



## NEARBY RETAILERS

**DOLLAR GENERAL**

**HARBOR FREIGHT**  
QUALITY TOOLS | LOWEST PRICES

**petco**

**AutoZone**

**MART**

**giant eagle**

**LIDL**

## FULLY LEASED

- Rare, high exposure opportunity on Frederick’s Golden Mile.
- Located less than one mile front Rt. 15 [103,151 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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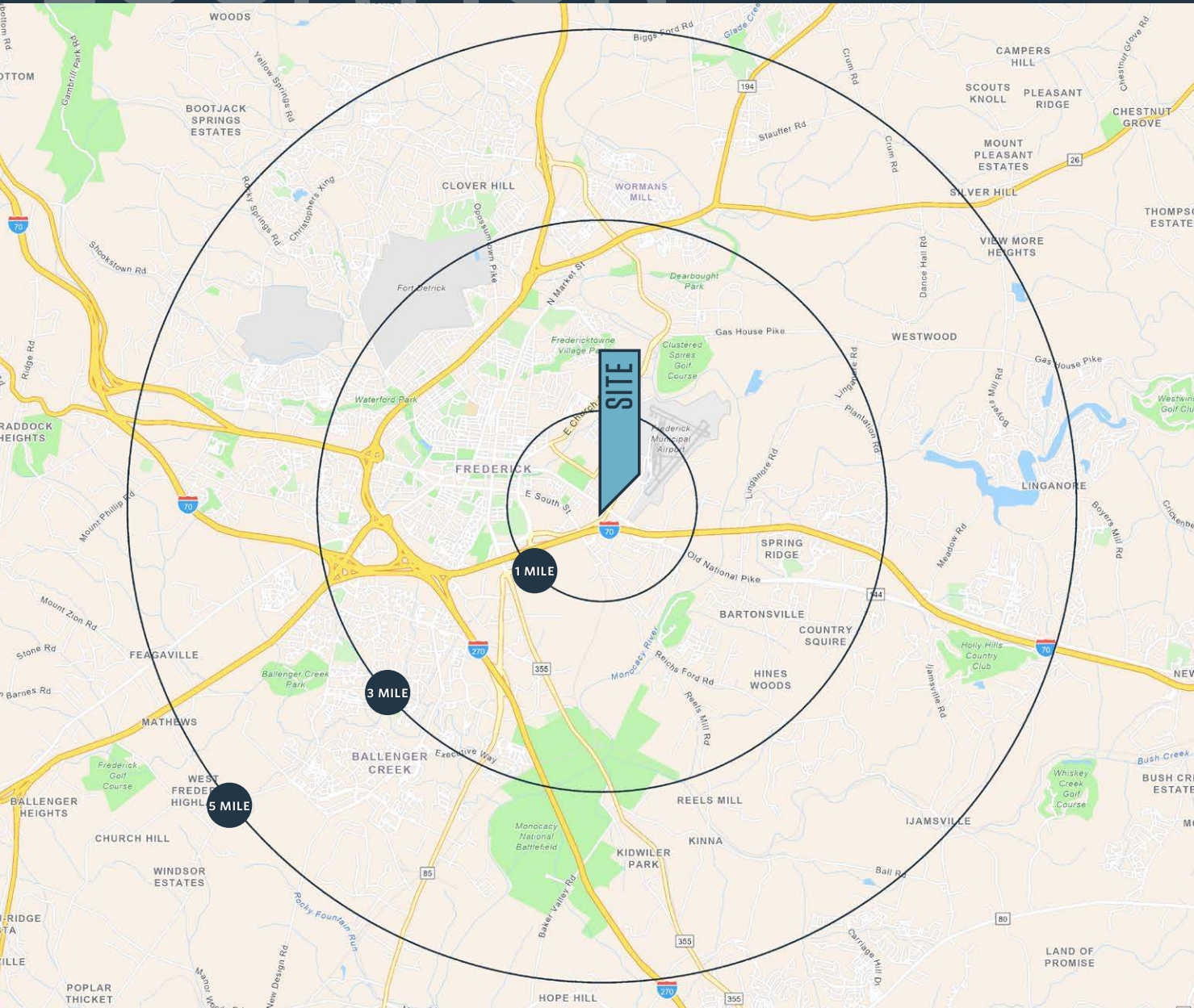
**JAKE LEVIN**

jlevin@klnb.com | 202-909-6102

# LOCATION

# 1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY



## PROPERTY HIGHLIGHTS:

- Fully Leased

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
26,090	85,602	134,156
Daytime Population		
17,017	93,302	151,500
Households		
9,329	33,510	51,322
Average HH Income		
\$100,678	\$115,752	\$131,116

