



RETAIL FOR LEASE

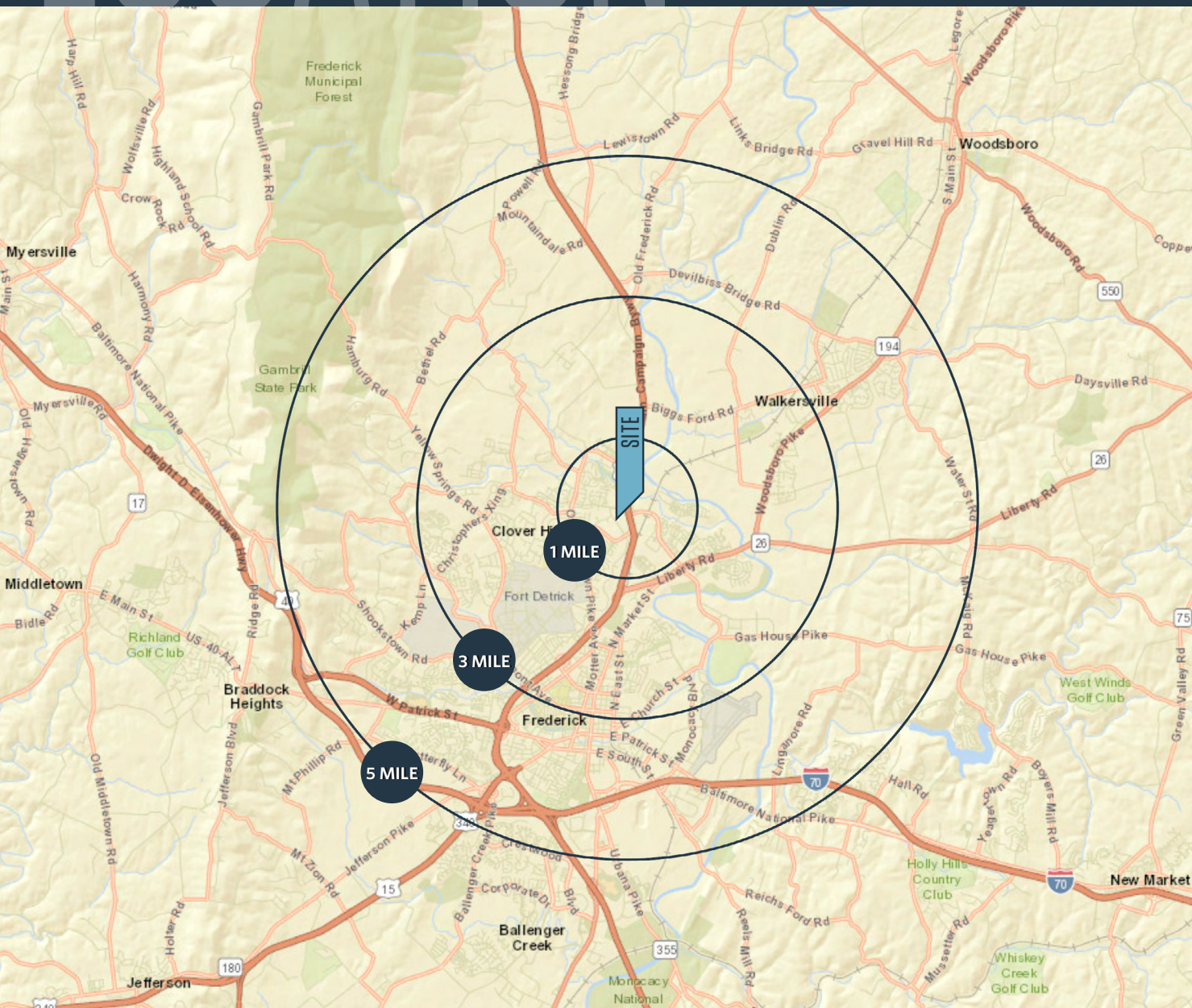
- Northgate Crossing is a 35+ acre property located at the northwest and southwest intersection of US Route 15 (Catocin Mountain Hwy) and Christophers Crossing on the north side of Frederick, MD.
- Now open! - New interchange at Christophers Crossing and US Route 15 to serve the shopping center.
- Frederick City/County has experienced a tremendous amount of growth over the past 10 years primarily due to its proximity to Washington, DC and the suburban office market along the I-270 corridor, as well as, its proximity to Baltimore, MD and its suburban office market along I-70; Population is anticipated to swell to 300,000 by 2030.

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**AVAILABLE SPACE:**

Positions Available

- Anchor/Junior Anchor: 15,000 SF & greater
- Out Parcels

Zoning: GC

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
10,083	48,738	103,886
Daytime Population		
4,806	30,465	66,124
Households		
3,876	19,007	40,022
Average HH Income		
\$128,629	\$115,697	\$105,612

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)
TRAFFIC COUNTS | 2019:

Rt. 15	45,264 ADT
Monocacy Blvd	13,431 ADT

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BIRD'S EYE

NORTHGATE CROSSING

RT. 15 & CHRISTOPHERS CROSSING, FREDERICK, MD 21702, FREDERICK COUNTY



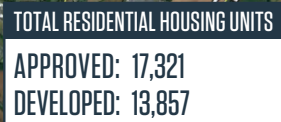
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FOR MORE INFORMATION, PLEASE CONTACT:

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