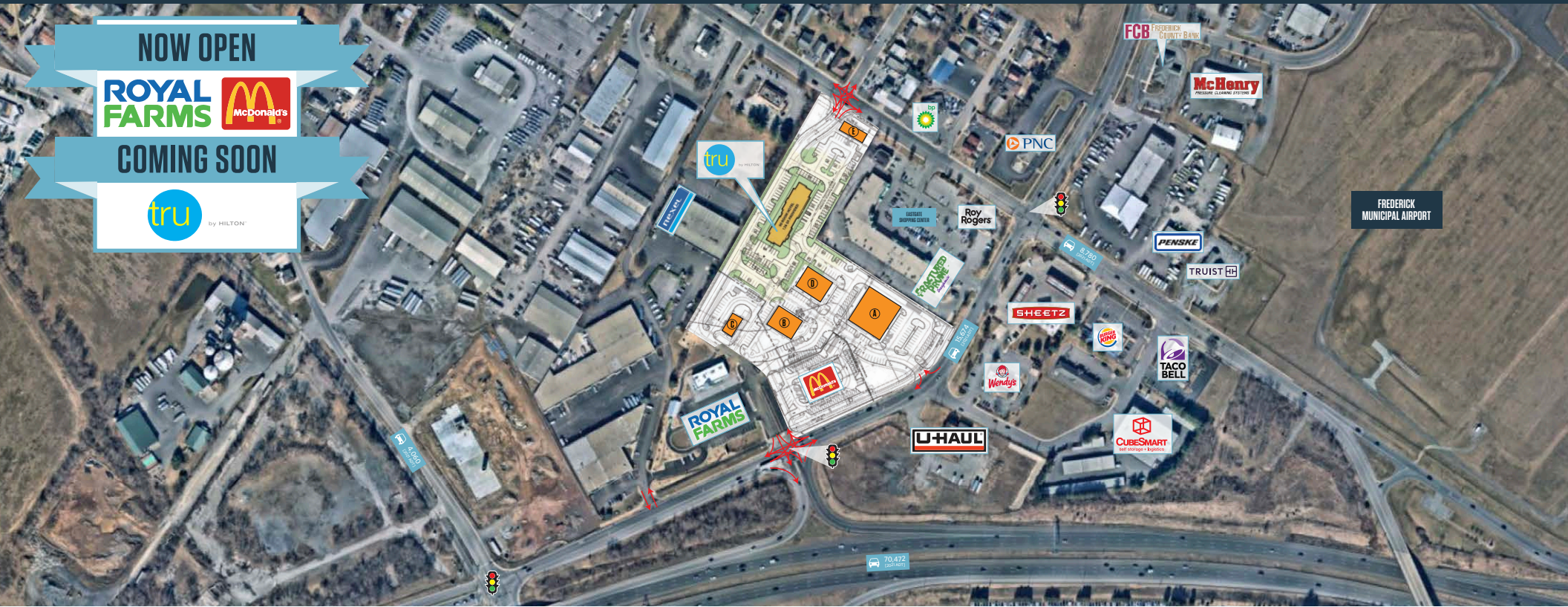


NOW OPEN



COMING SOON



JOIN: ROYAL FARMS tru by HILTON



NEARBY RETAILERS:



## NEW RETAIL DEVELOPMENT

- Pad sites available!
- Excellent visibility and access from I-70.
- Access via a traffic light on Monocacy Blvd. Access on Patrick Street as well.
- Tru by Hilton - 2Q 2023 ground breaking.

