



## JOIN THESE RETAILERS



**DOLLAR GENERAL**



## RETAIL FOR LEASE

- Prime location located in the heart of Thurmont, MD.
- Diverse tenant mix including national retailers as well as local businesses.
- Abundant parking for convenient access to shops and restaurants.

## AVAILABLE SPACE

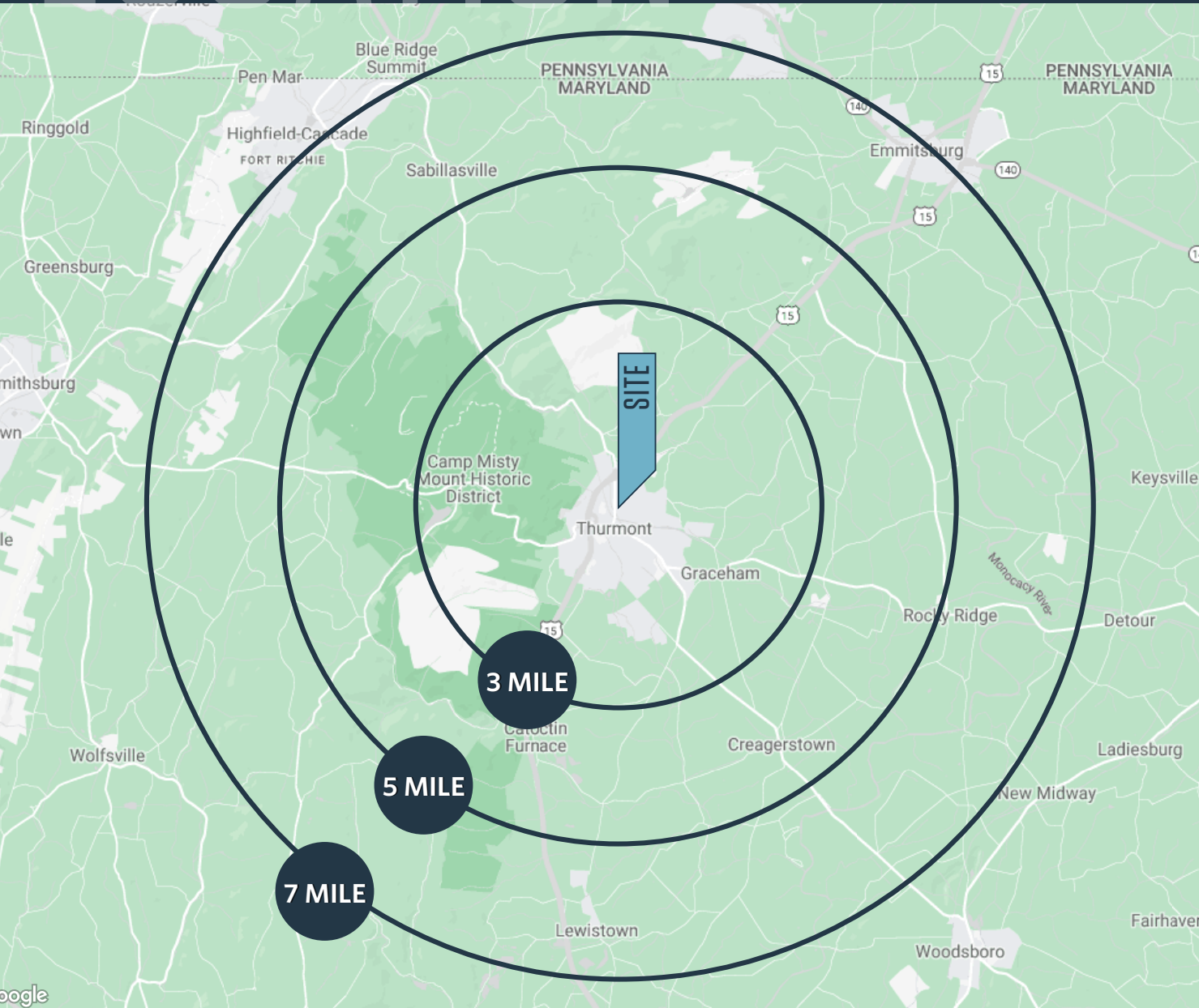
| SPACE                 | SIZE     | RENT          | DELIVERY                     | TIMING    |
|-----------------------|----------|---------------|------------------------------|-----------|
| A                     | 6,048 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| B                     | 1,836 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| C1                    | 1,511 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| D                     | 1,466 SF | "MARKET" NNN* | "AS-IS" (2ND GEN RESTAURANT) | IMMEDIATE |
| E                     | 1,204 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| F                     | 1,202 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| G                     | 1,202 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| I                     | 1,165 SF | "MARKET" NNN* | "AS-IS" (V-SHELL)            | IMMEDIATE |
| *Est. NNN: \$4.61 PSF |          |               |                              |           |

