



## HIGHLY VISIBLE COMMERCIAL/RETAIL SITE AT SIGNALIZED INTERSECTION, NEAR BY-PASS ROAD RT 30, HAMPSTEAD, MD

- 3,700 - 13,000 SF available for retail/commercial uses.
- New Coppermine Pantherplex features baseball and softball fields, athletic fields and stadium, and indoor and outdoor courts.
- Coppermine building features 300,000 square feet of multi-purpose commercial and educational spaces.
- Gas/convenience will require a special use permit.

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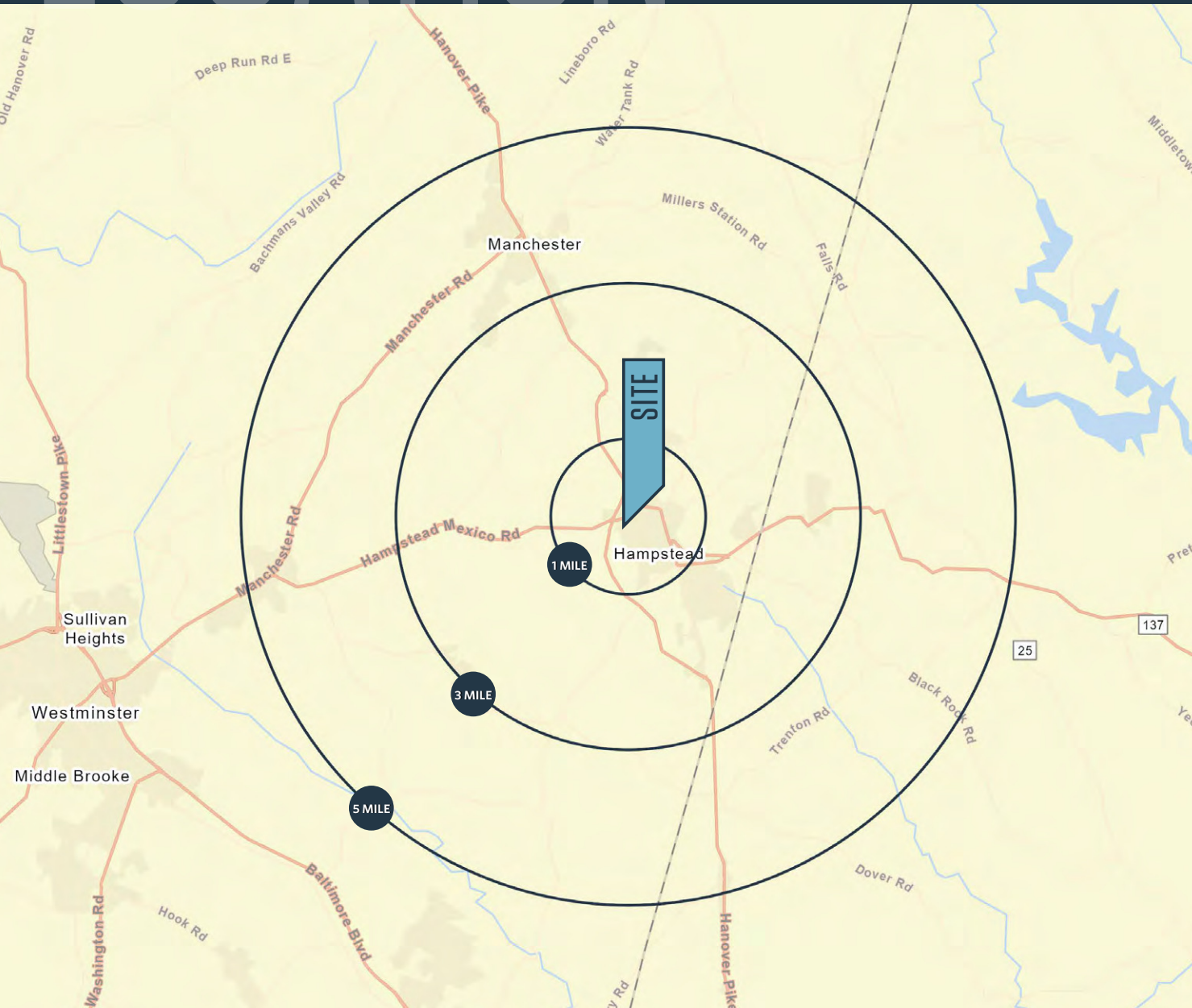
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# LOCATION