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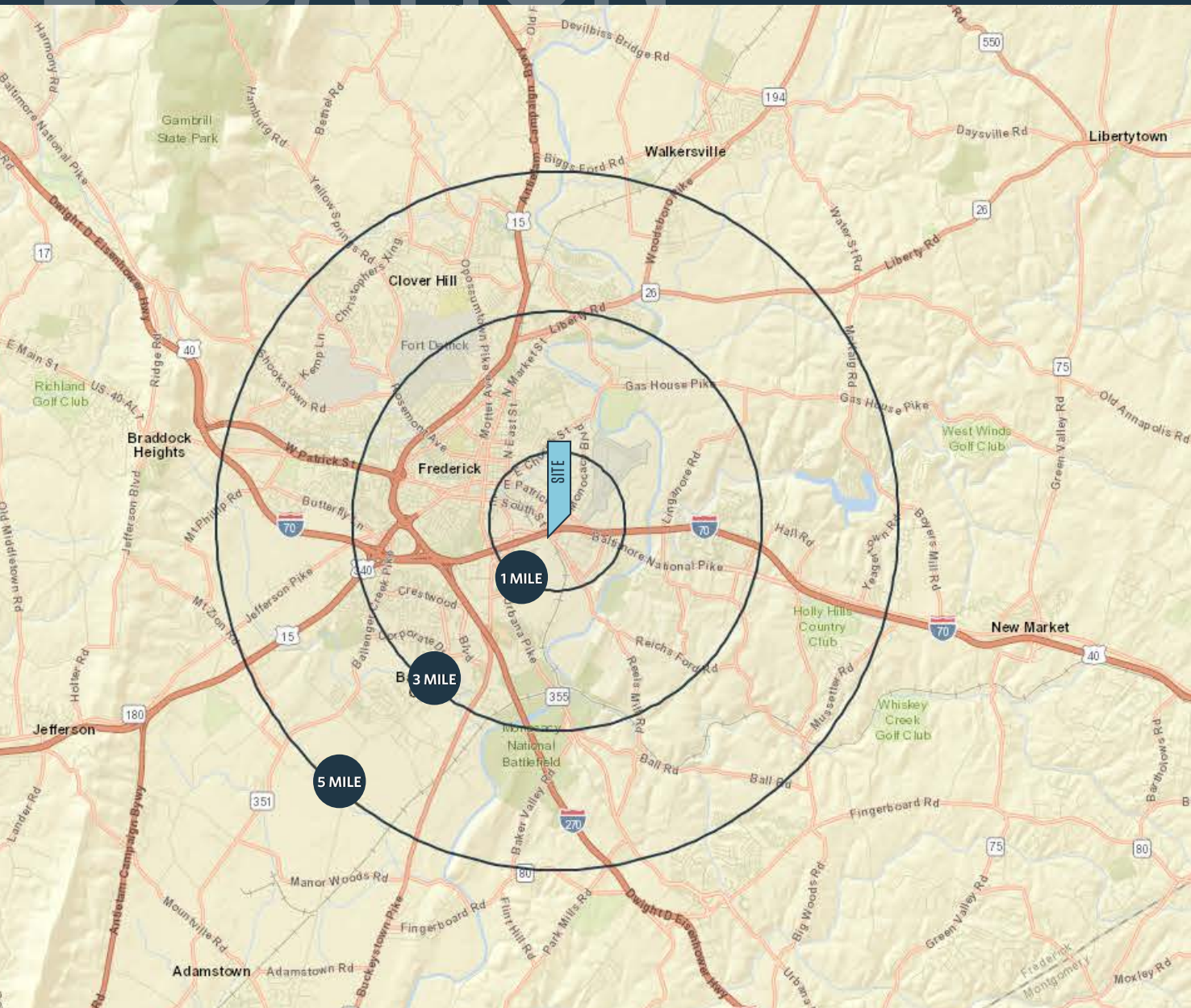
rminnehan@klnb.com | 443-632-2088



# LOCATION

## GATEWAY EAST PLAZA

FREDERICK, MD 21701, FREDERICK COUNTY



### DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
1,870	56,867	135,617
Daytime Population		
7,304	86,156	149,188
Households		
803	23,128	51,063
Average HH Income		
\$82,953	\$111,369	\$125,194

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2021:

