



COMMERCIAL REAL ESTATE

# RETAIL PROPERTY FOR LEASE

## The Shoppes at Meadow Creek

410 MEADOW CREEK DRIVE  
WESTMINSTER, MD 21158



### OVERVIEW

The Shoppes at Meadow Creek is a 15 acre upscale, mixed use development located at the intersection of Maryland Routes 140, 31 and 97 in the geographic center of Carroll County, Maryland. The project is designed in a Town Center format, and consists of over 100,000 square feet of retail and office space and five pad sites. Located at the center of residential growth in Westminster.

### FEATURING

<b>AVAILABLE SPACE</b>	3,525 SF; 20,800 SF; 8,000 SF pad; Previous Bank space now available.
<b>PARKING</b>	5:1
<b>TERM</b>	Five (5) year minimum
<b>RENTAL RATE</b>	1st Floor: \$22.50 per sf NNN
<b>CO-TENANTS</b>	Walgreens, IHOP, Illianos Restaurant, The Young School, Edward Jones, Speech Pathways, Connect Hearing, Phoenix Salon Suites, and Coldstone
<b>ZONING</b>	NC

### DEMOGRAPHICS AT A GLANCE

2016 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	30,408	42,609	57,987
Average HH Income	\$79,673	\$88,496	\$91,486
Per Capita Income	\$31,428	\$33,197	\$34,579

All information herein was obtained from sources deemed reliable. This information is subject to change. No warranty is made as to it's accuracy.

### FOR MORE INFORMATION, CONTACT:

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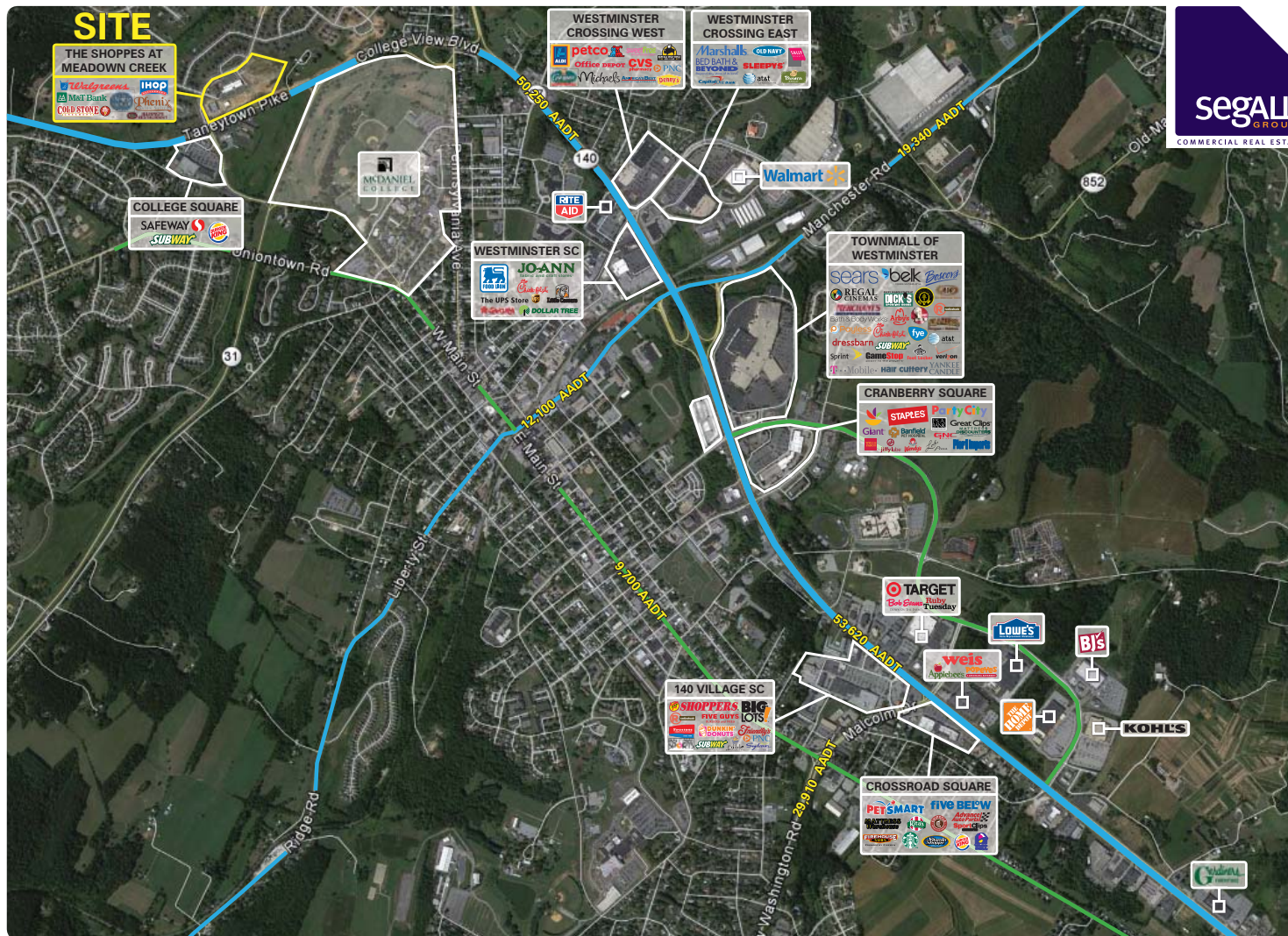
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# AERIAL 410 Meadow Creek Drive • Westminster, MD 21158

