

NEARBY RETAILERS



RETAIL FOR LEASE

- Up to 6,850 SF & 1,200 SF available for lease with direct visibility to West Patrick St. (44,033 ADT).
- Rare, high exposure opportunity on Frederick's Golden Mile.
- Located less than one mile front Rt. 15 (101,630 ADT).
- Dense residential located immediately behind the center with easy access to the center from West Patrick St.
- Over 25,000 people located within 1-mile and almost 33,000 people located within 1.5 miles of the center!

MASON BERNSTEIN

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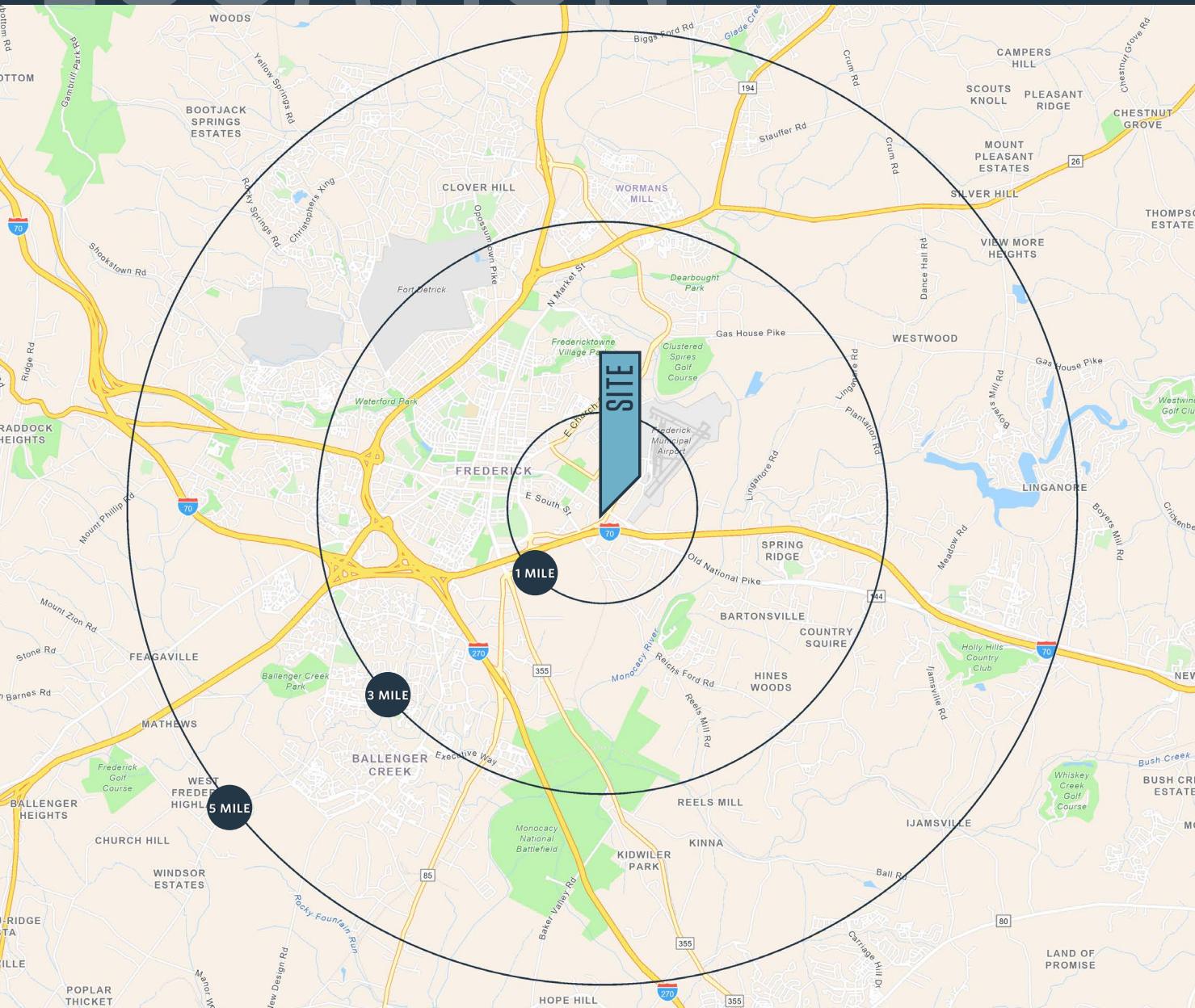
JAKE LEVIN