E. Patrick St.	8,780 ADT
Monocacy Blvd.	15,674 ADT
I-70	70,472 ADT

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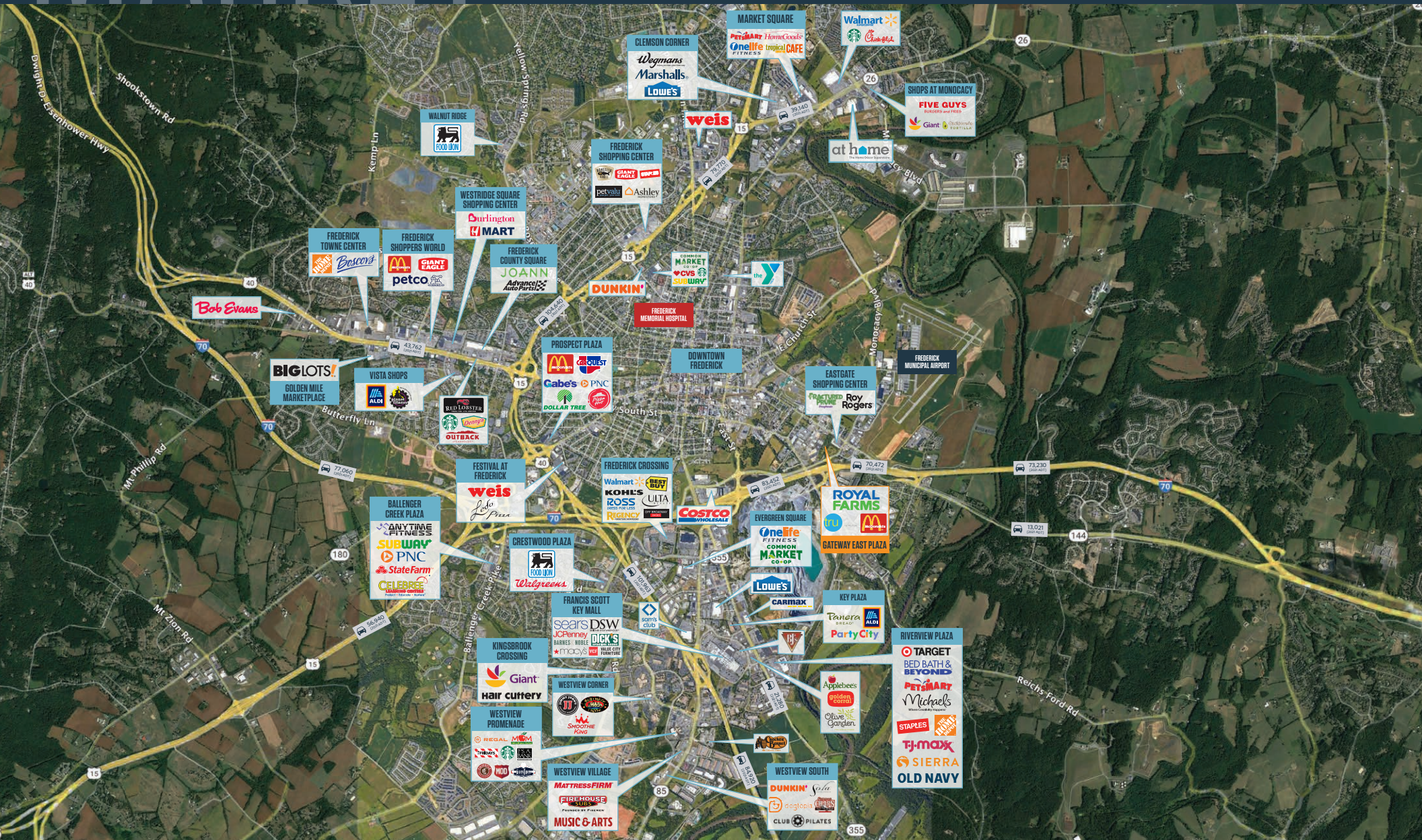
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# MARKET