# PANTHERPLEX

MEXICO RD & PANTHER DRIVE, HAMPSTEAD, MD 21074, CARROLL COUNTY



## AVAILABLE SPACE:

- Pad Site 1: 10,000 SF
- Pad Site 2: 2,300 SF - 12,000 SF
- Coppermine Building: 3,700 SF - 13,000 SF

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
4,517	14,857	27,436
Daytime Population		
3,578	11,783	19,765
Households		
1,814	5,655	10,314
Average HH Income		
\$134,978	\$129,556	\$132,782

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Hampstead Mexico Blvd	10,440 ADT
Main St	13,830 ADT
MD-30	11,472 ADT

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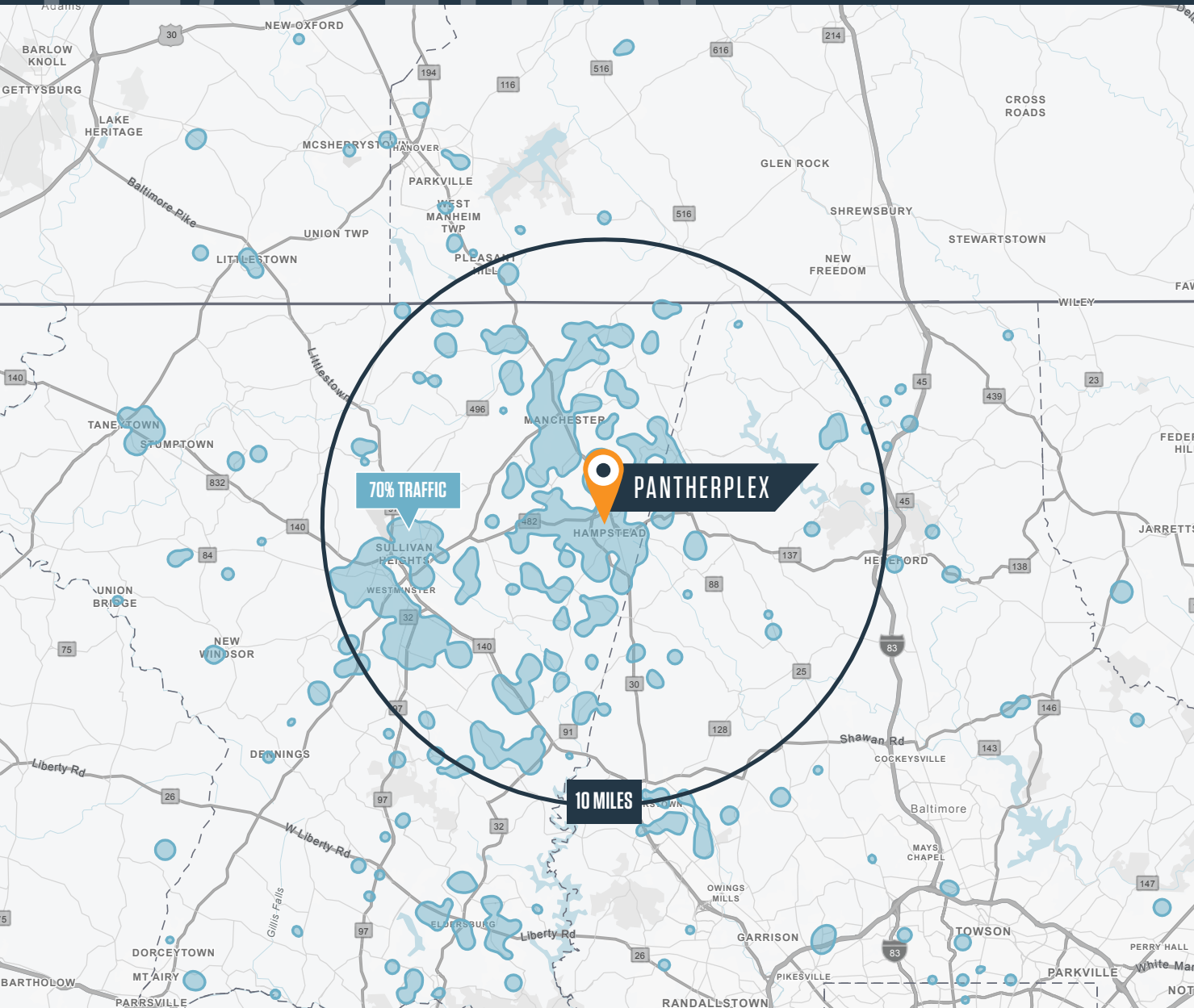
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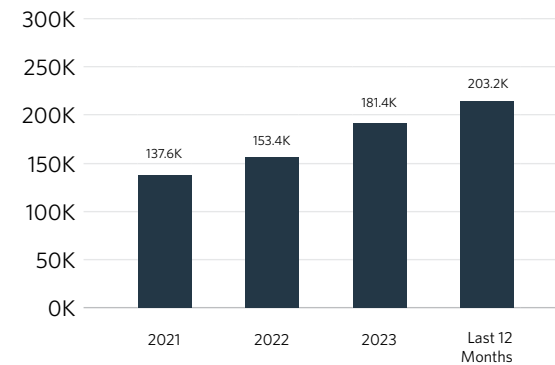
203.2K  
VISITS