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Map showing the location of Carroll Community College and Carroll Hospital Center further South

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**GROUND PHOTOS** 410 Meadow Creek Drive • Westminster, MD 21158

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**SITE PLAN** 410 Meadow Creek Drive • Westminster, MD 21158

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# LEASING PLAN 410 Meadow Creek Drive • Westminster, MD 21158

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FRONT ELEVATION



BACK ELEVATION



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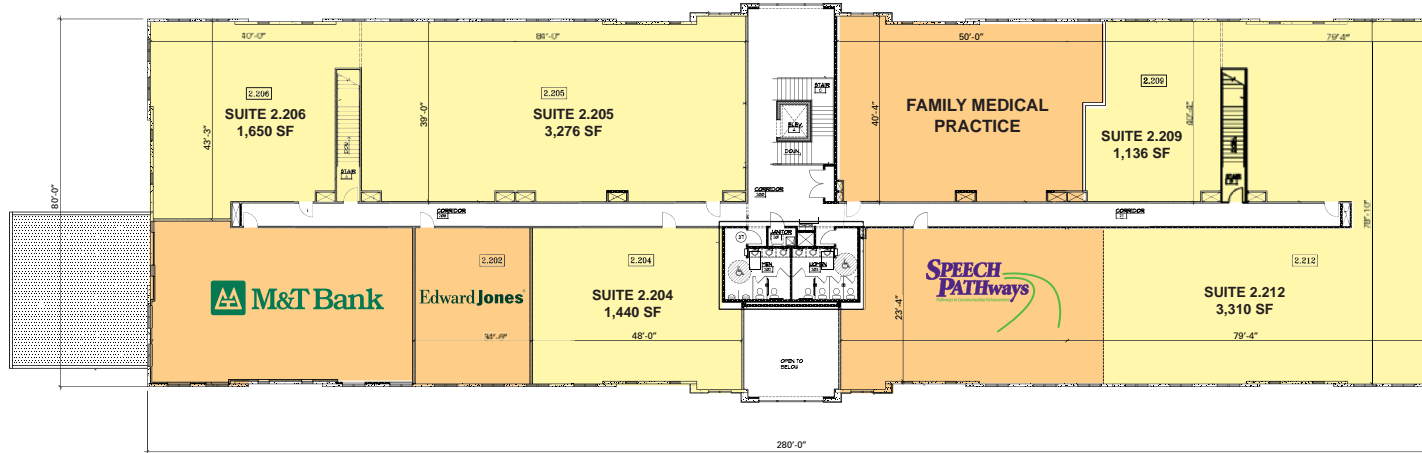
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# LEASING PLAN 410 Meadow Creek Drive • Westminster, MD 21158

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**SECOND FLOOR PLAN - BUILDING F**  
SCALE: 1/8"=1'-0"  
SECOND FLOOR: 11,000 SQ. FT.