# GATEWAY EAST PLAZA

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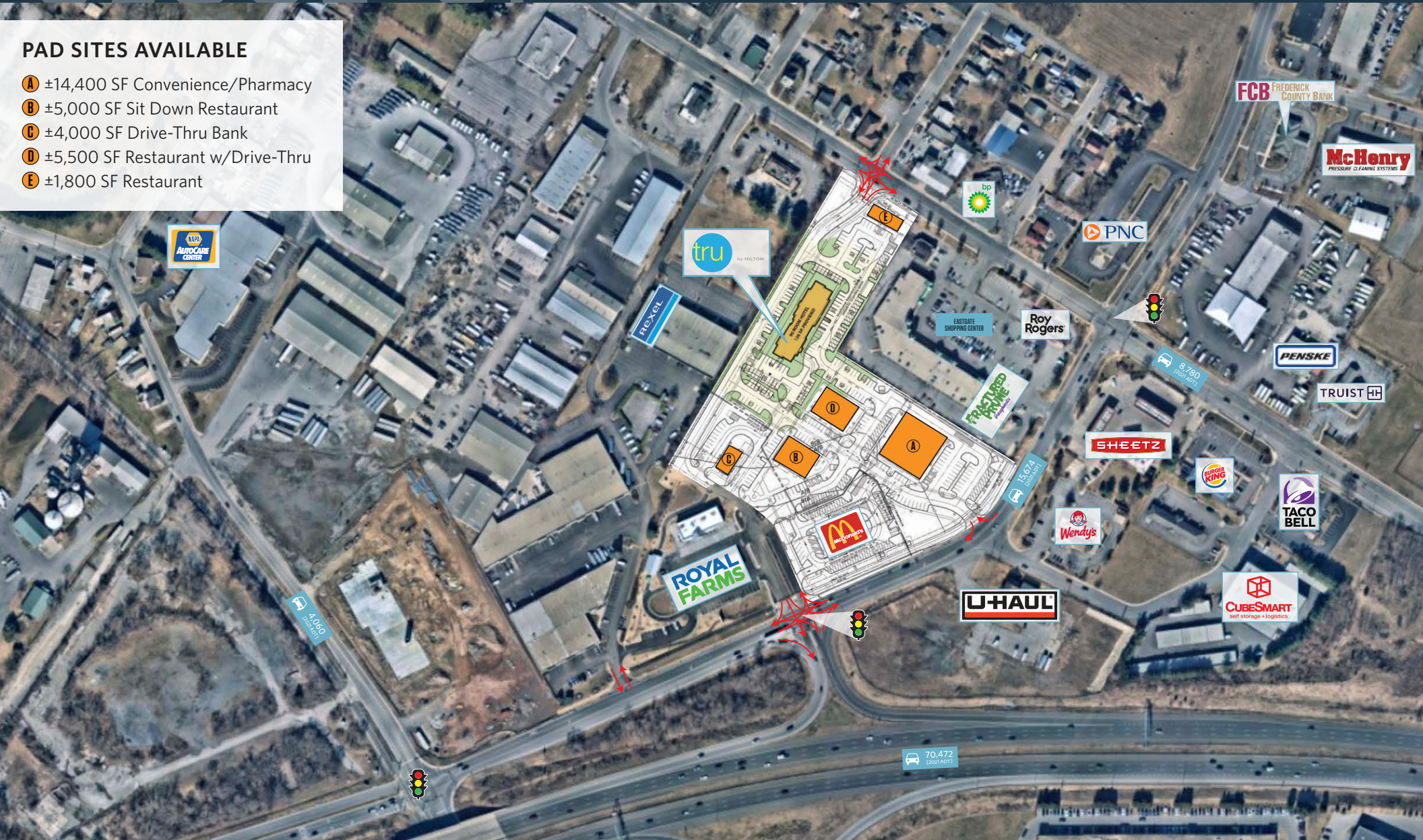
# CLOSE-UP

## GATEWAY EAST PLAZA

FREDERICK, MD 21701, FREDERICK COUNTY

### PAD SITES AVAILABLE

- A** ±14,400 SF Convenience/Pharmacy
- B** ±5,000 SF Sit Down Restaurant
- C** ±4,000 SF Drive-Thru Bank
- D** ±5,500 SF Restaurant w/Drive-Thru
- E** ±1,800 SF Restaurant



