



NEARBY RETAILERS

DOLLAR GENERAL

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

petco

AutoZone

MART

giant eagle

LIDL

RETAIL FOR LEASE

- 1,620 SF - 3,240 SF
- 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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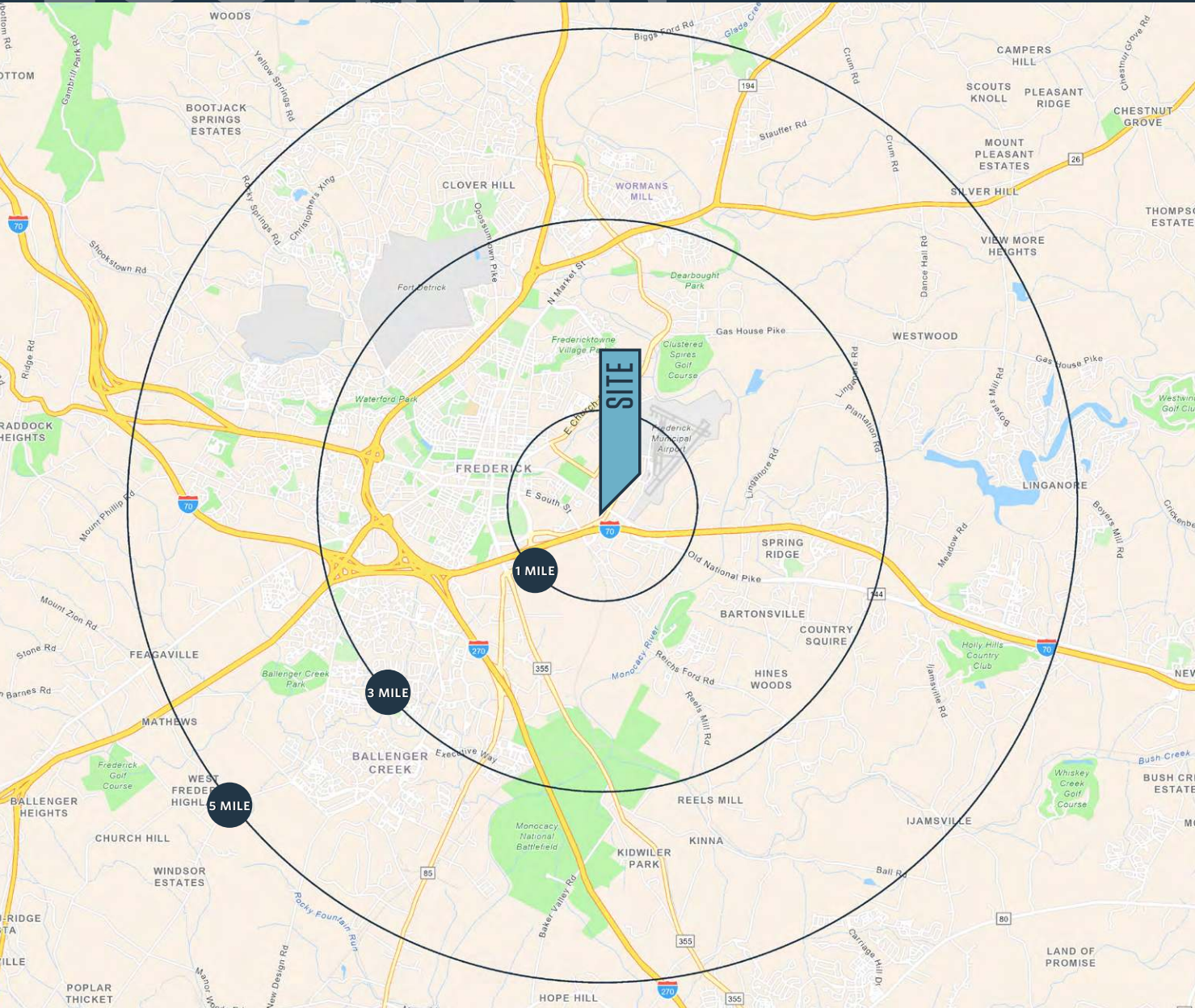
JAKE LEVIN