**FIRST FLOOR PLAN - BUILDING F**  
SCALE: 1/8"=1'-0"  
FIRST FLOOR: 22,450 SQ. FT.

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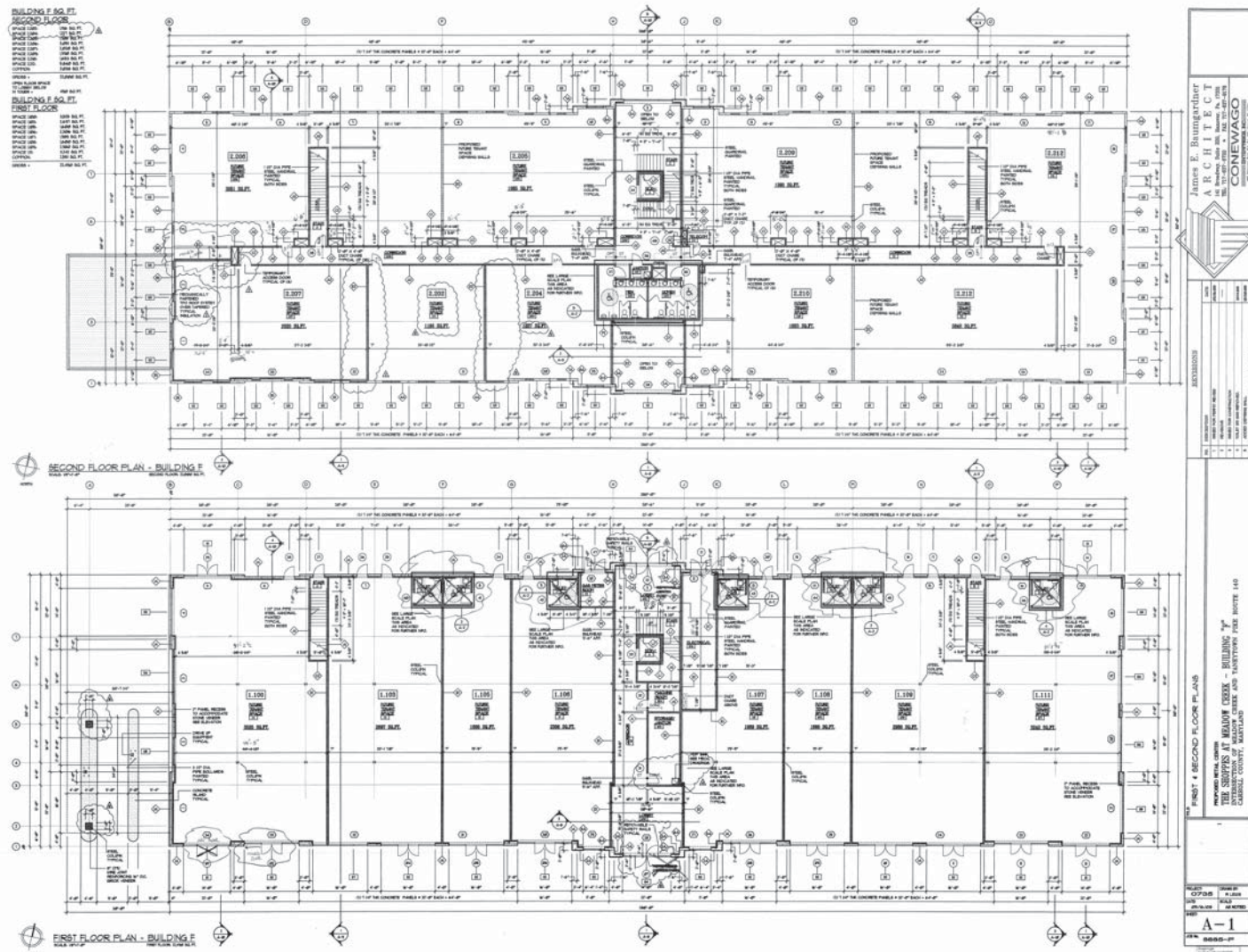
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# FLOOR PLAN 410 Meadow Creek Drive • Westminster, MD 21158

