



NEARBY RETAILERS



PAD SITES FOR SALE OR LEASE

- Pad available for sale, lease or BTS
- Located in established Liberty Rd retail core
- Anchored by 135,000 SF At Home store
- Located on signalized intersection at Riverbend Way and Monocacy Blvd

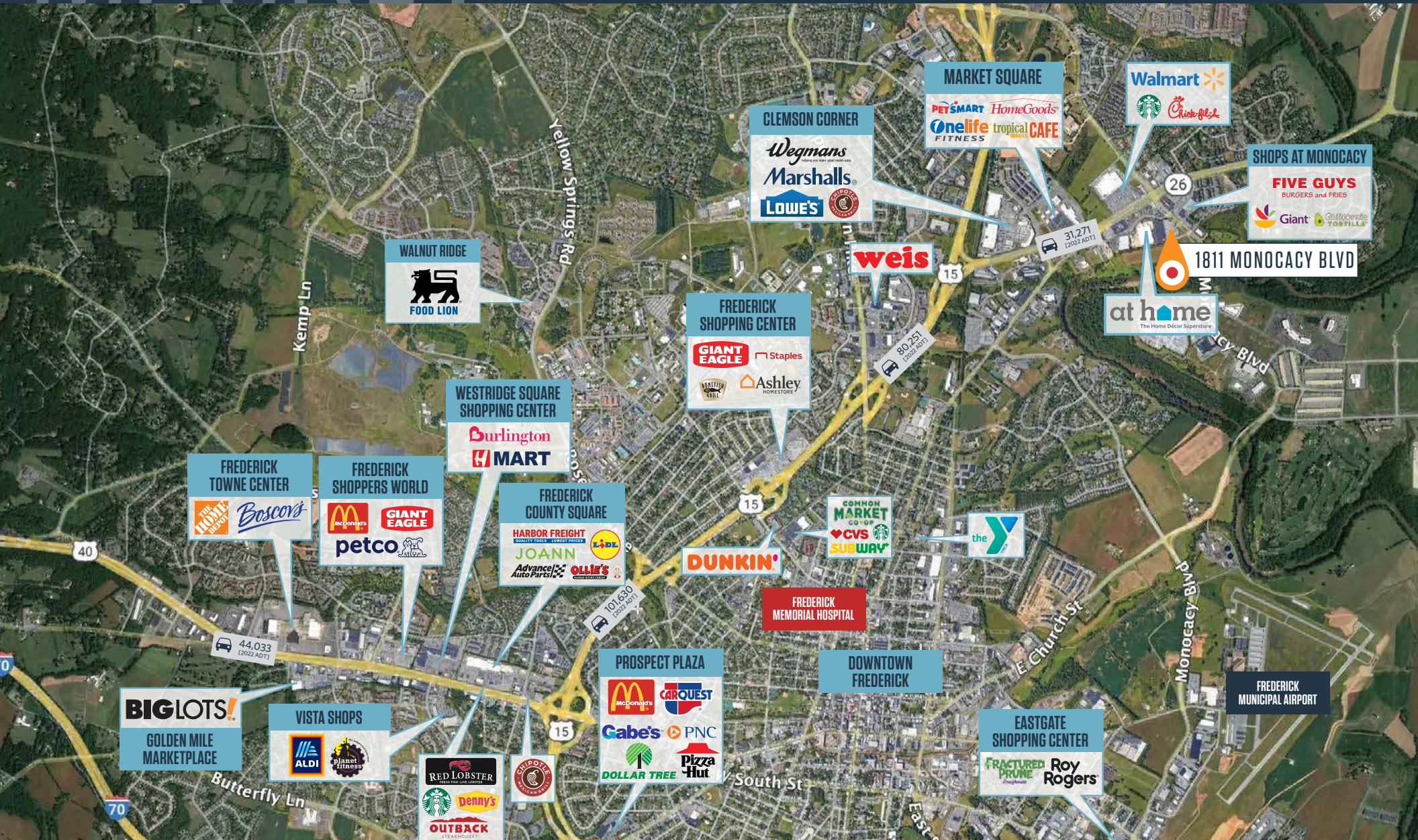
AVAILABILITY

PAD	1.52 AC
ZONING	GC

MARKET

1811 MONOCACY BLVD

FREDERICK, MD 21701, FREDERICK COUNTY



BO GALLES

bgalles@klnb.com | 703-268-2712



MID VIEW

1811 MONOCACY BLVD

FREDERICK, MD 21701, FREDERICK COUNTY



BO GALLES

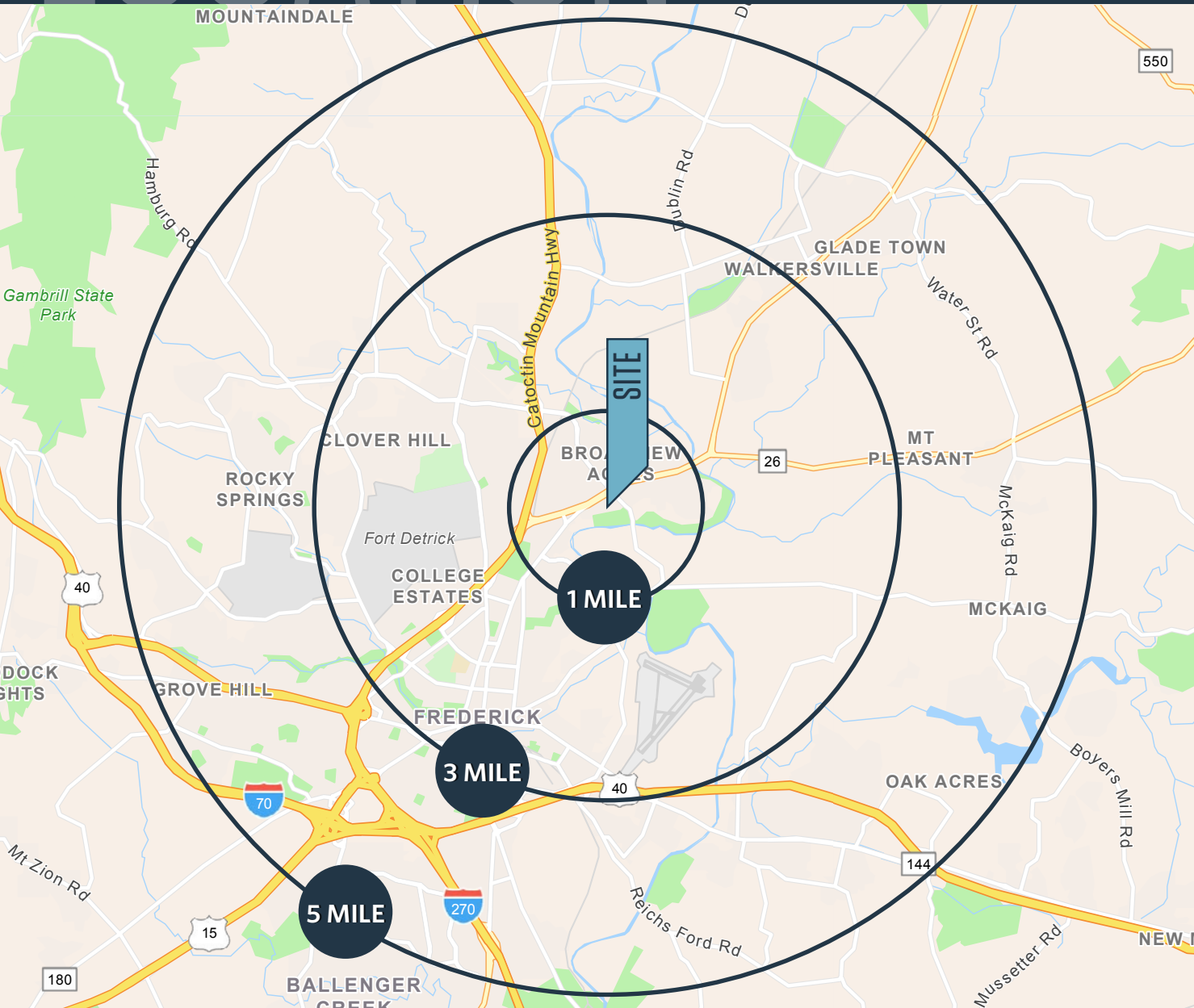
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LOCATION

1811 MONOCACY BLVD

FREDERICK, MD 21701, FREDERICK COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
9,047	49,804	126,637
Daytime Population		
8,346	47,047	79,208
Households		
3,929	20,317	48,148
Average HH Income		
\$144,214	\$128,873	\$125,272

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Liberty Road	40,035 ADT
Monocacy Blvd	19,860 ADT



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FOR MORE INFORMATION, PLEASE CONTACT:

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703-268-2712

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