

# GATEWAY EAST PLAZA

Monocacy Blvd, Frederick, MD 21701

Frederick County



*New*  
*Retail Construction*  
**17,250 SF AVAILABLE  
ON MULTI-TENANT PAD**  
DRIVE THRU OPPORTUNITY AVAILABLE

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## JOIN



ROYAL  
FARMS



## NEARBY



WHOLE FOODS  
MARKET  
"FUTURE"



## RETAIL FOR LEASE

- New retail multi-tenant pad building located off Monocacy Blvd [13,850 ADT]
- Located in the fastest growing county in Maryland [11.84% annual population growth]
- Site is surrounded by new residential housing development [2,310+ units]
- Site is centrally located with easy access to I-70 [85,880 ADT]
- Site includes future Tru by Hilton [90 rooms]
- Demising options available from 1,897 - 17,250 SF, including drive-thru endcap

LEASED BY:

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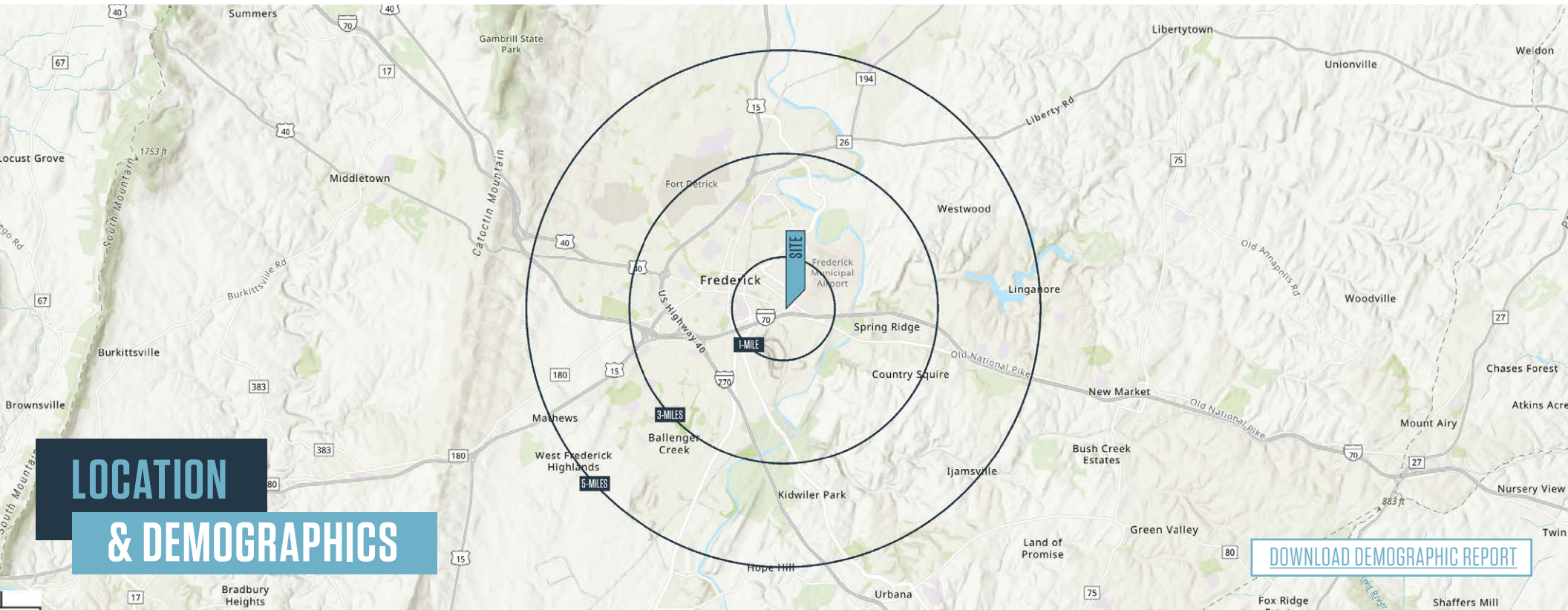
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## TRAFFIC COUNTS | 2023

