# 10201 TANEYTOWN PIKE

10201 TANEYTOWN PIKE, EMMITSBURG, MD 21727, FREDERICK COUNTY

## NEARBY RETAILERS

McDonald's
DUNKIN'
SUBWAY
Pizza Hut
DOLLAR GENERAL

## LAND FOR SALE OR LEASE

- 3.6 Acres zoned GC
- Located near Washington, DC and Baltimore metro areas
- Part of Frederick County, which has seen major economic growth in recent years
- Direct Visibility from Route 15

**BO GALLES**
bgalles@klnb.com | 703-268-2712

**PHIL RUXTON**
pruxton@klnb.com | 202-420-7777

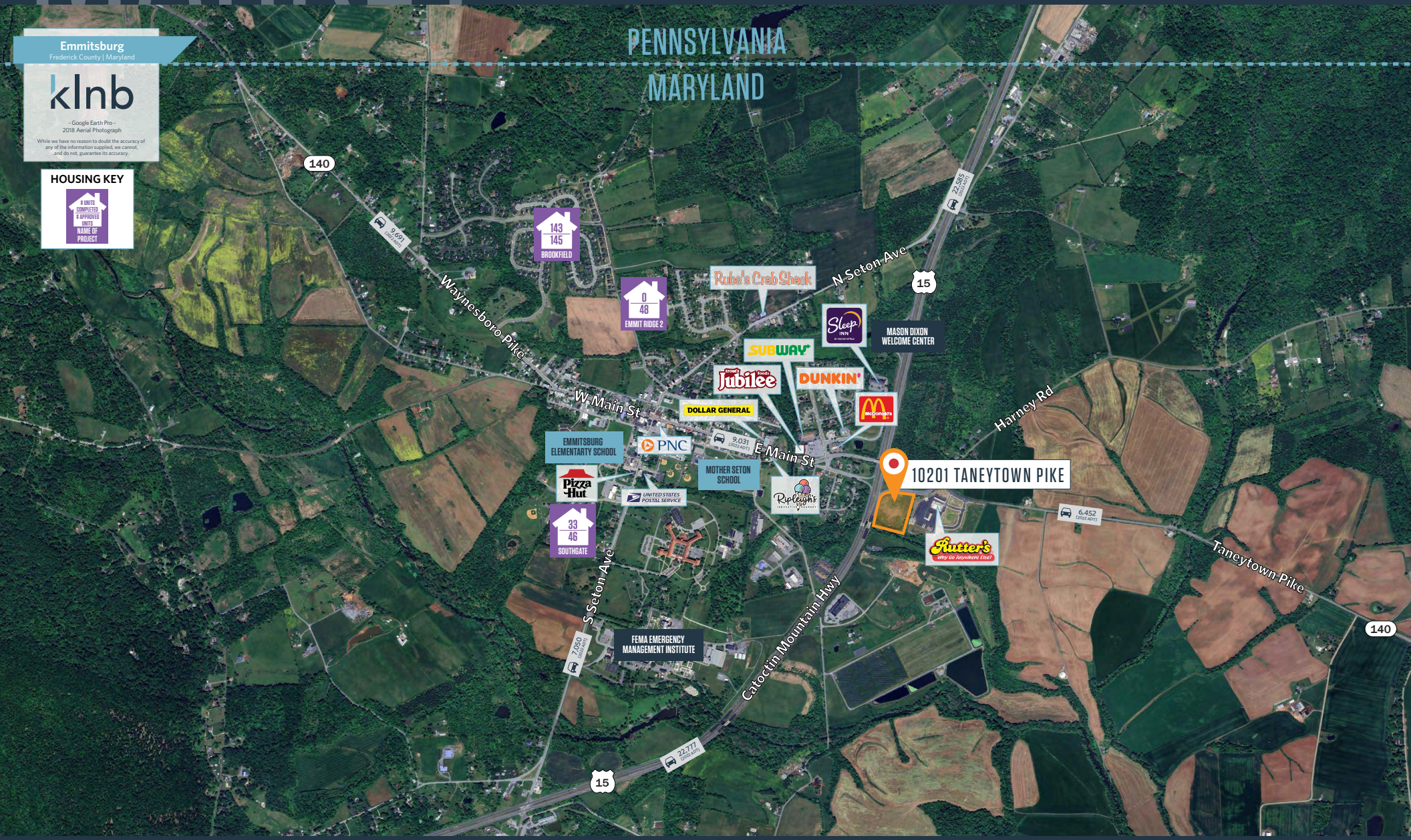
**BOB BROWNING**
bbrowning@klnb.com | 703-268-2717