ALEX WILLNER

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### DEMOGRAPHICS | 2023:

| 3-MILE             | 5-MILE    | 7-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 8,467              | 12,693    | 20,707    |
| Daytime Population |           |           |
| 7,661              | 10,678    | 17,237    |
| Households         |           |           |
| 3,405              | 4,469     | 7,349     |
| Average HH Income  |           |           |
| \$107,988          | \$110,420 | \$115,570 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

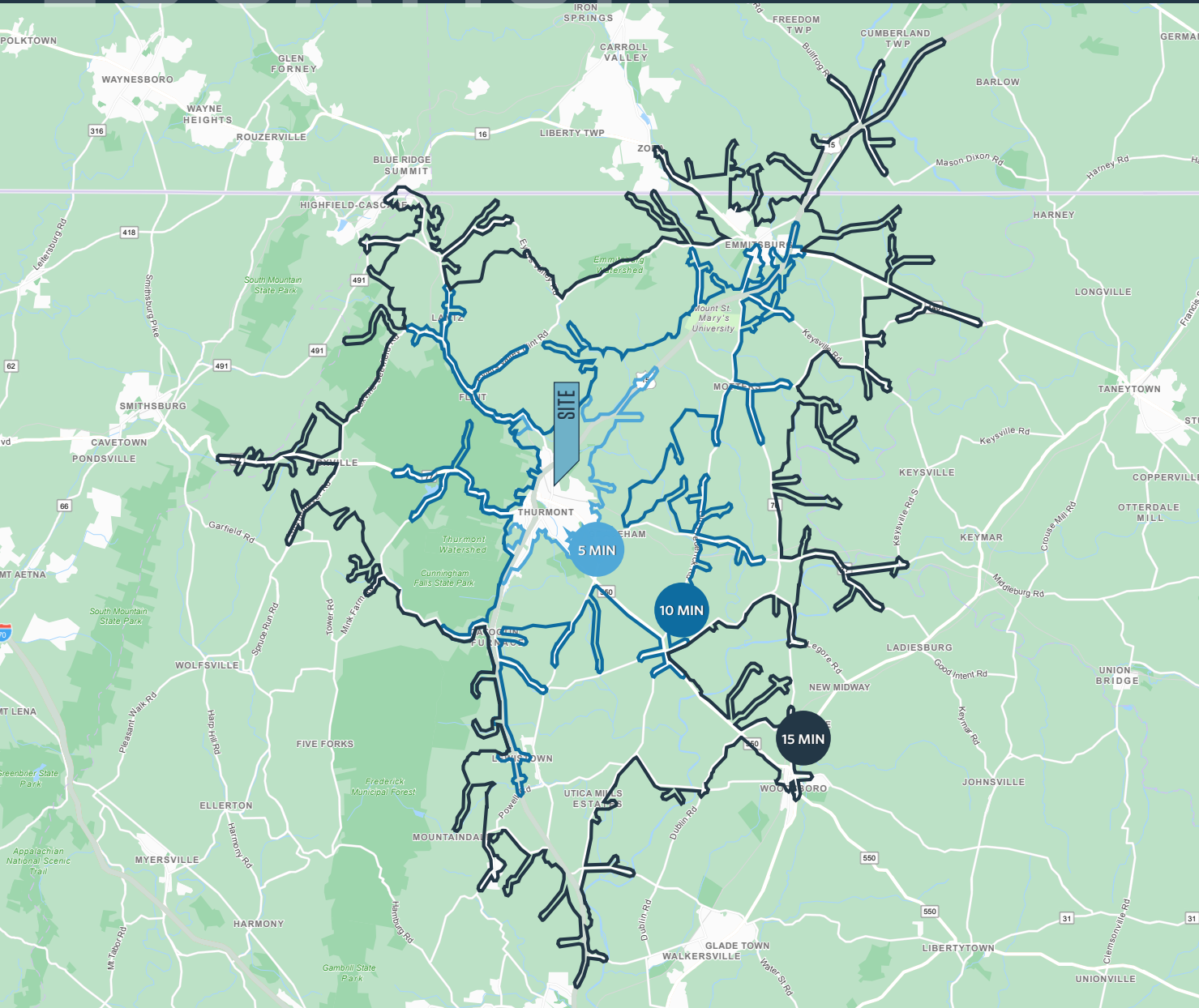
|             |            |
|-------------|------------|
| Route 15    | 25,762 ADT |
| N Church St | 8,812 ADT  |