East Patrick St.	8,962 ADT
Monocacy Blvd.	13,850 ADT
I-70	85,880 ADT

	1-MILE	3-MILES	5-MILES				
	Population				Households		
	2,330	63,780	143,285		947	25,777	54,191
	Daytime Population				Average Household Income		
	9,203	97,494	157,674		\$97,508	\$121,579	\$131,287

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MARKET AERIAL



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MIDVIEW AERIAL



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CLOSE-UP AERIAL



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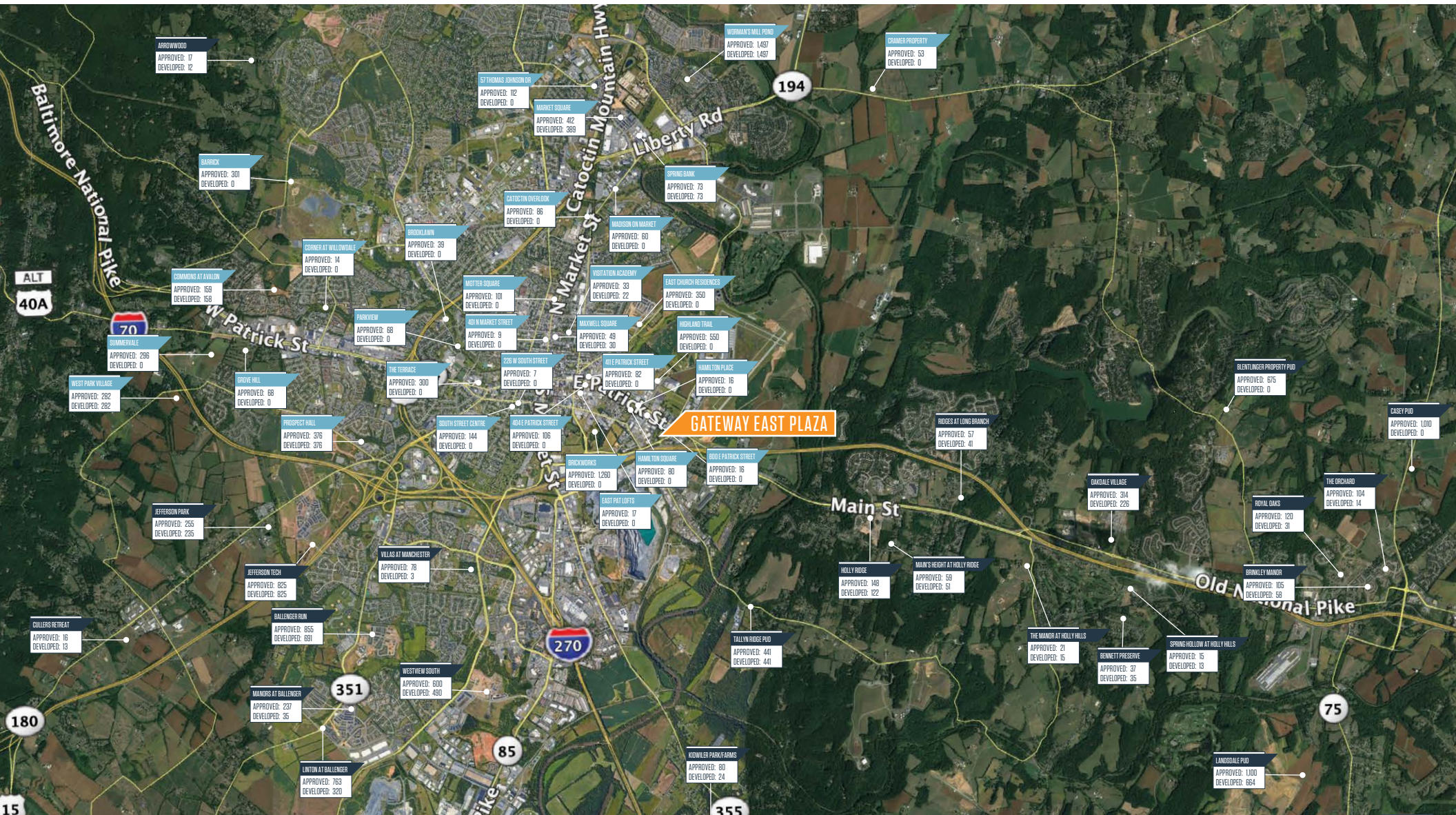
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## RESIDENTIAL GROWTH



