



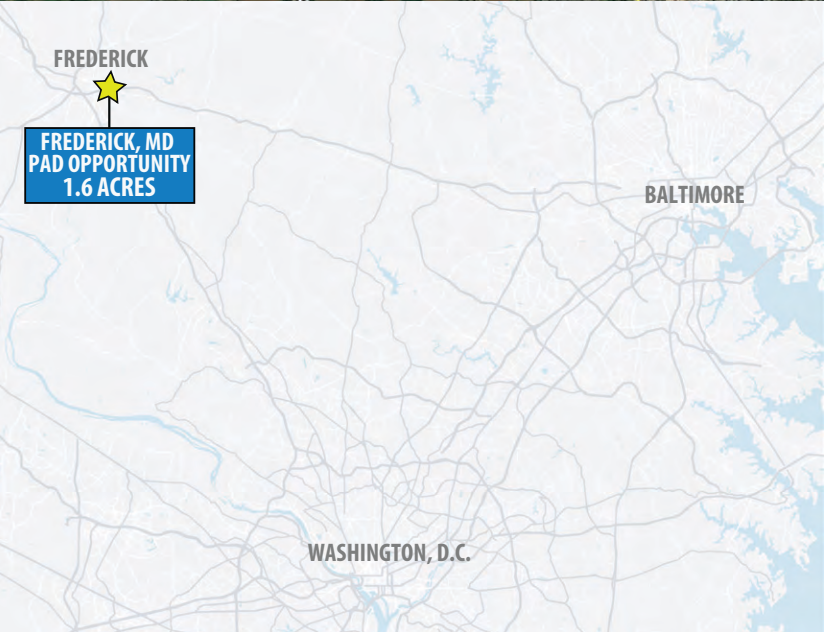
FREDERICK, MD PAD OPPORTUNITY

MONOCACY BLVD. & E. SOUTH ST. | FREDERICK, MD 21704

- 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



ANDREW TKACH
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	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION 		70,763	131,796	219,807
TOTAL HOUSEHOLDS 		27,784	49,709	80,327
AVERAGE HHI 		\$91,434	\$101,169	\$116,483

FREDERICK, MD PAD OPPORTUNITY 1.6 ACRES

MONOCACY BLVD

 11,458 AADT


FULL MOVEMENT



E. SOUTH STREET

 4,200 AADT



FARMER COOP ASSOCIATION, INC. PROPERTY

FULL MOVEMENT

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

4,200 AADT

CUBESMART self storage

FREDERICK, MD PAD OPPORTUNITY 1.6 ACRES

11,458 AADT

FULL MOVEMENT

79,077 AADT

OPEN ROYAL FARMS

2023

11,713 AADT

PNC

EASTGATE SHOPPING CENTER

FULL MOVEMENT



BURGER KING

PENSKE

BB&T

SHEETZ

CUBESMART self storage



BURGER KING

Roy Rogers

FCB BANK

McHenry PRESSURE CLEANING SYSTEMS



Rexel

Monocacy Blvd

MONOCACY BLVD



40

Hwy 40 W

144

144

VISIBILITY AND ACCESS FROM I-70



LOOKING EAST



LOOKING WEST



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LEASING AGENT



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