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LOCATION

1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY



PROPERTY HIGHLIGHTS:

- 1,200 SF
 - 3,470 SF & 3,380 SF
- [Can be combined up to 6,850 SF]*

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
1,965	59,705	141,296
Daytime Population		
8,849	95,578	154,814
Households		
818	24,310	53,325
Average HH Income		
\$90,428	\$116,752	\$127,174

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

W Patrick Street	44,033 ADT
Route 15	101,630 ADT

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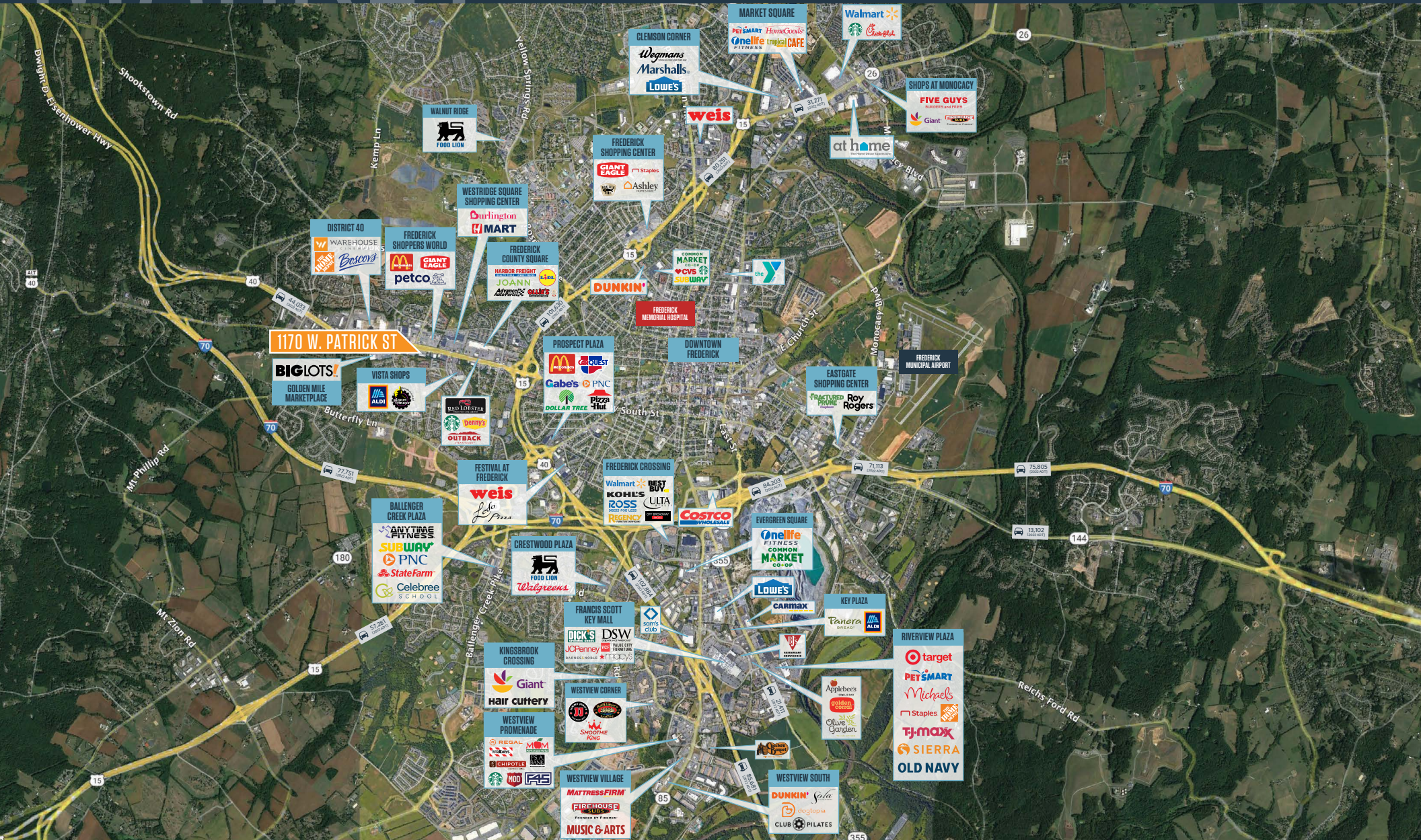
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MARKET