65K  
VISITORS

91 MIN  
AVG. STAY

Placer.ai (2024)

## VISIT TREND | PANTHERPLEX



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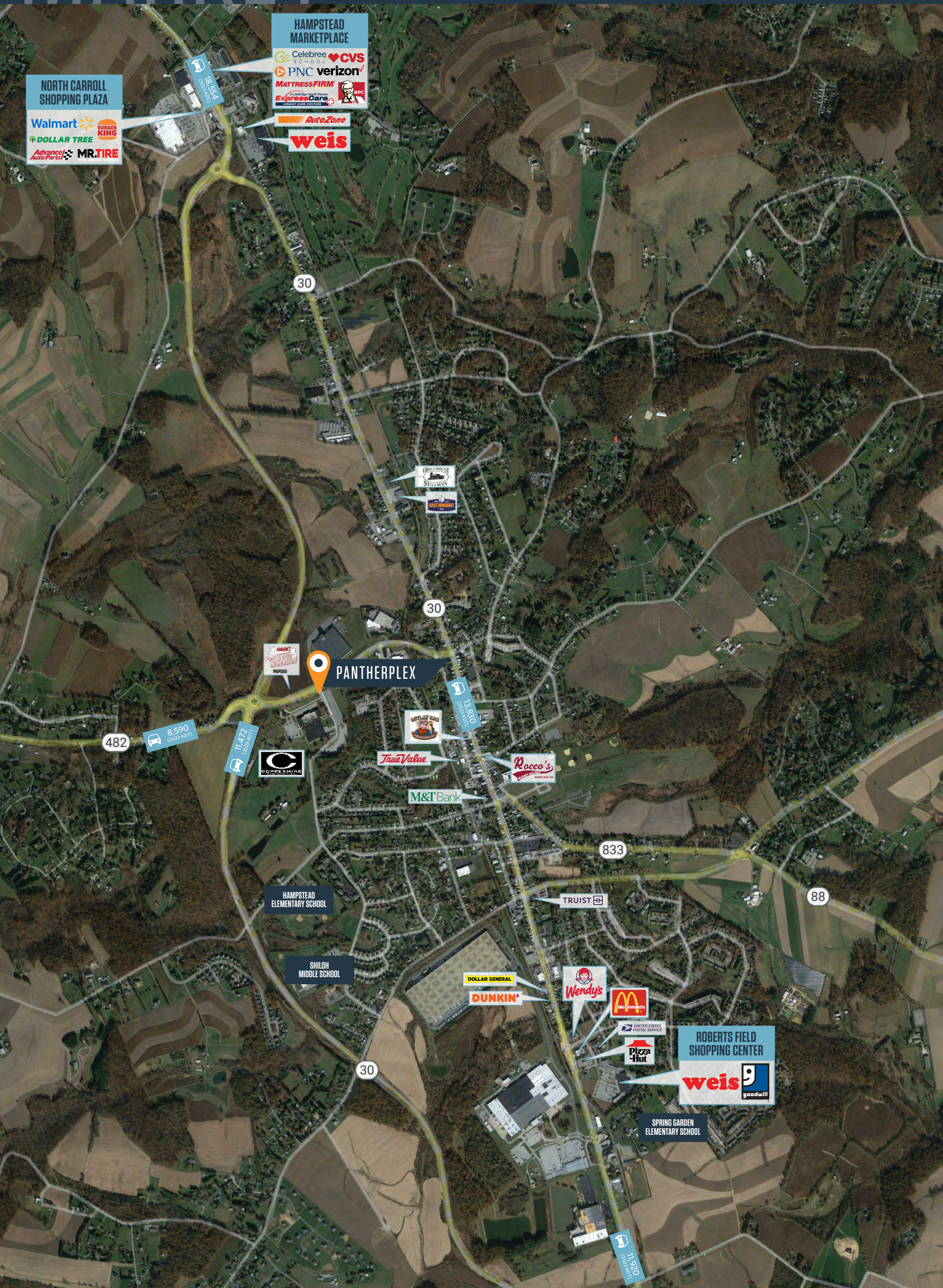
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# MARKET

