

FREDERICK, MD PAD OPPORTUNITY

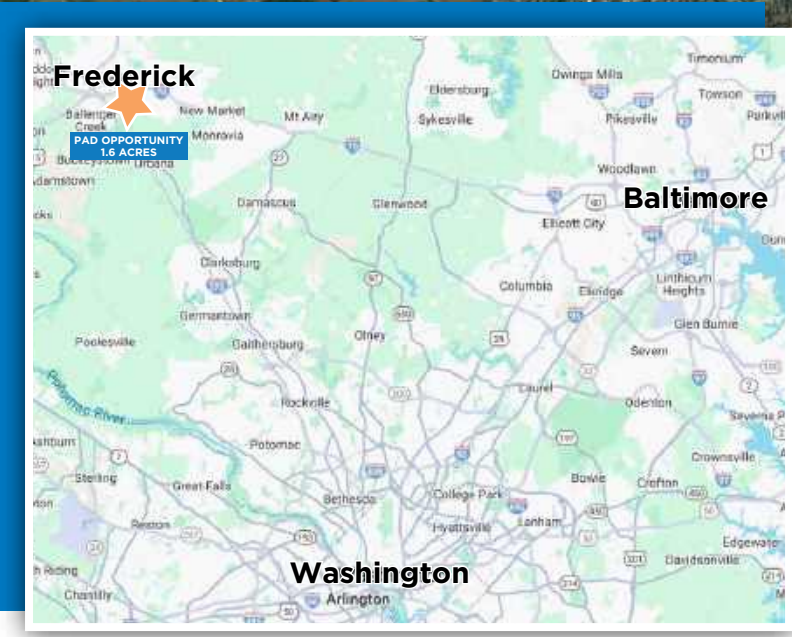
 813 E SOUTH STREET | FREDERICK, MD 21701

- 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

CUBESMART
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

FREDERICK, MD PAD OPPORTUNITY
1.6 ACRES

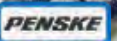
11,713 AADT

11,458 AADT

79,077 AADT

4,200 AADT

MONOCACY BLVD



EASTGATE SHOPPING CENTER

**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 CENTER

**FREDERICK
MUNICIPAL AIRPORT**

CUBESMART
self storage

FREDERICK, MD
GATEWAY
208,000 SF
CLASS A INDUSTRIAL
PLANNED

MONOCACY BLVD

70

ACCESS FROM WEST BOUND

ACCESS FROM EAST BOUND

**HARRY GROVE
STADIUM**

**COSTCO
WHOLESALE**

79,077 AADT

FREDERICK CROSSING

**five
BEL'W** **BEST
BUY** **ROSS**
DISCOUNT STORES
ULTRA **KOHL'S** **DOLLAR TREE**

Walmart

LISTED BY **Andrew Tkach**

202-409-2588 | Andrew@TkachGroup.com

TKACH GROUP

COMMERCIAL  REAL ESTATE