



NEARBY TENANTS



PROPERTY DETAILS

- Approximately 1 acre of land for lease
- Conveniently located on Frederick Road (Route 355)
- Ideal for fast food, automotive, storage, medical or parking
- CR-2.0 Zoning
- 44,278 ADT on Frederick Road
- Cross access from adjacent properties

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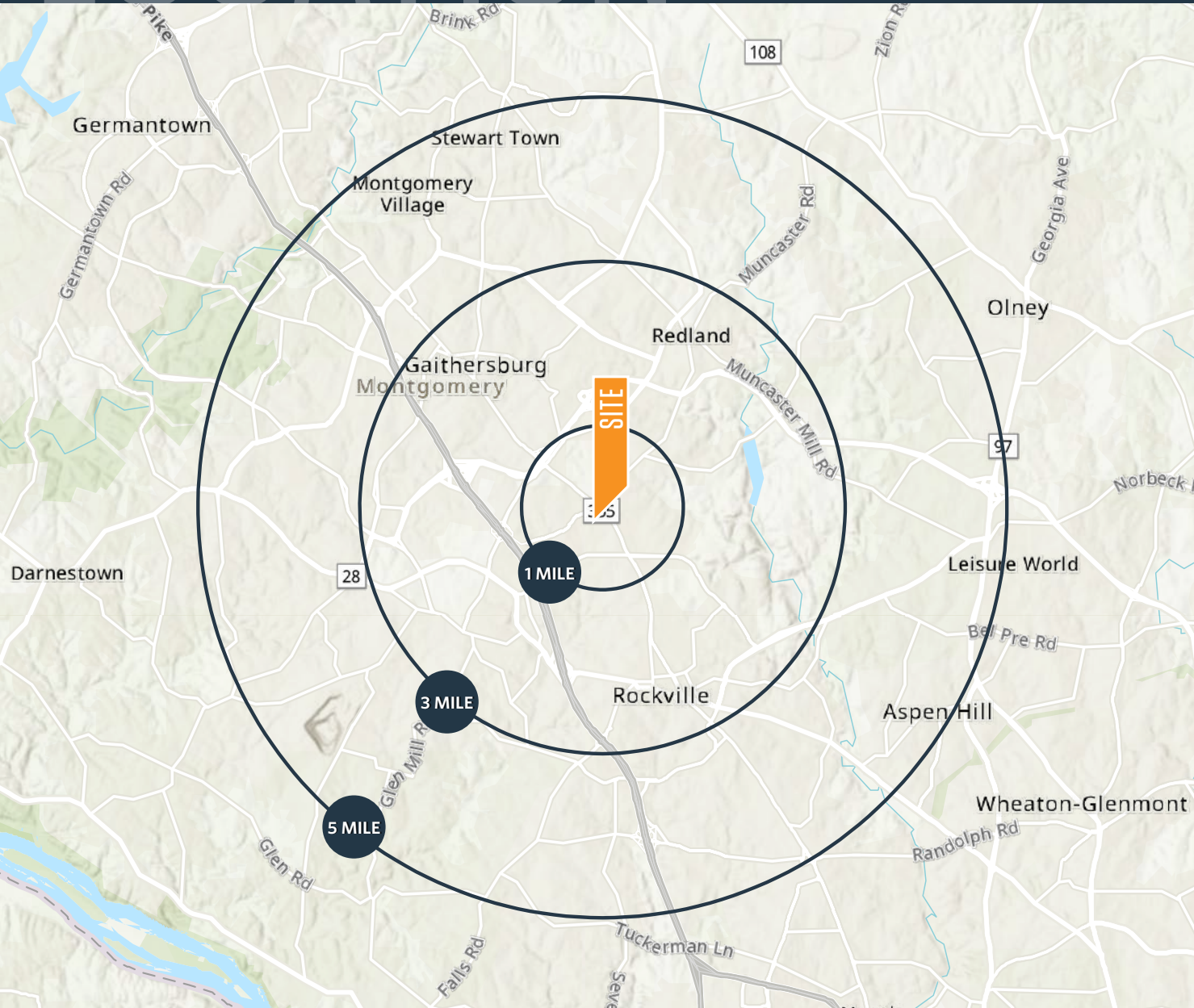
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LOCATION

FREDERICK ROAD PAD

ADJACENT TO: 15807 FREDERICK RD, ROCKVILLE, MARYLAND 20855



AVAILABLE SPACE

SIZE	RATE	TIMING
Approximately 1 Acre	Negotiable	Immediate

DEMOGRAPHICS | 2021:

1-MILE	3-MIL	5-MILE
Population 16,372	118,856	301,742
Daytime Population 13,527	92,977	173,68
Households 6,313	43,886	108,855
Average HH Income \$150,219	\$131,799	\$150,053

TRAFFIC COUNTS | 2021:

N Frederick Road	44,278 ADT
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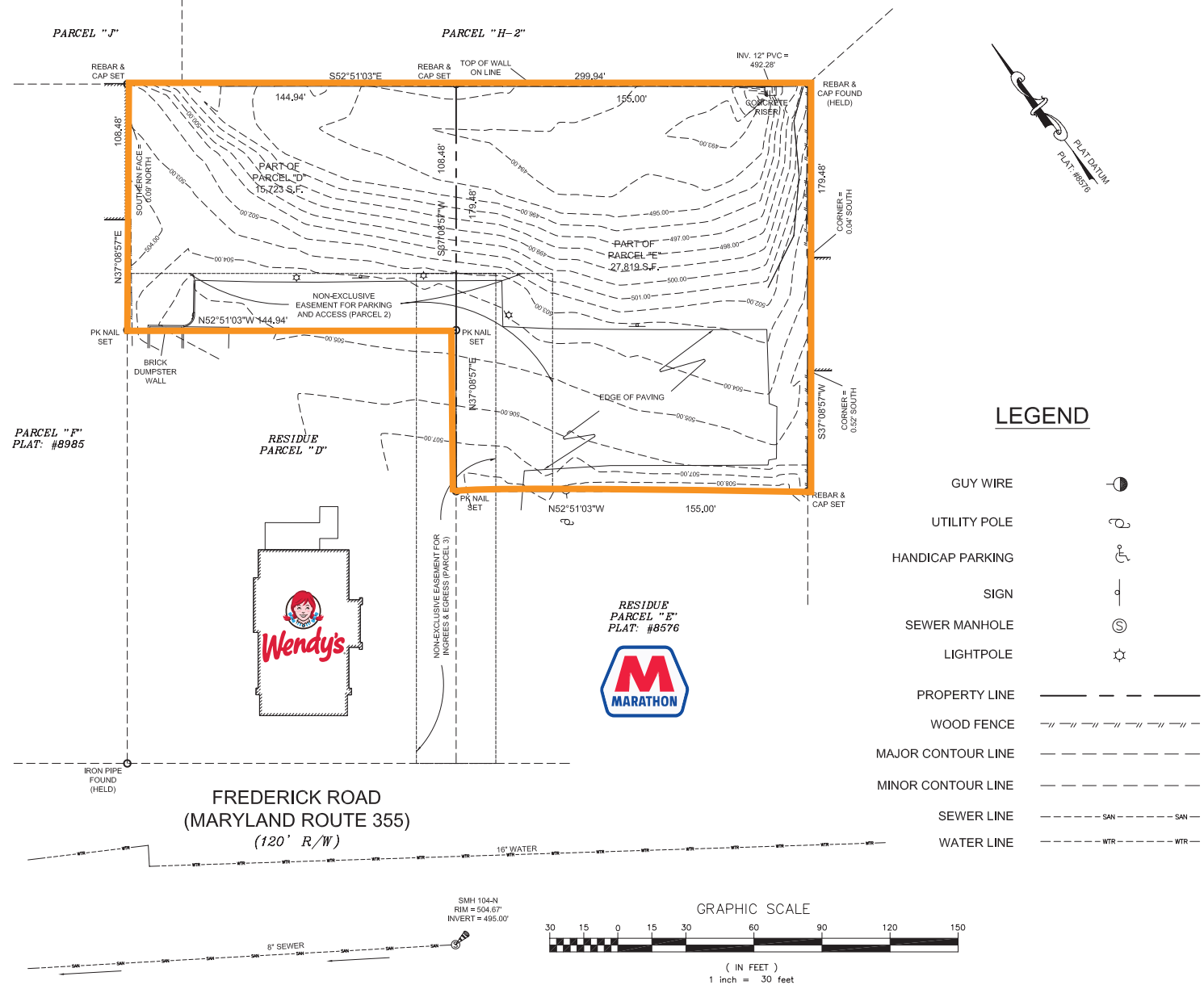
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SITE PLAN

FREDERICK ROAD PAD

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BIRD'S EYE

FREDERICK ROAD PAD

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FOR MORE INFORMATION, PLEASE CONTACT:

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