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HAMPSTEAD MEXICO RD & PANTHER DRIVE, HAMPSTEAD, MD 21074, CARROLL COUNTY



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# CLOSEUP

# PANTHERPLEX

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#	TENANT	SIZE
<b>PAD SITE 1</b>		
1	AVAILABLE	10,000 SF
<b>PAD SITE 2</b>		
1	AVAILABLE	2,300 SF
2	AVAILABLE	12,000 SF
<b>COPPERMINE BUILDING</b>		
1	AVAILABLE	13,000 SF
2	AVAILABLE	6,000 SF
3	AVAILABLE	4,900 SF
4	AVAILABLE	3,700 SF
5	AVAILABLE	9,300 SF
6	AVAILABLE	5,300 SF
7	AVAILABLE	5,700 SF

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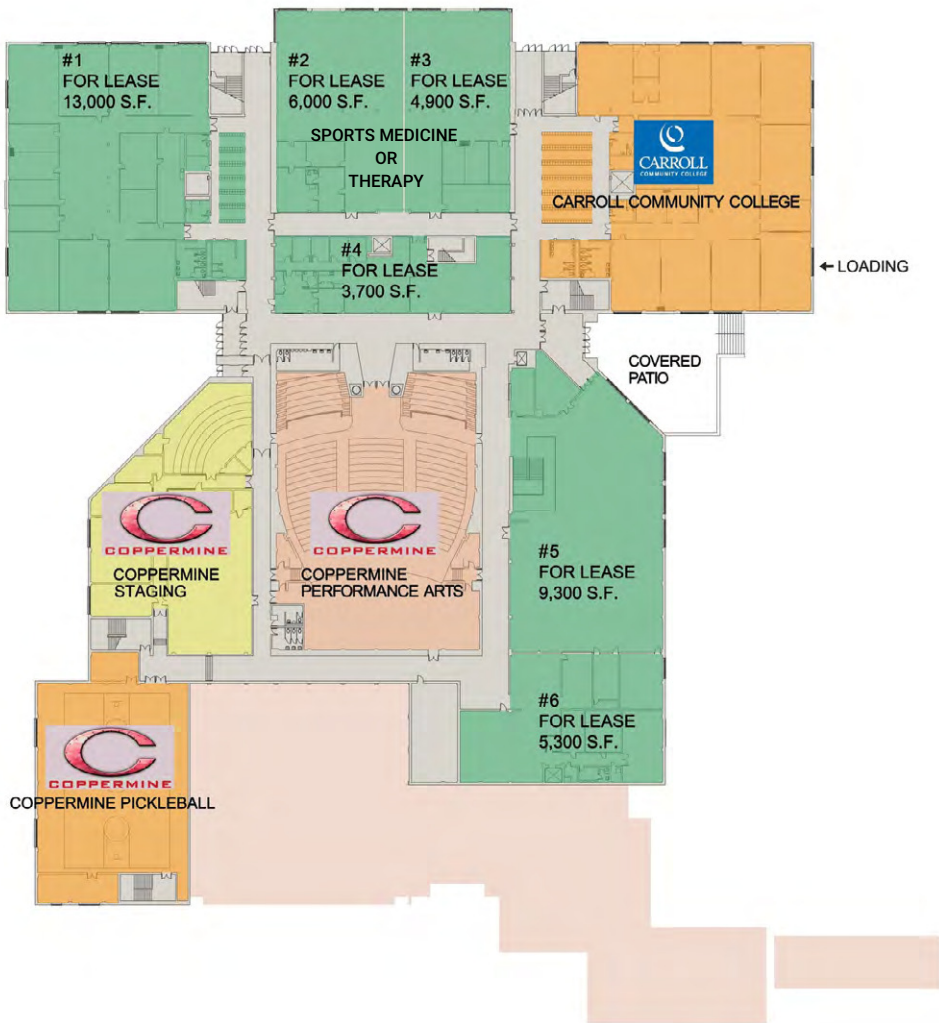


