

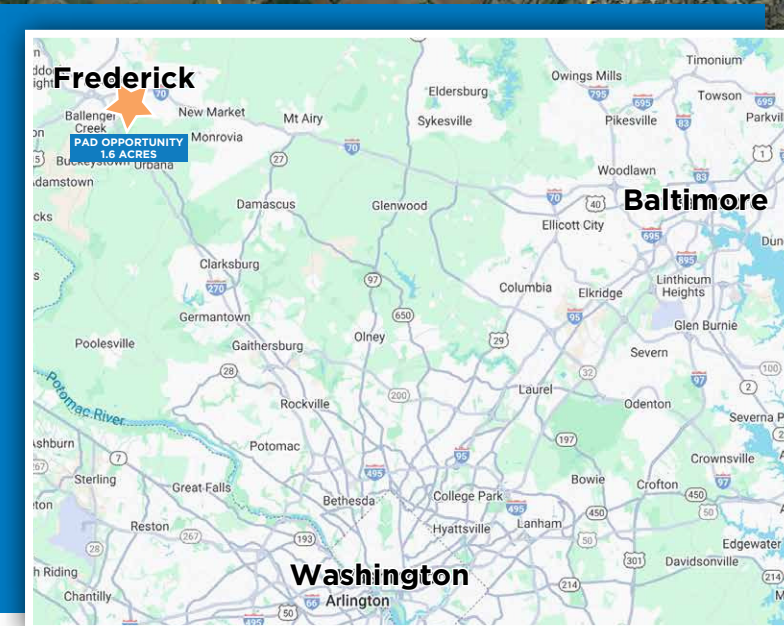
## FREDERICK, MD PAD OPPORTUNITY

 813 E SOUTH STREET | FREDERICK, MD 21701

- 1.6 Acre Pad for Sale or Lease
- 1.6 Acre Pad Site
- 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
- Graded and ready Pad Site

LISTED BY **Andrew Tkach**

**202-409-2588 | [Andrew@TkachGroup.com](mailto: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**

4,200 AADT

**CUBESMART**  
self storage

**FREDERICK, MD  
PAD OPPORTUNITY  
1.6 ACRES**



79,077 AADT

11,458 AADT

11,713 AADT

**ROYAL  
FARMS**

**REXEL**

**EASTGATE  
SHOPPING CENTER**



**SHEETZ**



MONOCACY BLVD

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

PNC  
EASTGATE  
SHOPPING CENTER

**FREDERICK  
MUNICIPAL AIRPORT**

CUBESMART  
self storage

ROYAL FARMS

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

**HARRY GROVE  
STADIUM**

**COSTCO  
WHOLESALE**

79,077 AADT

MONOCACY BLVD

70

ACCESS FROM WEST BOUND  
ACCESS FROM EAST BOUND

FREDERICK CROSSING

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**TKACH GROUP**

COMMERCIAL  REAL ESTATE