



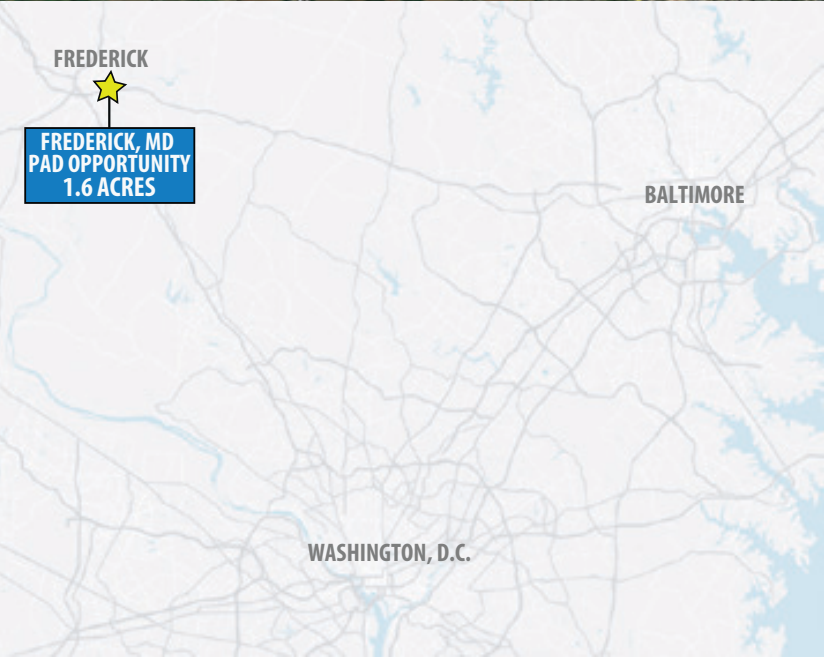
FREDERICK, MD PAD OPPORTUNITY

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**



**CUBESMART
self storage**

E. SOUTH STREET

4,200 AADT



FARMER COOP
ASSOCIATION, INC.
PROPERTY



4,200 AADT

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

CUBESMART
self storage



79,077 AADT

FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES

11,713 AADT

OPEN
ROYAL
FARMS
2023



11,458 AADT

EASTGATE
SHOPPING CENTER

PNC



PENSKE

BB&T

SHEETZ

BURGER
KING

TACO
BELL

CardSmart



McDonald's

Dixy
Diner

FCB
BANK

McHenry
FARMERS CLASSIC CENTER

bp

Monocacy Blvd

MONOCACY BLVD

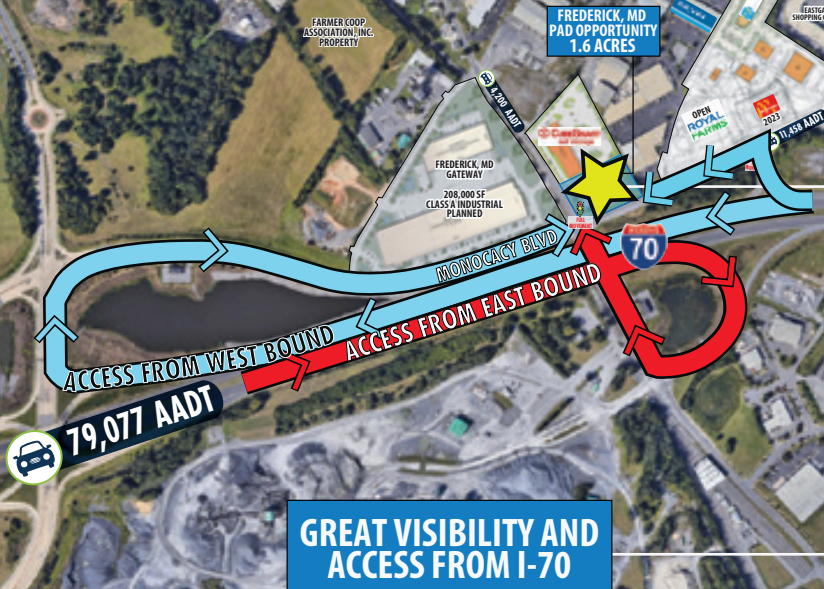


Hwy 40 W

VISIBILITY AND ACCESS FROM I-70

**DOWNTOWN
FREDERICK**

**FREDERICK
MUNICIPAL AIRPORT**



FREDERICK CROSSING
five BELOW
ROSS
BEST BUY
ULTA
KOHLS
DOLLAR TREE



LOOKING EAST



LOOKING WEST



FREDERICK, MD PAD OPPORTUNITY

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

LEASING AGENT



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