# SITE PLAN

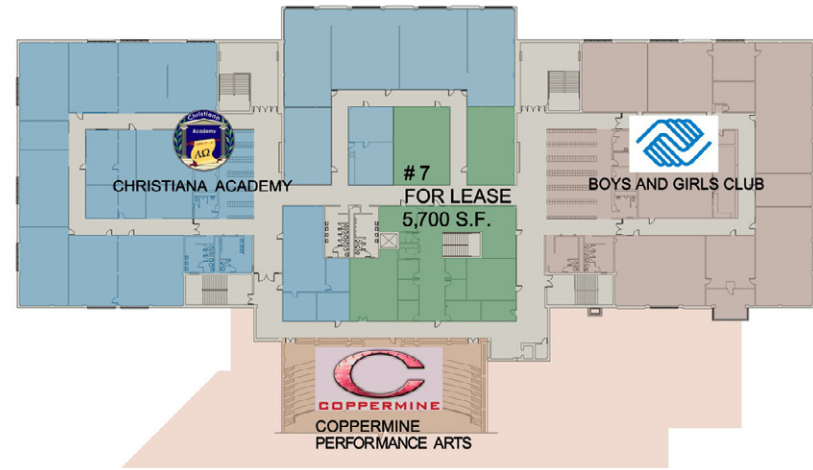
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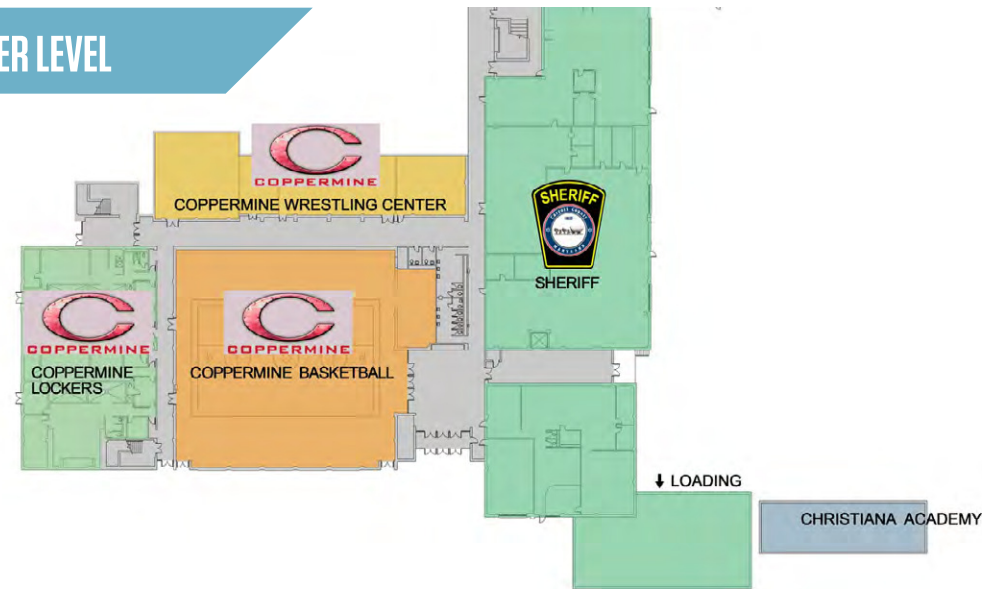
## GROUND LEVEL