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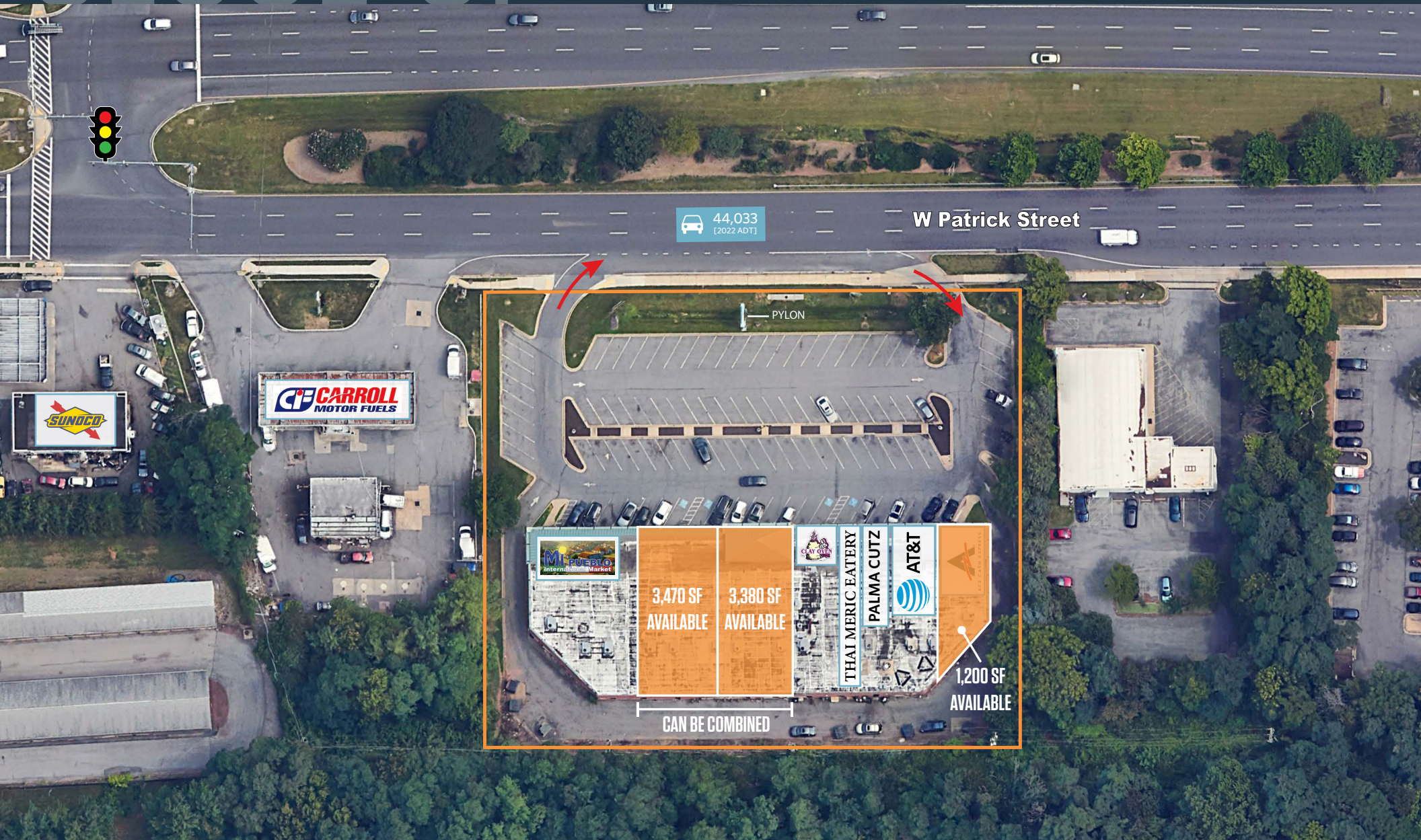
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CLOSE UP

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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