



JOIN **target**
[PROPOSED]

RETAIL FOR LEASE

- Northgate Crossing is a 35+ acre property at the southwest and northwest (Phase 2) intersection of US Route 15 (Catoclin Mountain Hwy) and Christophers Crossing on the north side of Frederick, MD.
- New interchange at Christophers Crossing and US Route 15 to serve the shopping center.
- Frederick City/County has experienced a tremendous amount of growth over the past 10 years primarily due to its proximity to Washington, DC and the suburban office market along the I-270 corridor, as well as, its proximity to Baltimore, MD and its suburban office market along I-70; Population is anticipated to swell to 300,000 by 2030.

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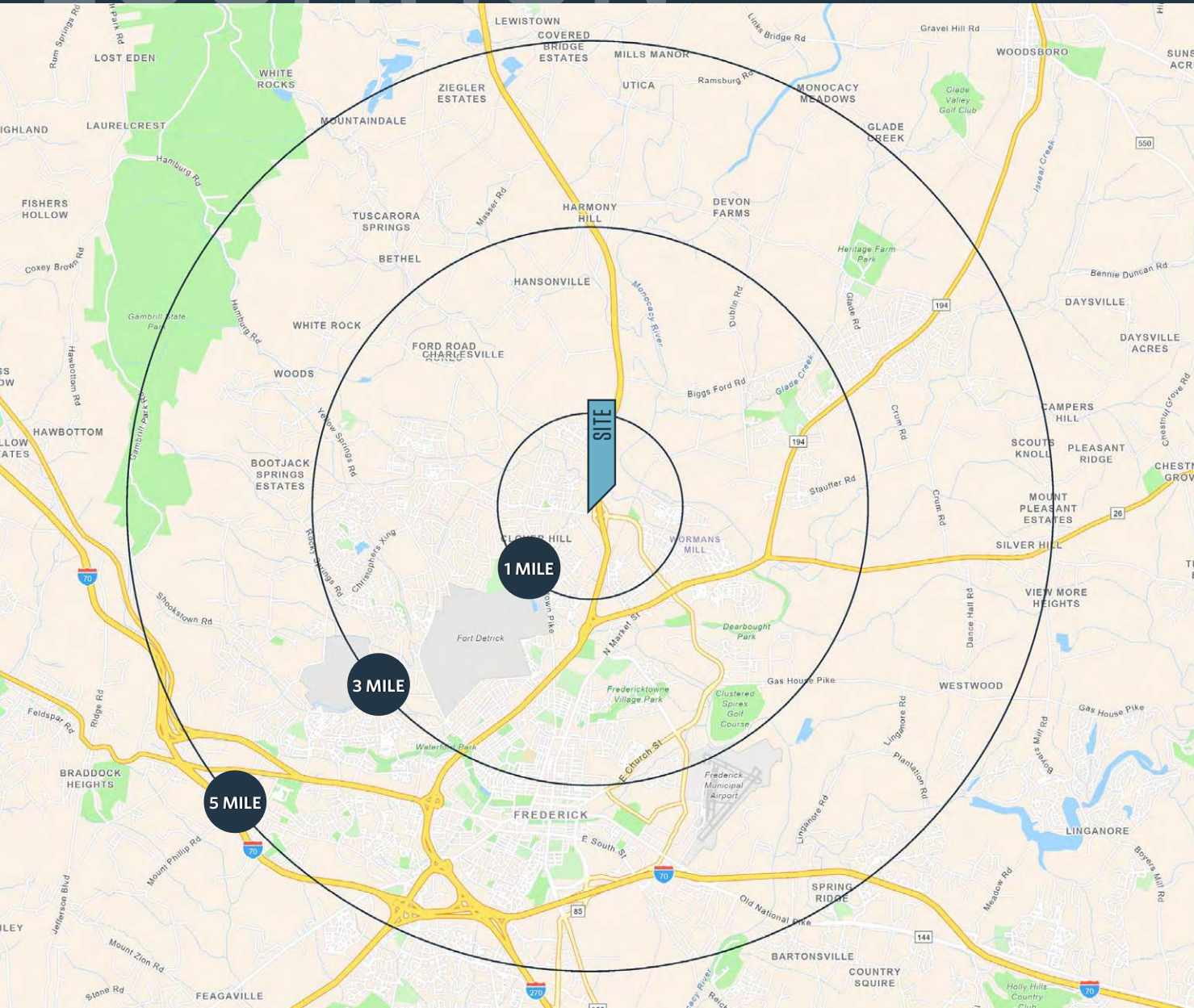
ALEX SHEARER