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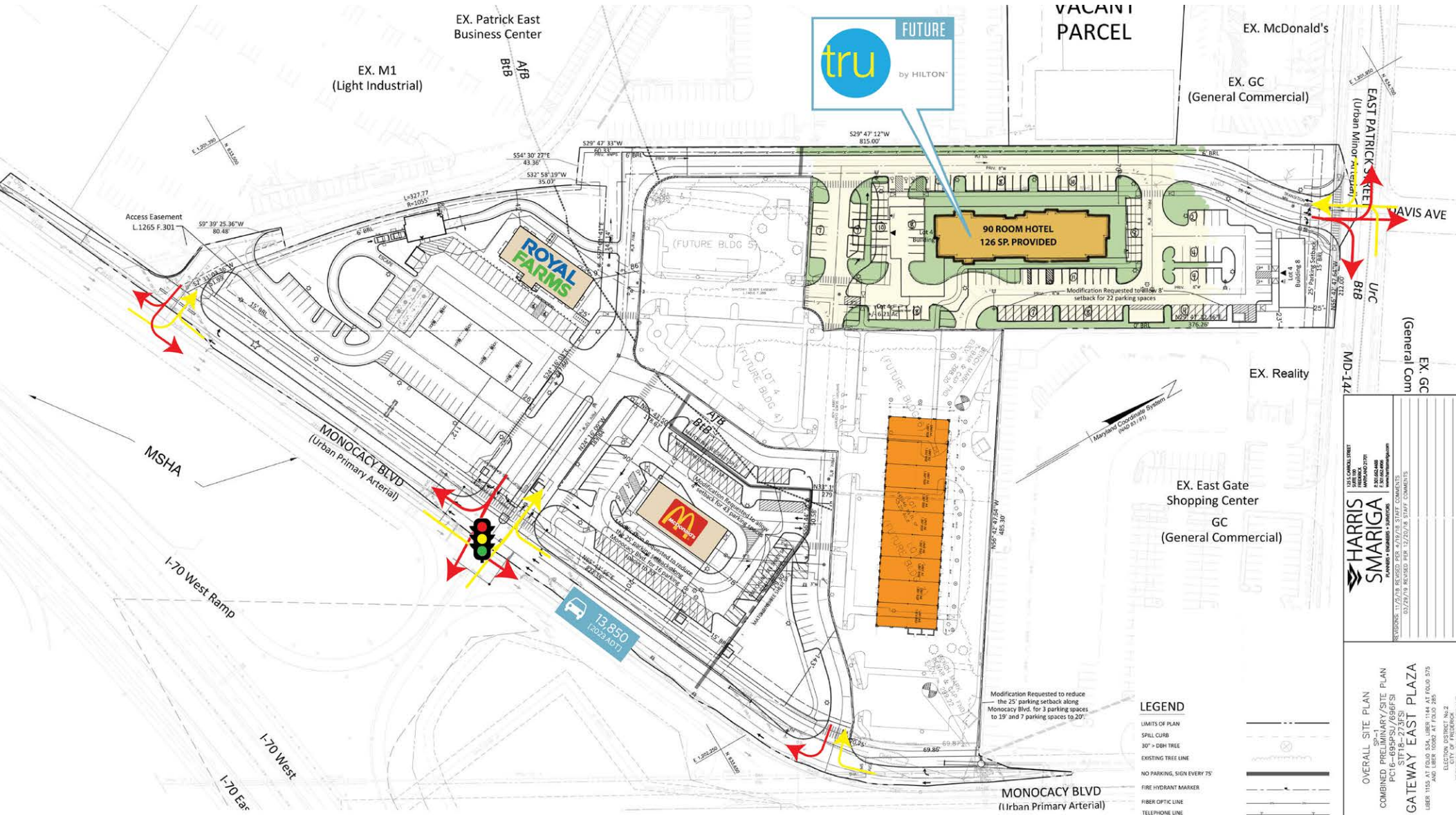
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## SITE PLAN