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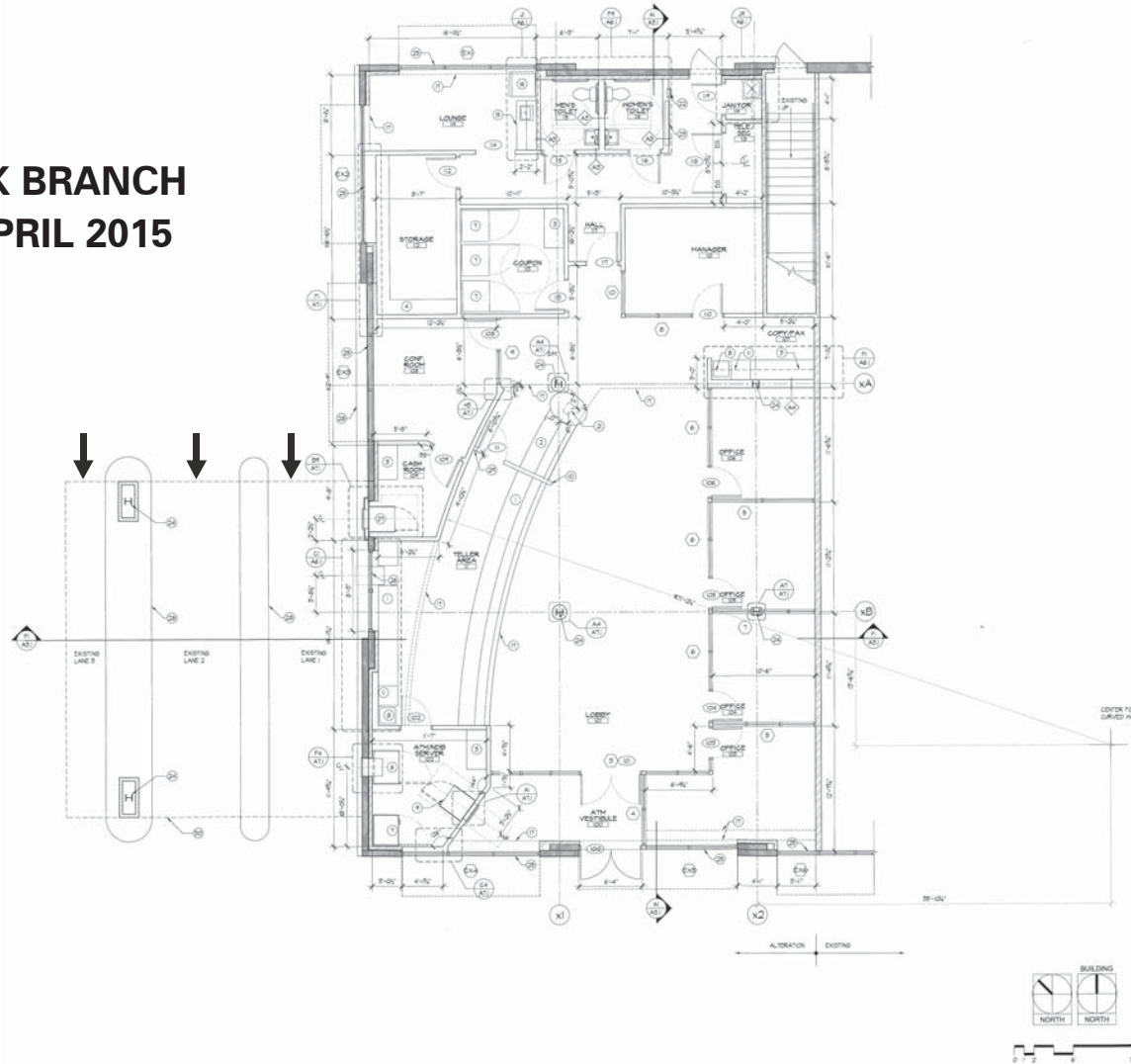
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**FORMER BANK BRANCH  
AVAILABLE APRIL 2015**



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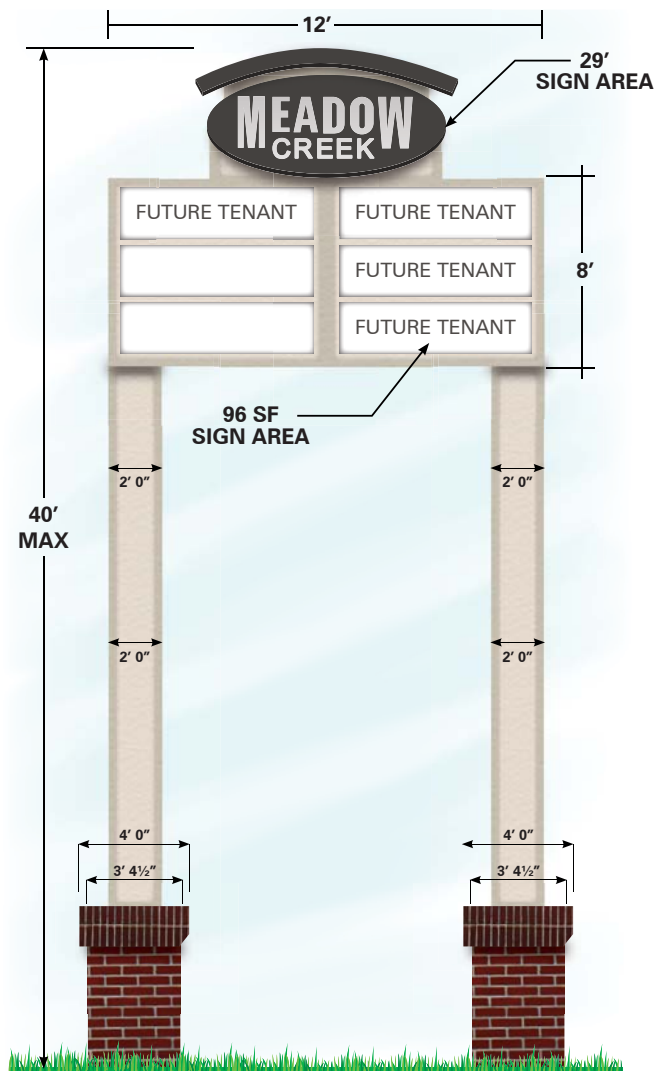
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Current Tenant Signage



ELEVATION DETAIL

**PROPOSED  
ADDITIONAL PYLON SIGN**

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# VEHICULAR ACCESS POINTS 410 Meadow Creek Drive • Westminster, MD 21158

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