## UPPER LEVEL



## LOWER LEVEL



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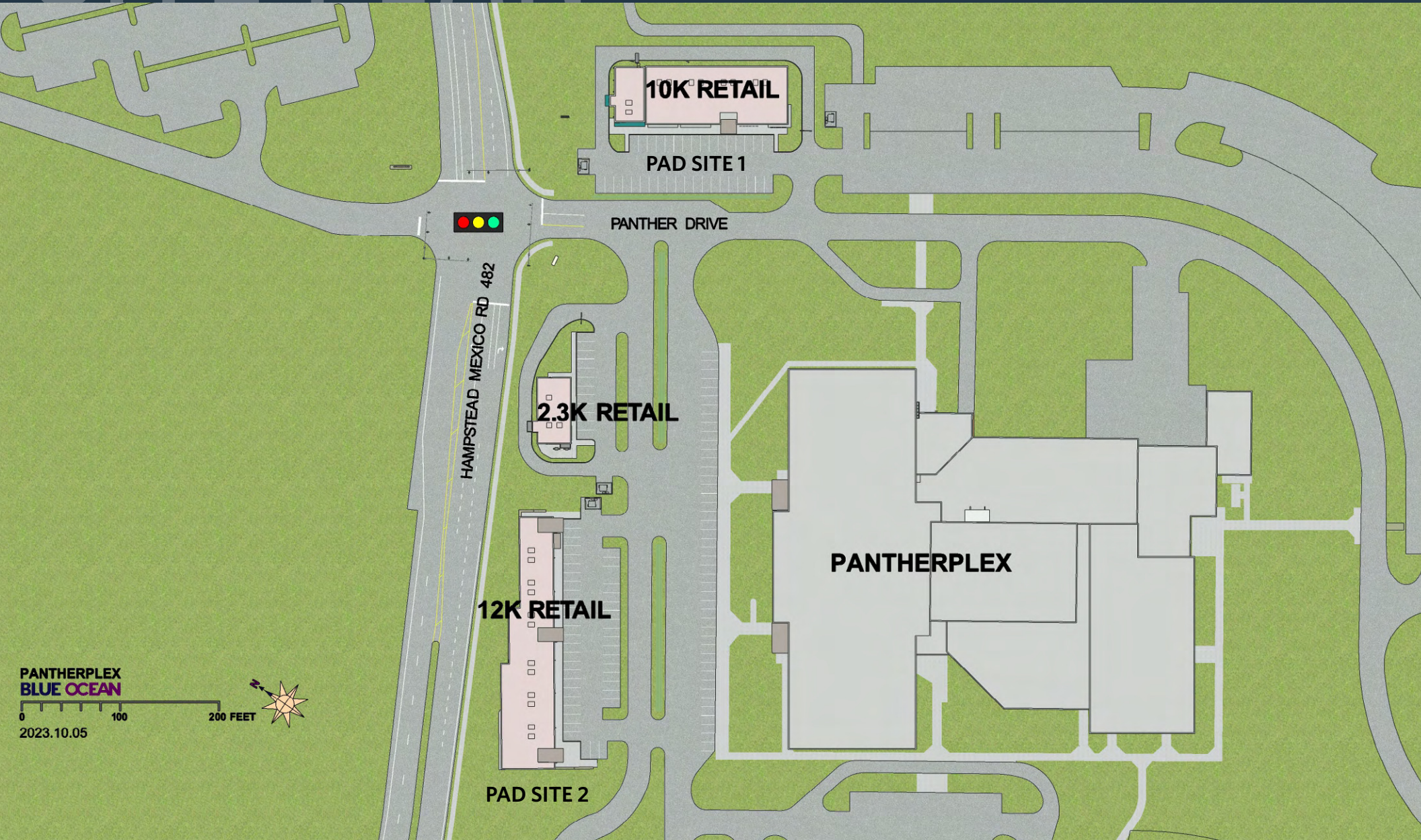
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# CONCEPT

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