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LOCATION

1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY



PROPERTY HIGHLIGHTS:

- 1,620 SF - 3,240 SF

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

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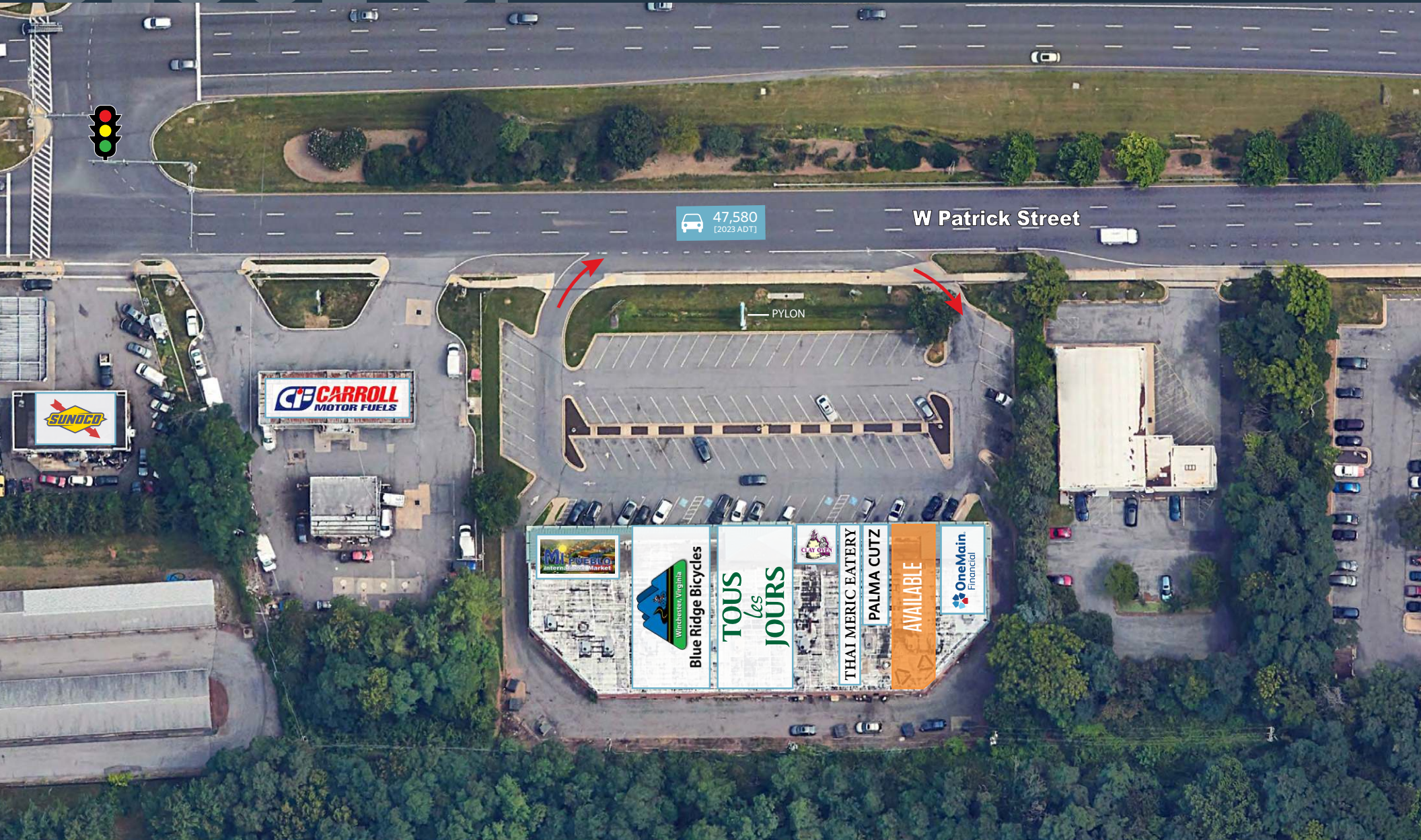




CLOSE UP

1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY



47,580
[2023 ADT]

W Patrick Street

PYLON

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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