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## DRIVE TIME DEMOGRAPHICS | 2023:

| 5 MIN              | 10 MIN    | 15 MIN    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 5,861              | 10,273    | 19,500    |
| Daytime Population |           |           |
| 4,603              | 9,813     | 17,132    |
| Households         |           |           |
| 2,371              | 3,474     | 6,854     |
| Average HH Income  |           |           |
| \$107,928          | \$107,310 | \$113,399 |

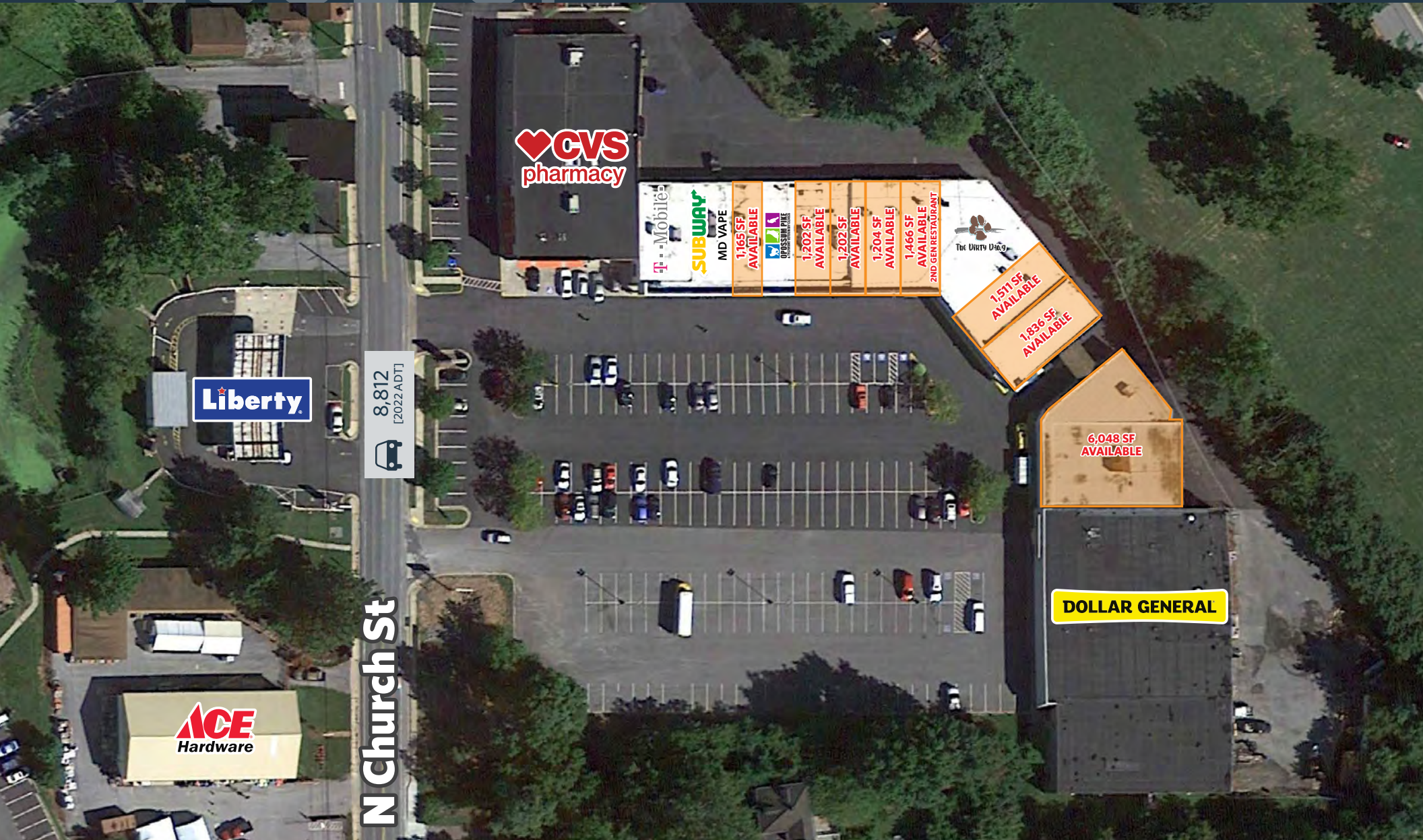
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# CLOSE-UP