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

W Patrick Street	47,580 ADT
Route 15	103,151 ADT

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# MARKET

# 1170 W PATRICK ST

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# MIDVIEW 1170 W PATRICK PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY, FREDERICK COUNTY



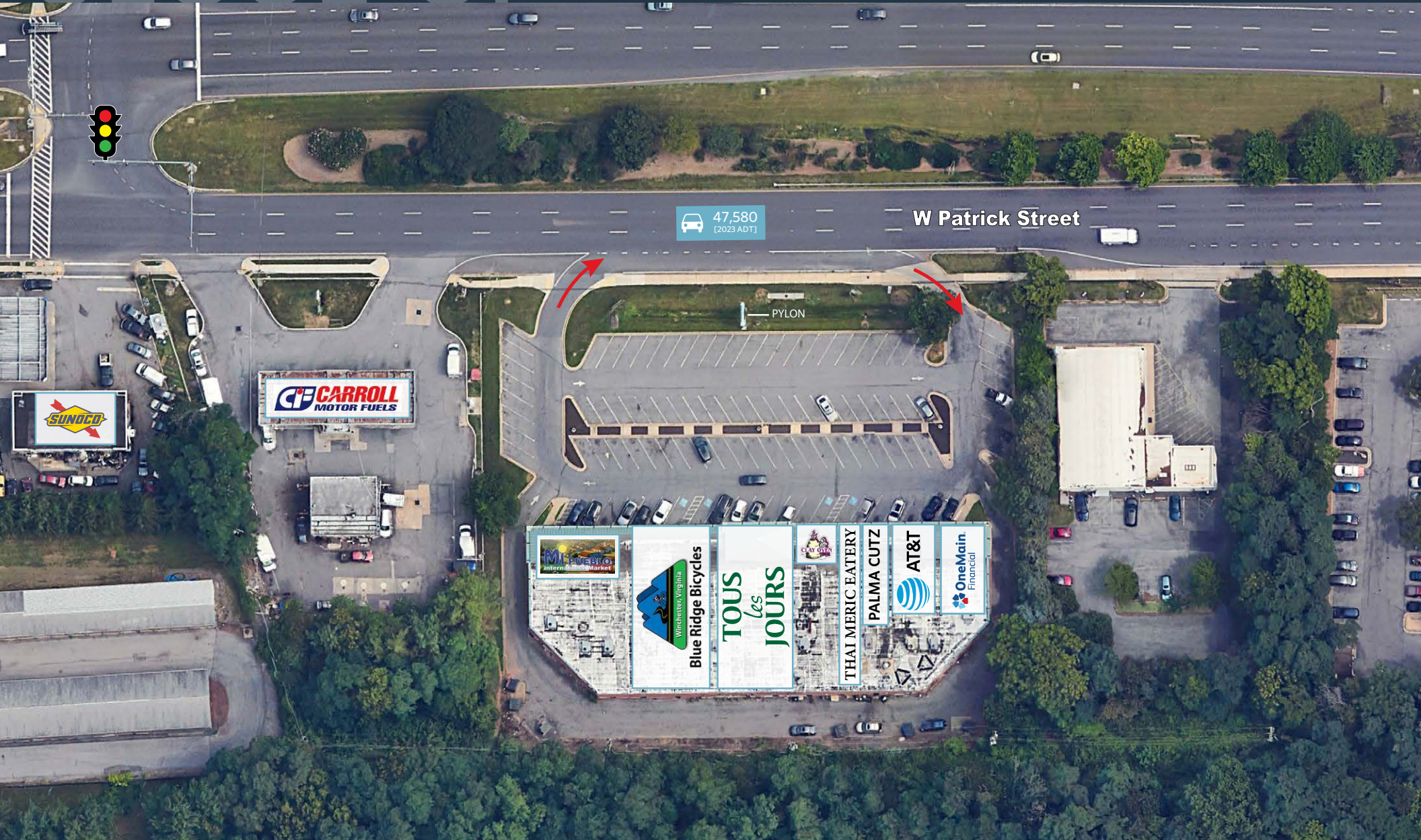
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# CLOSE UP 1170 W PATRICK PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY, FREDERICK COUNTY



47,580  
[2023 ADT]

W Patrick Street

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# 1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY, FREDERICK COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

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## klnb.com



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**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.