

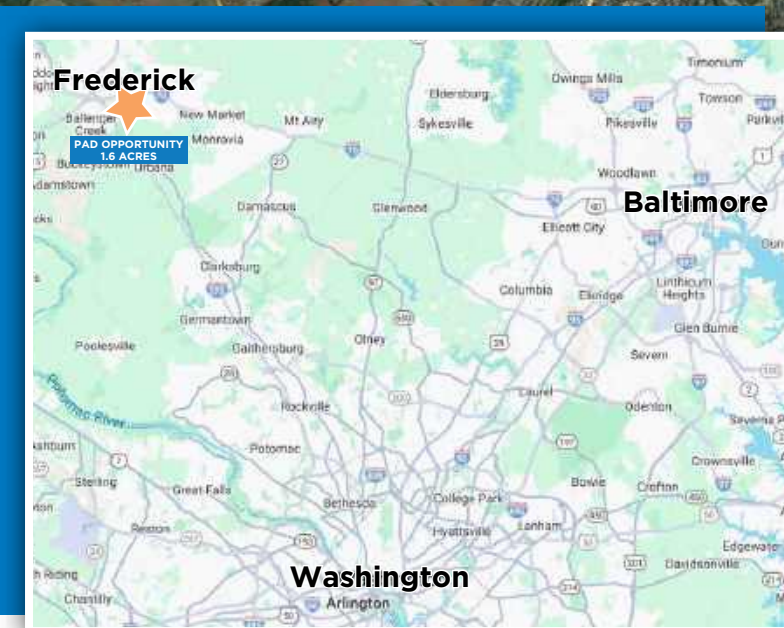
FREDERICK, MD PAD OPPORTUNITY

 813 E SOUTH STREET | FREDERICK, MD 21701

- 1.6 Acre Pad for Sale or Lease
- Signalized intersection at the corner of Monocacy Boulevard & East South Street
- Great Visibility from I-70
- Blocks from Historic Downtown Frederick
- Easy Access to and from I-70
- Brickworks Development with 1,260 New Homes, 130,000 sf of Retail anchored by Wholefoods, and Hotel located around the corner from site.
- Graded and ready Pad Site

LISTED BY **Andrew Tkach**

202-409-2588 | Andrew@TkachGroup.com



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,848	64,795	141,470
TOTAL HOUSEHOLDS	1,378	26,753	54,371
AVERAGE HHI	\$95,575	\$112,291	\$123,148

FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES

MONOCACY BLVD

11,458 AADT

 **CUBE SMART**
self storage

E. SOUTH STREET


FULL
MOVEMENT

4,200 AADT

*Proposed access needs City approval



BRICKWORKS

Coming Soon:
1,260 New Homes
130,000 SF Retail
Grocery Store
Hotel



**FREDERICK, MD
GATEWAY**

**208,000 SF
CLASS A INDUSTRIAL
PLANNED**

MONOCACY BLVD

4,200 AADT

CUBESMART
self storage

**FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES**



79,077 AADT

11,458 AADT

**ROYAL
FARMS**

11,713 AADT

REXEL

**EASTGATE
SHOPPING CENTER**



PNC



SHEETZ

PENSKE

BB&T

**BURGER
KING**



**TACO
BELL**

CUBESMART
self storage



70



DOWNTOWN
FREDERICK

Carroll Creek

BRICKWORKS

Coming Soon:
1,260 New Homes
130,000 SF Retail
Grocery Store
Hotel

**GREAT VISIBILITY AND
ACCESS FROM I-70**

**FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES**

11,713 AADT

EASTGATE
SHOPPING CENTERFREDERICK
MUNICIPAL AIRPORTCUBESMART
self storageFREDERICK, MD
GATEWAY
208,000 SF
CLASS A INDUSTRIAL
PLANNED

MONOCACY BLVD

70

ACCESS FROM WEST BOUND
ACCESS FROM EAST BOUND

HARRY GROVE
STADIUMCOSTCO
WHOLESALE

79,077 AADT

FREDERICK CROSSING

five
BELOW
ULTRA
BEST
BUY
ROSS
DISCOUNT STORES
KOHLS
DOLLAR TREE

Walmart

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