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LOCATION

NORTHGATE CROSSING

RT. 15 & CHRISTOPHERS CROSSING, FREDERICK, MD 21702, FREDERICK COUNTY



AVAILABLE SPACE:

Positions Available

- Anchor/Junior Anchor: 15,000 SF & greater
- Outparcels
- Inline

Zoning: GC

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	10,831	53,953	113,249
Daytime Population	11,601	58,727	122,799
Households	4,151	21,176	43,350
Average HH Income	\$152,379	\$140,281	\$129,527

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024 [ESTIMATED]:

Rt. 15	46,119 ADT
Monocacy Blvd	24,105 ADT

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MARKET

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BIRD'S EYE

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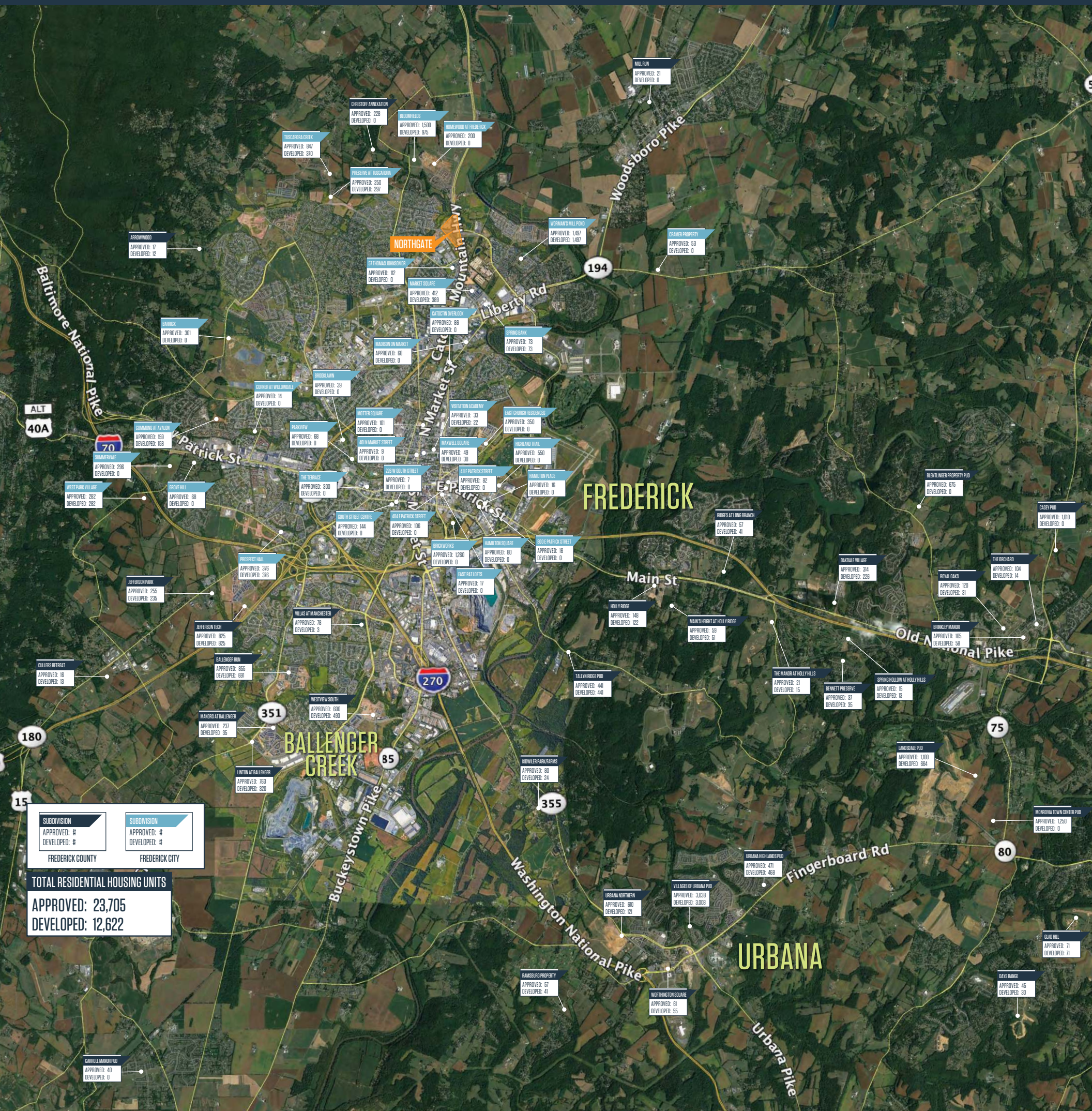
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DEVELOPMENT

