

FREDERICK, MD PAD OPPORTUNITY

813 E South Street | FREDERICK, MD 21701

- For Sale or Lease
- 1.6 Acre Pad Site
- Signalized intersection at the corner of Monocacy Blvd. & East South Street
- Great Visibility from I-70
- Blocks from Historic Downtown Frederick
- Easy Access to and from I-70
- Graded and ready Pad Site



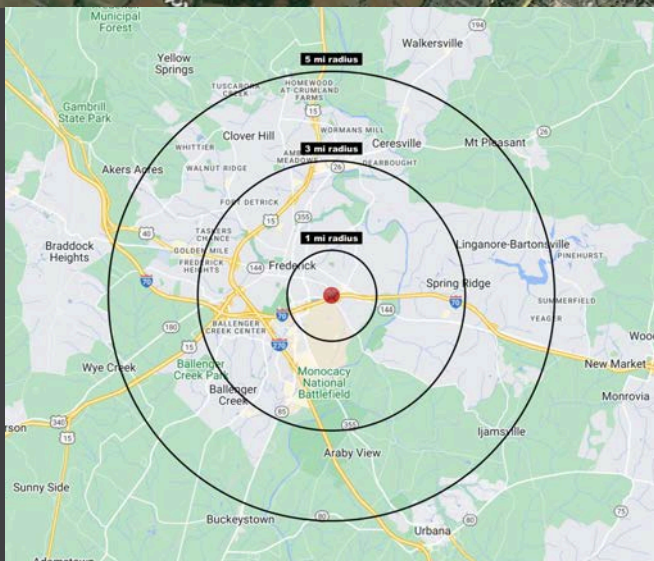
 PETERSON
COMPANIES®

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Broker of Record AO Retail Projects Inc.



TKACH GROUP



Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,848	64,795	141,470
Total Households	1,378	26,753	54,371
Average HH Income	\$95,575	\$112,291	\$123,148

PAD SITE- FOR SALE OR LEASE

**FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES**

MONOCACY BLVD

 **11,458 AADT**


**FULL
MOVEMENT**

E. SOUTH STREET

 **CUBESMART**
self storage

 **4,200 AADT**

PAD SITE - FOR SALE OR LEASE



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PAD SITE- FOR SALE OR LEASE

Looking East



Looking West



View Site Here:

813 E South Street, Frederick, MD 21701



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