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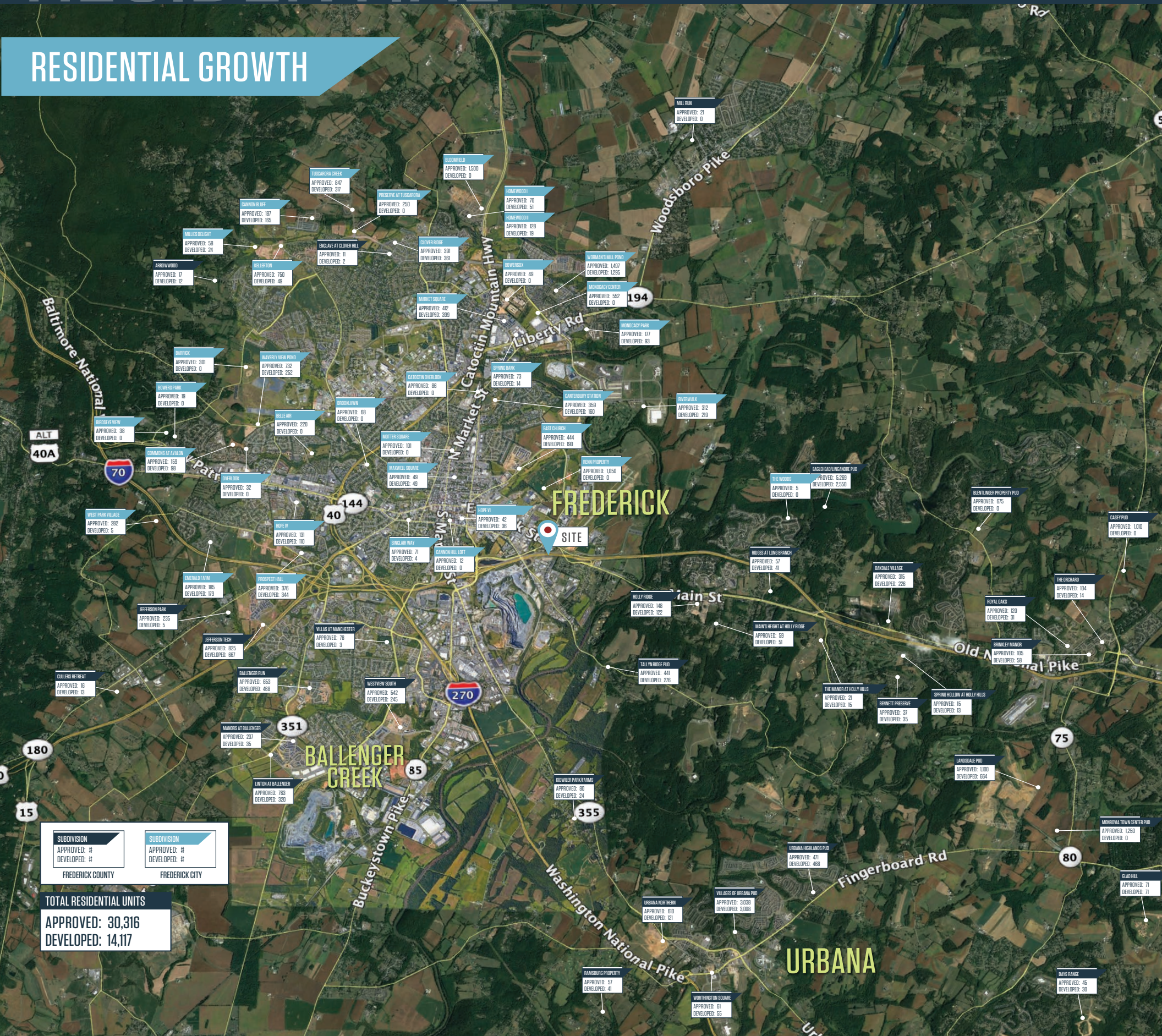