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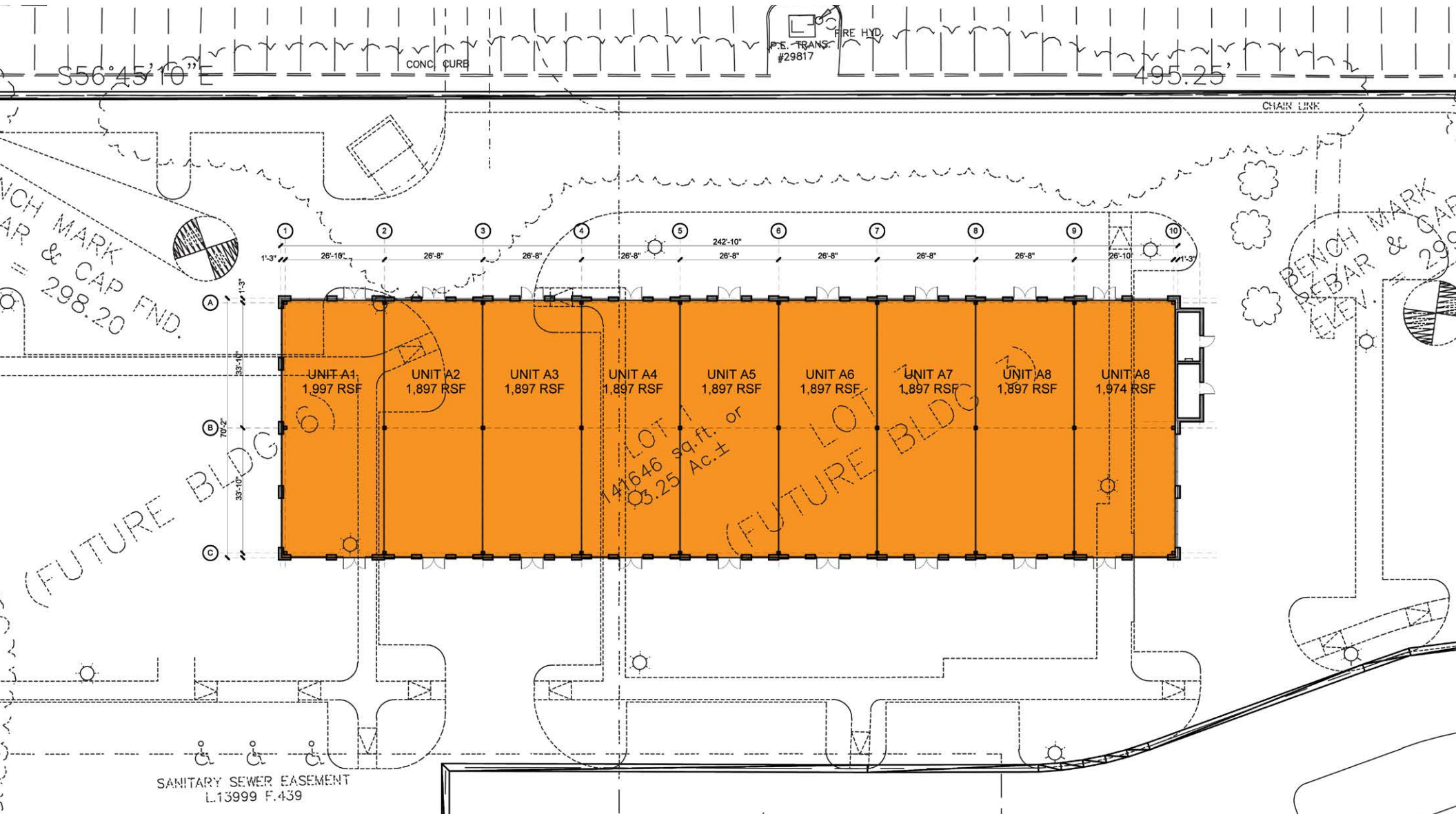
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MULTI-TENANT PAD



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PHOTOS



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RENDERING



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