## THURMONT PLAZA

224 N CHURCH ST, THURMONT, MD 21788, FREDERICK COUNTY



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| UNIT | TENANT         | SIZE      |
|------|----------------|-----------|
| -    | CVS            | 10,055 SF |
| A    | AVAILABLE      | 6,048 SF  |
| B    | AVAILABLE      | 1,836 SF  |
| C1   | AVAILABLE      | 1,511 SF  |
| C2   | The Dirty Dawg | 2,442 SF  |
| D    | AVAILABLE      | 1,466 SF  |
| E    | AVAILABLE      | 1,204 SF  |
| F    | AVAILABLE      | 1,202 SF  |
| G    | AVAILABLE      | 1,202 SF  |
| H    | Thurmont Vet   | 1,208 SF  |
| I    | AVAILABLE      | 1,165 SF  |
| J    | MD Vapor       | 900 SF    |
| K    | Subway         | 1,257 SF  |
| L/M  | T-Mobile       | 1,907 SF  |

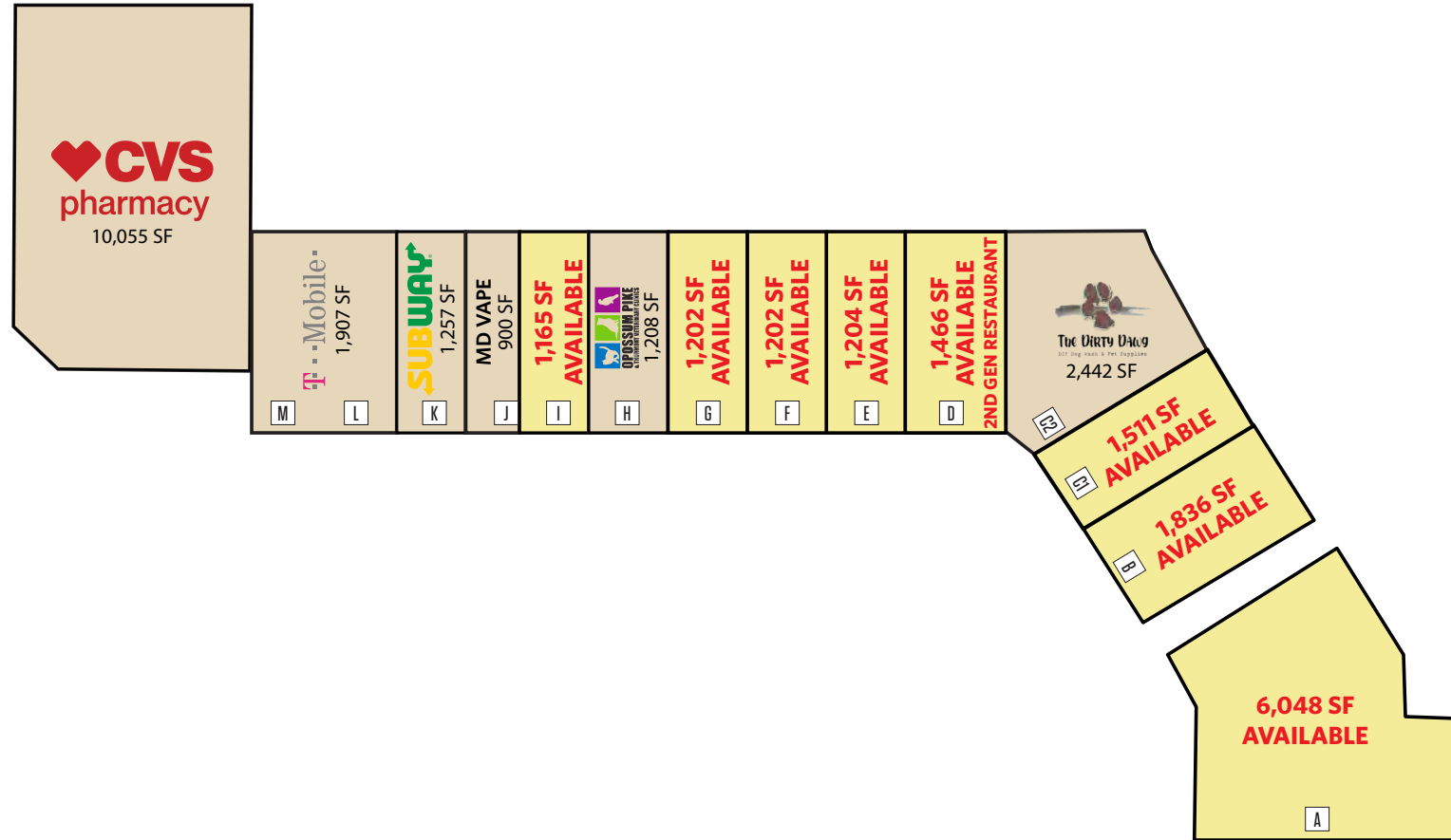
## KEY



AVAILABLE



SIGNED LEASE

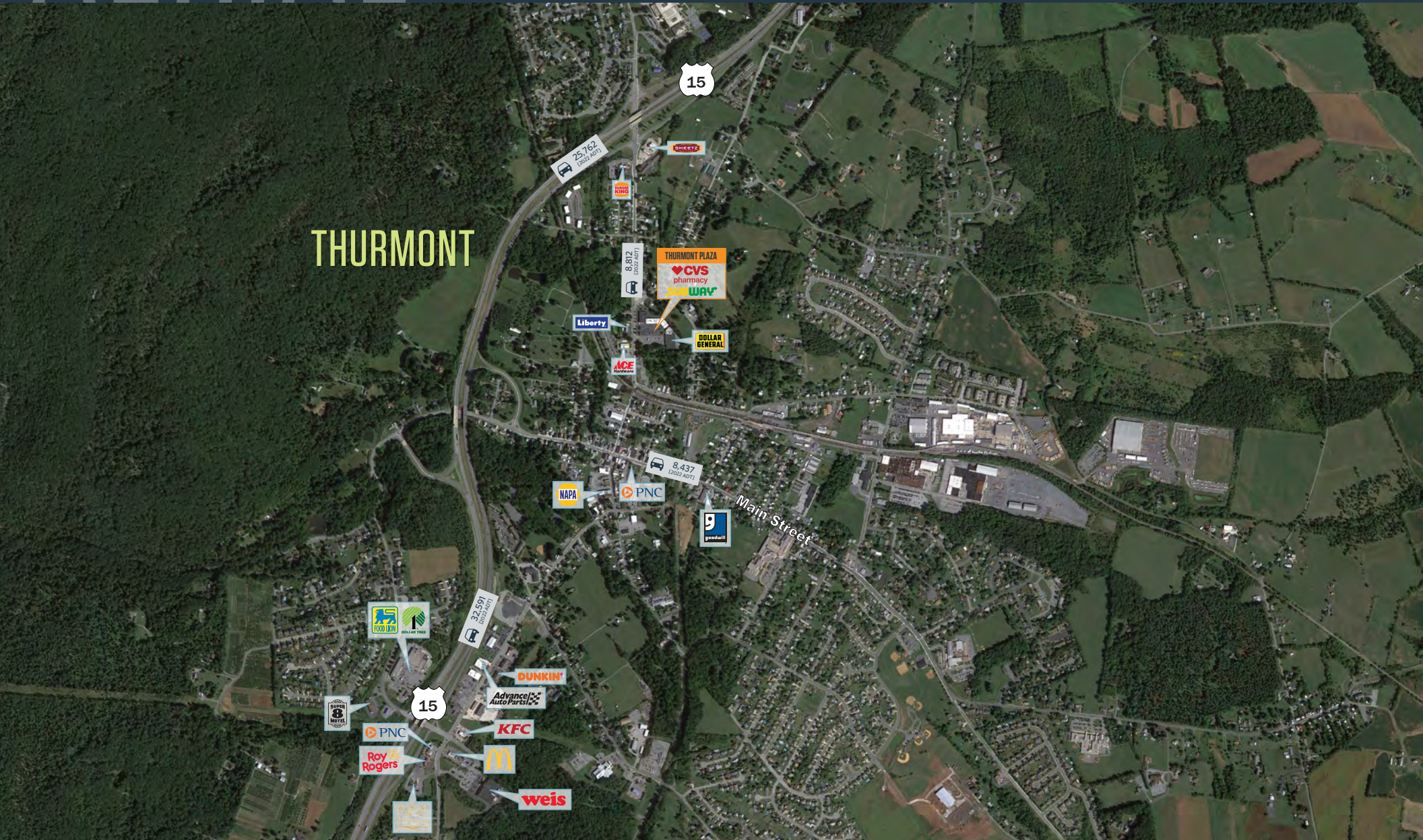




# AERIAL

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# PHOTOS

## THURMONT PLAZA

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