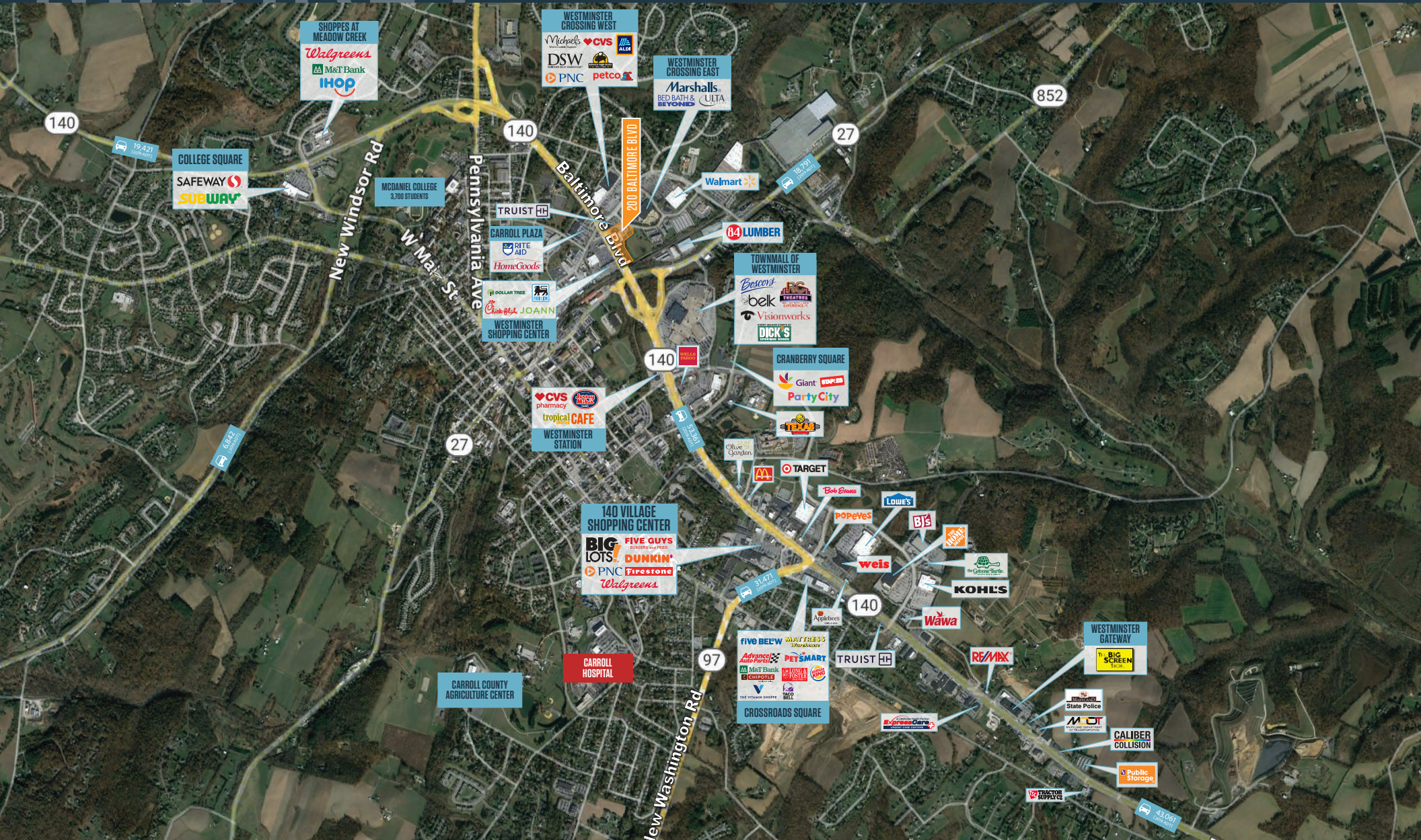
bmorris@klnb.com | 443-632-2054



MARKET

200 BALTIMORE BOULEVARD

200 BALTIMORE BLVD, WESTMINSTER, MD 21157, CARROLL COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

BOB MORRIS

bmorris@klnb.com | 443-632-2054



MIDVIEW

200 BALTIMORE BOULEVARD

200 BALTIMORE BLVD, WESTMINSTER, MD 21157, CARROLL COUNTY



MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

BOB MORRIS

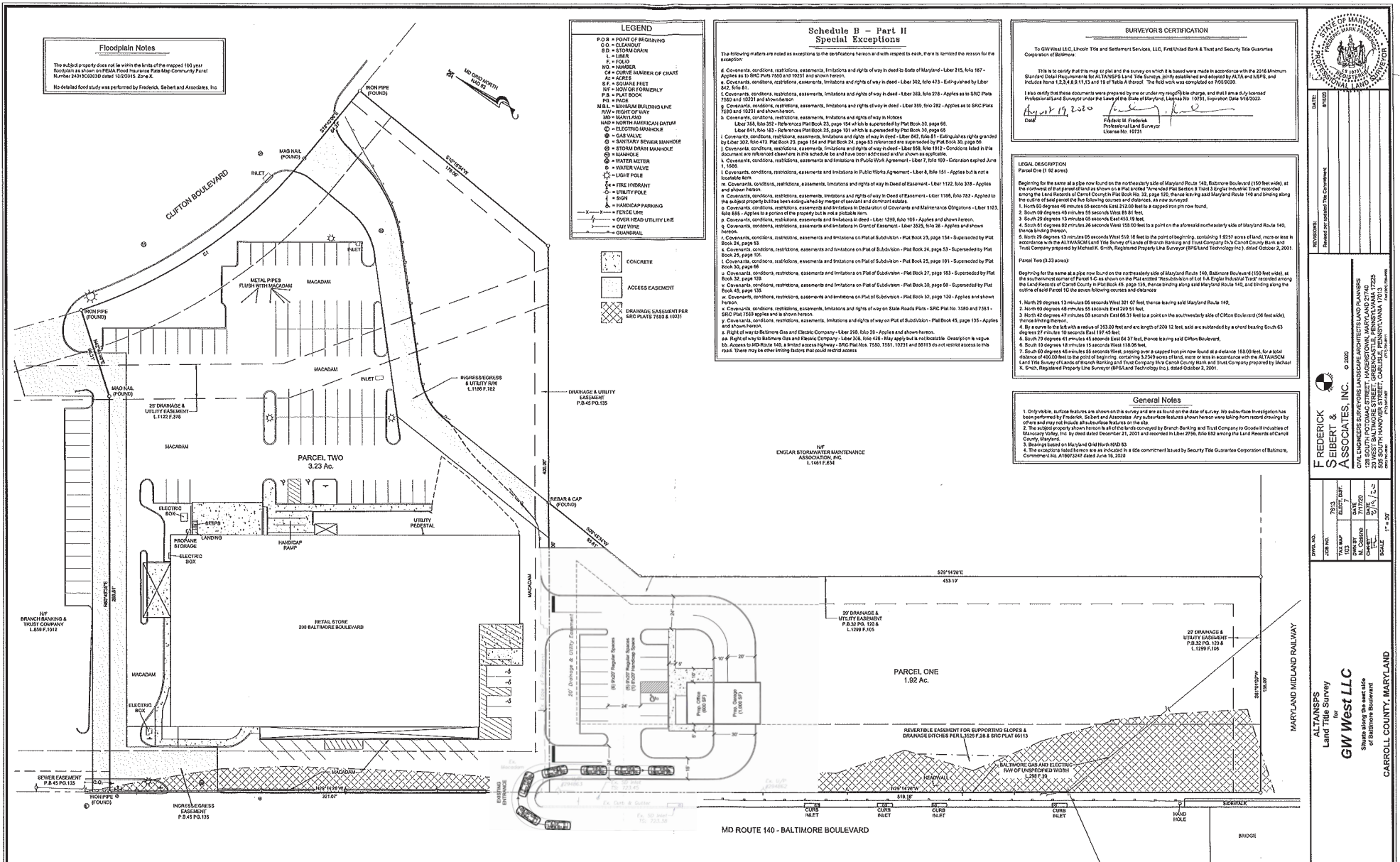
bmorris@klnb.com | 443-632-2054



CONCEPT PLAN

200 BALTIMORE BOULEVARD

200 BALTIMORE BLVD, WESTMINSTER, MD 21157, CARROLL COUNTY



MICHAEL GINSBURG
 mginsburg@klnb.com | 443-632-2041

BOB MORRIS
 bmorris@klnb.com | 443-632-2054



SURVEYOR'S CERTIFICATION

To GW West LLC, Lohan Title and Settlement Services, LLC, First United Bank & Trust and Security Title Guarantees Corporation of Baltimore

This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2018 Minimum Standards of Practice for ALTA/NSPS Land Surveys, jointly established and adopted by ALTA and NSPS, and Indenture forms 1.2, 3.4, 8.11, 13 and 18 of Table A thereof. The field work was completed on 7/20/2020.

I have verified that these documents were prepared by me or under my direct supervision, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 19274, expiration date 11/6/2022.

