

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



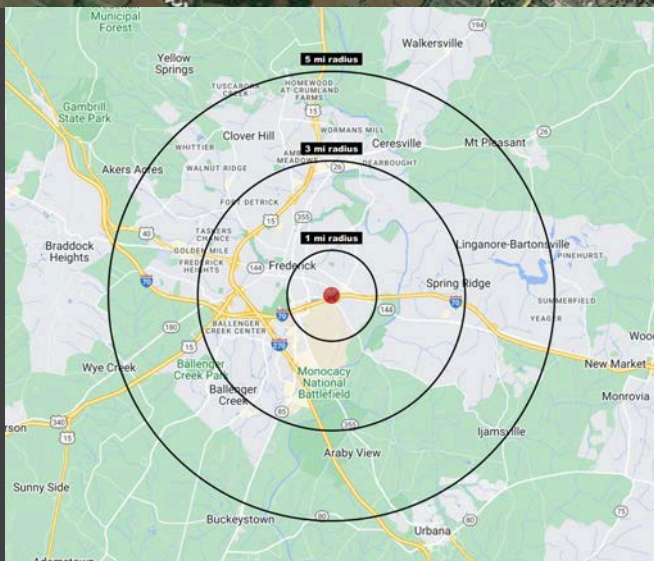
 **PETERSON**
COMPANIES®

ANDREW S. TKACH
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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



PAD SITE- FOR SALE OR LEASE

Visibility & Access from I-70

DOWNTOWN FREDERICK

FREDERICK MUNICIPAL AIRPORT

FREDERICK, MD PAD OPPORTUNITY 1.6 ACRES

FREDERICK, MD GATEWAY 200,000 SQ. FT. CLASS A INDUSTRIAL PLANNED

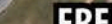
ACCESS FROM WEST BOUND

ACCESS FROM EAST BOUND

79,077 AADT

GREAT VISIBILITY AND ACCESS FROM I-70

PAD SITE - FOR SALE OR LEASE



**FREDERICK
MUNICIPAL AIRPORT**

HARRY GROVE STADIUM



FREDERICK CROSSING



FREDERICK CROSSING

**FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES**

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

0.77 AADT

GREAT VISIBILITY AND ACCESS FROM I-70

PAD SITE- FOR SALE OR LEASE

Looking East



Looking West



View Site Here:

813 E South Street, Frederick, MD 21701



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