# RESIDENTIAL

## GATEWAY EAST PLAZA

FREDERICK, MD 21701, FREDERICK COUNTY

### RESIDENTIAL GROWTH



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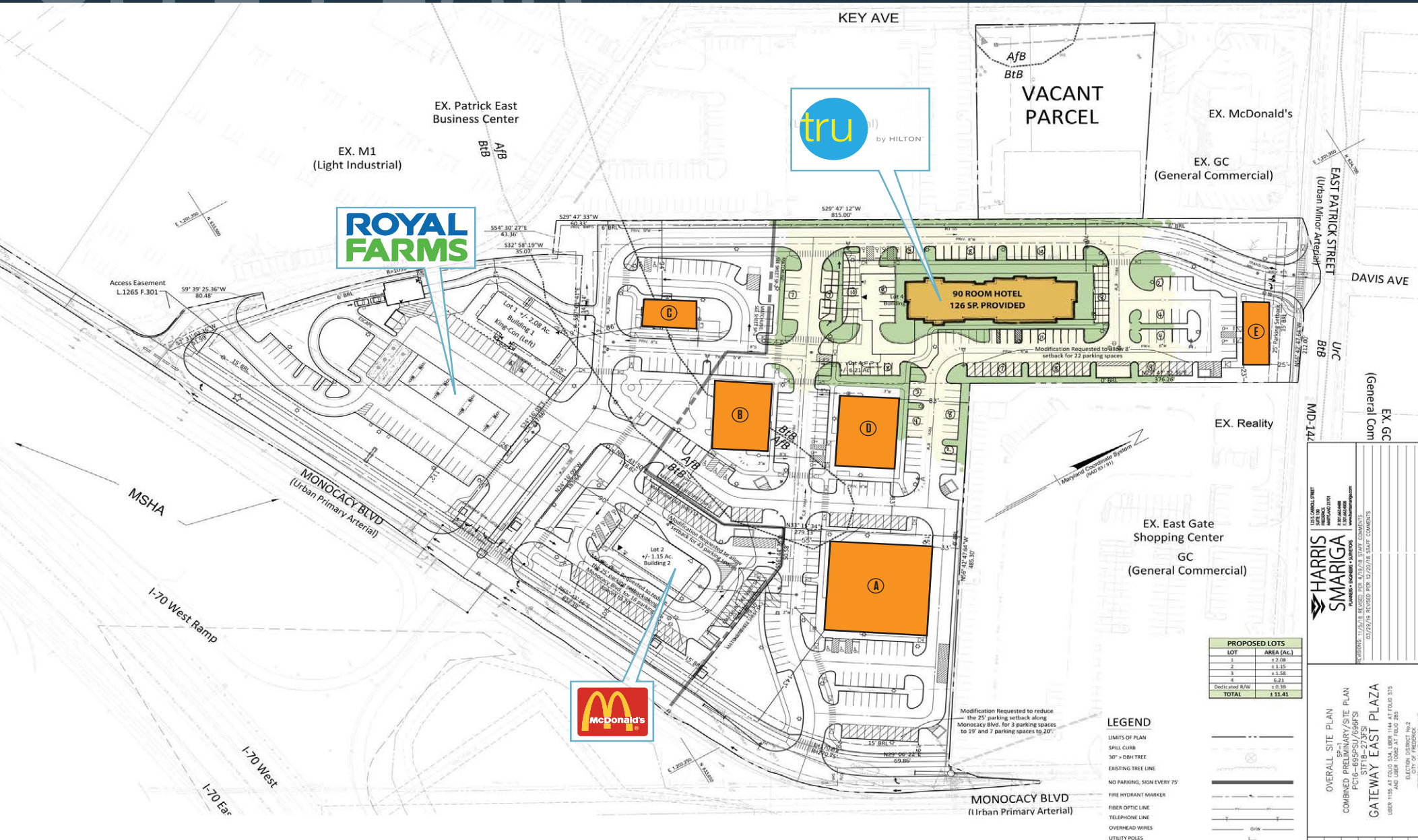




# SITE PLAN

## GATEWAY EAST PLAZA

FREDERICK, MD 21701, FREDERICK COUNTY



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# RENDERING

## GATEWAY EAST PLAZA

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# RENDERING

## GATEWAY EAST PLAZA

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# GATEWAY EAST PLAZA

FREDERICK, MD 21701, FREDERICK COUNTY

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