Dated: 7/20/2020
 Frederick M. Seibel
 Professional Land Surveyor
 License No. 19274

LEGAL DESCRIPTION

Parcel One (1.82 acres)

Beginning for the same at a pole now found on the northwesterly side of Maryland Route 140, Baltimore Boulevard (150 feet wide) at the northwest corner of that parcel of land as shown on a Plat of Subdivision, "Amended Plat Book 29, Total 2 Equal Industrial Tracts" recorded among the Land Records of Carroll County, Maryland, Plat Book No. 32, page 120, those being said Maryland Route 140 and binding along the outside of said street the following courses and distances, as now surveyed:

- North 80 degrees 48 minutes 55 seconds East 212.00 feet to a capped iron pin now found.
- South 80 degrees 48 minutes 55 seconds West 88.15 feet.
- South 29 degrees 13 minutes 05 seconds East 433.13 feet.
- South 89 degrees 02 minutes 05 seconds West 150.00 feet to a point on the above described northerly side of Maryland Route 140, Baltimore Boulevard.

Beginning for the same at a pole now found on the easterly side of Maryland Route 140, Baltimore Boulevard (150 feet wide), at the southwest corner of Parcel 1C as shown on the Plat of Subdivision, "Plat Book 29, Total 2 Equal Industrial Tracts" recorded among the Land Records of Carroll County, Maryland, Plat Book No. 45, page 135, those being said Maryland Route 140, and binding along the corner of said Parcel 1C the several following courses and distances:

- North 29 degrees 13 minutes 05 seconds West 221.07 feet, thence bearing said Maryland Route 140.
- North 89 degrees 48 minutes 55 seconds East 289.51 feet.
- South 80 degrees 47 minutes 05 seconds East 165.10 feet to a point on the southerly side of Clifton Boulevard (56 feet wide) thence bearing thenceon.
- By a curve of the left with a radius of 253.00 feet and an arc length of 209.12 feet, said arc subtended by a chord bearing East 43 degrees 27 minutes 10 seconds East 187.45 feet.
- South 79 degrees 41 minutes 45 seconds West 164.87 feet, thence bearing said Clifton Boulevard.
- South 18 degrees 18 minutes 15 seconds West 118.06 feet.
- South 89 degrees 48 minutes 55 seconds West, passing over a capped iron pin now found at a distance 183.00 feet, to a solid distance of 400.00 feet to the point of beginning, containing 3,239.30 acres of land, more or less as indicated on the ALTA/NSPS Land Title Survey of a part of Branch Banking and Trust Company, Ely's Canal County Bank and Trust Company prepared by Michael K. Smith, Registered Property Land Surveyor (P.L.S. and L.S.), dated October 2, 2001.

General Notes

1. Only visible surface features are shown on this survey and are as found on the date of survey. No subsurface investigation has been performed by Frederick, Seibel and Associates. Any subsurface features shown hereon were taken from recent drilling logs and may not include all subsurface features on the site.
 2. The subject property shown herein is a lot of land owned by Branch Banking and Trust Company in Carroll County, Maryland, as shown on the Land Records of Carroll County, Maryland, as of December 21, 2001 and recorded in Liber 2766, folio 682 among the Land Records of Carroll County, Maryland.
 3. Bearings based on Maryland Grid North 8000 83.
 4. The horizontal and vertical curves are as indicated in the comments listed by Security Title Guarantee Corporation of Baltimore, Comment No. AT6002247 dated June 18, 2010.

General Notes

1. Only visible surface features are shown on this survey and are as found on the date of survey. No subsurface investigation has been performed by Frederick, Seibel and Associates. Any subsurface features shown hereon were taken from recent drilling logs and may not include all subsurface features on the site.
 2. The subject property shown herein is a lot of land owned by Branch Banking and Trust Company in Carroll County, Maryland, as shown on the Land Records of Carroll County, Maryland, as of December 21, 2001 and recorded in Liber 2766, folio 682 among the Land Records of Carroll County, Maryland.
 3. Bearings based on Maryland Grid North 8000 83.
 4. The horizontal and vertical curves are as indicated in the comments listed by Security Title Guarantee Corporation of Baltimore, Comment No. AT6002247 dated June 18, 2010.

ALTANSFSPS
 Land Title Survey
 for
GW West LLC
 Situated along the east side
 of Baltimore Boulevard
 CARROLL COUNTY, MARYLAND

DATE: 7/20/2020
 BY: FREDERICK M. SEIBEL
 TITLE: PROFESSIONAL LAND SURVEYOR
 SCALE: 1" = 30'



200 BALTIMORE BOULEVARD

200 BALTIMORE BLVD, WESTMINSTER, MD 21157, CARROLL COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL GINSBURG

mginsburg@klnb.com

443-632-2041

BOB MORRIS

bmorris@klnb.com

443-632-2054

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.