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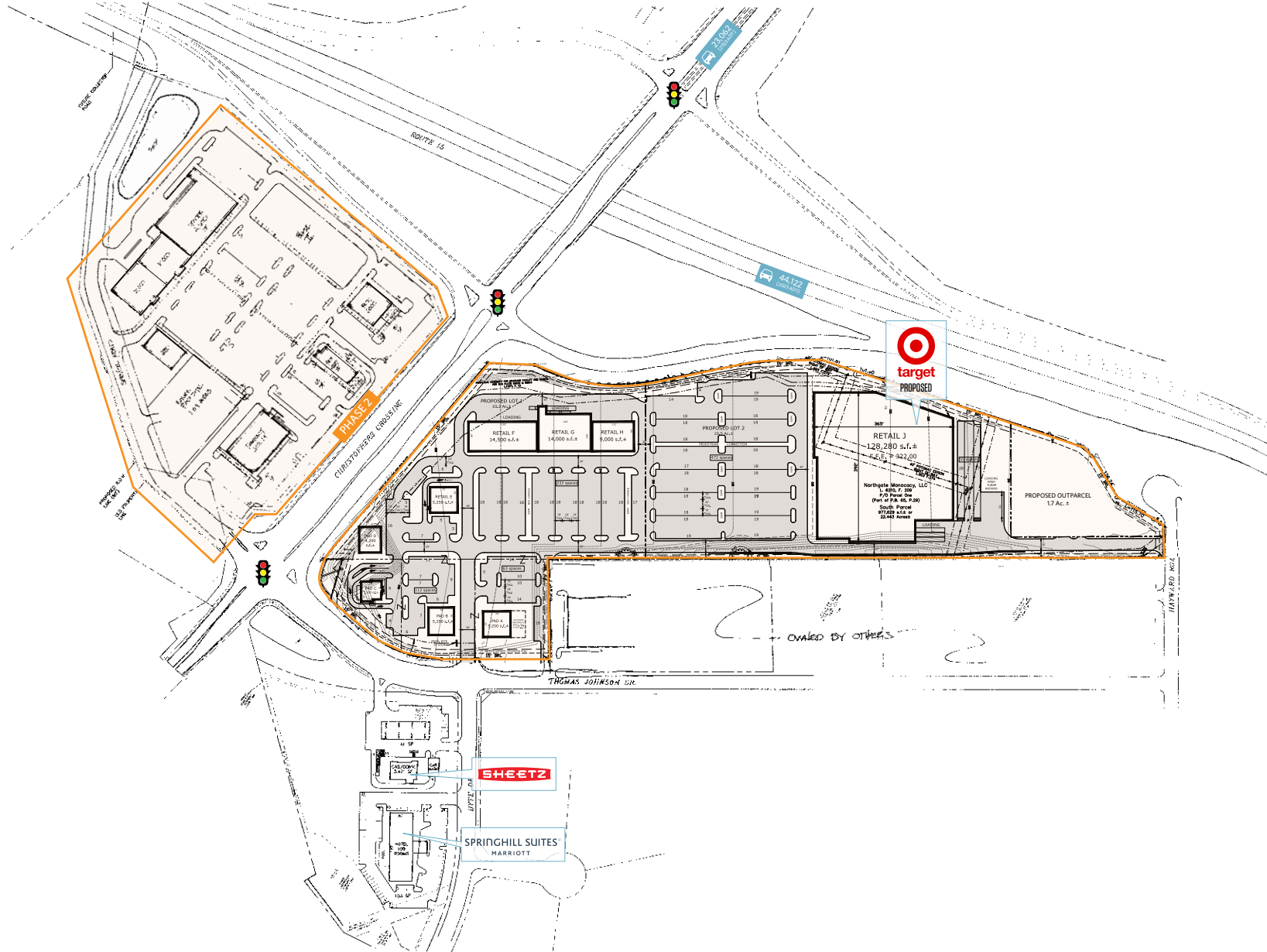
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SITE PLAN

NORTHGATE CROSSING

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RENDERING | NORTHGATE CROSSING

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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