klnb.com

# MARKET

# 10201 TANEYTOWN PIKE

10201 TANEYTOWN PIKE, EMMITSBURG, MD 21727, FREDERICK COUNTY





**BO GALLES**
bgalles@klnb.com | 703-268-2712

**PHIL RUXTON**
pruxton@klnb.com | 202-420-7777

**BOB BROWNING**
bbrowning@klnb.com | 703-268-2717


klnb

# CLOSE UP

# 10201 TANEYTOWN PIKE

10201 TANEYTOWN PIKE, EMMITSBURG, MD 21727, FREDERICK COUNTY

**BO GALLES**
bgalles@klnb.com | 703-268-2712

**PHIL RUXTON**
pruxton@klnb.com | 202-420-7777

**BOB BROWNING**
bbrowning@klnb.com | 703-268-2717

klnb

PLACER.AI

# 10201 TANEYTOWN PIKE

10201 TANEYTOWN PIKE, EMMITSBURG, MD 21727, FREDERICK COUNTY

Placer.ai
RUTTERS

**10.6K**
VISITS PER YEAR

**4.4K**
UNIQUE VISITORS PER YEAR

**2.41**
VISIT FREQUENCY

*DATA IS FROM APRIL 1, 2023 - MARCH 31, 2024*

**BO GALLES**
bgalles@klnb.com | 703-268-2712

**PHIL RUXTON**
pruxton@klnb.com | 202-420-7777

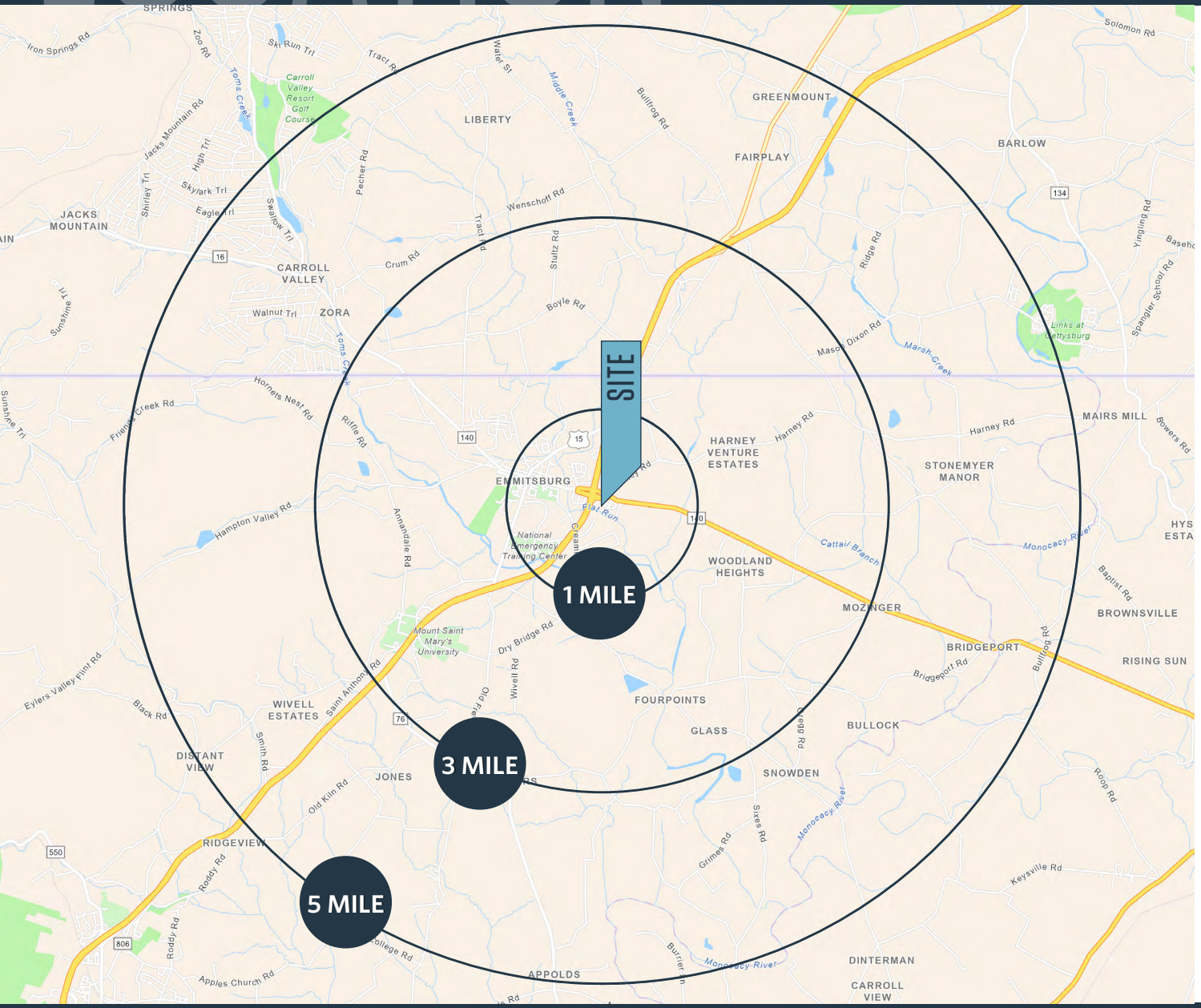
**BOB BROWNING**
bbrowning@klnb.com | 703-268-2717


klnb

# LOCATION

# 10201 TANEYTOWN PIKE

10201 TANEYTOWN PIKE, EMMITSBURG, MD 21727, FREDERICK COUNTY




## DEMOGRAPHICS | 2023:

| | 1-MILE | 3-MILE | 5-MILE |
|---|---|---|---|
| Population | 1,800 | 6,504 | 11,338 |
| Daytime Population | 1,529 | 2,379 | 4,227 |
| Households | 674 | 1,724 | 3,652 |
| Average HH Income | $89,636 | $105,801 | $113,748 |

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

## TRAFFIC COUNTS | 2022:

| | |
|---|---|
| Catoctin Mountain Highway | 22,777 ADT |
| Taneytown Pike | 6,452 ADT |


**BO GALLES**
bgalles@klnb.com | 703-268-2712

**PHIL RUXTON**
pruxton@klnb.com | 202-420-7777

**BOB BROWNING**
bbrowning@klnb.com | 703-268-2717


klnb

# 10201 TANEYTOWN PIKE

10201 TANEYTOWN PIKE, EMMITSBURG, MD 21727, FREDERICK COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:


**BO GALLES**
bgalles@klnb.com
703-268-2712

**PHIL RUXTON**
pruxton@klnb.com
202-420-7777

**BOB BROWNING**
bbrowning@klnb.com
703-268-2717

8065 Leesburg Pike, Suite 700, Tysons, VA 22182


**klnb.com**

instagram.com/klnbcre linkedin.com/company/klnb facebook.com/KLNBCRE

**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.