



NEARBY RETAILERS

DOLLAR GENERAL

HARBOR FREIGHT
QUALITY TOOLS • LOWEST PRICES

petco

AutoZone

MART

giant eagle

LIDL

RETAIL FOR LEASE

- Available: 1,700 SF 2nd Generation Restaurant
- Rare, high exposure opportunity on Frederick's Golden Mile.
- Located less than one mile front Rt. 15 [102,842 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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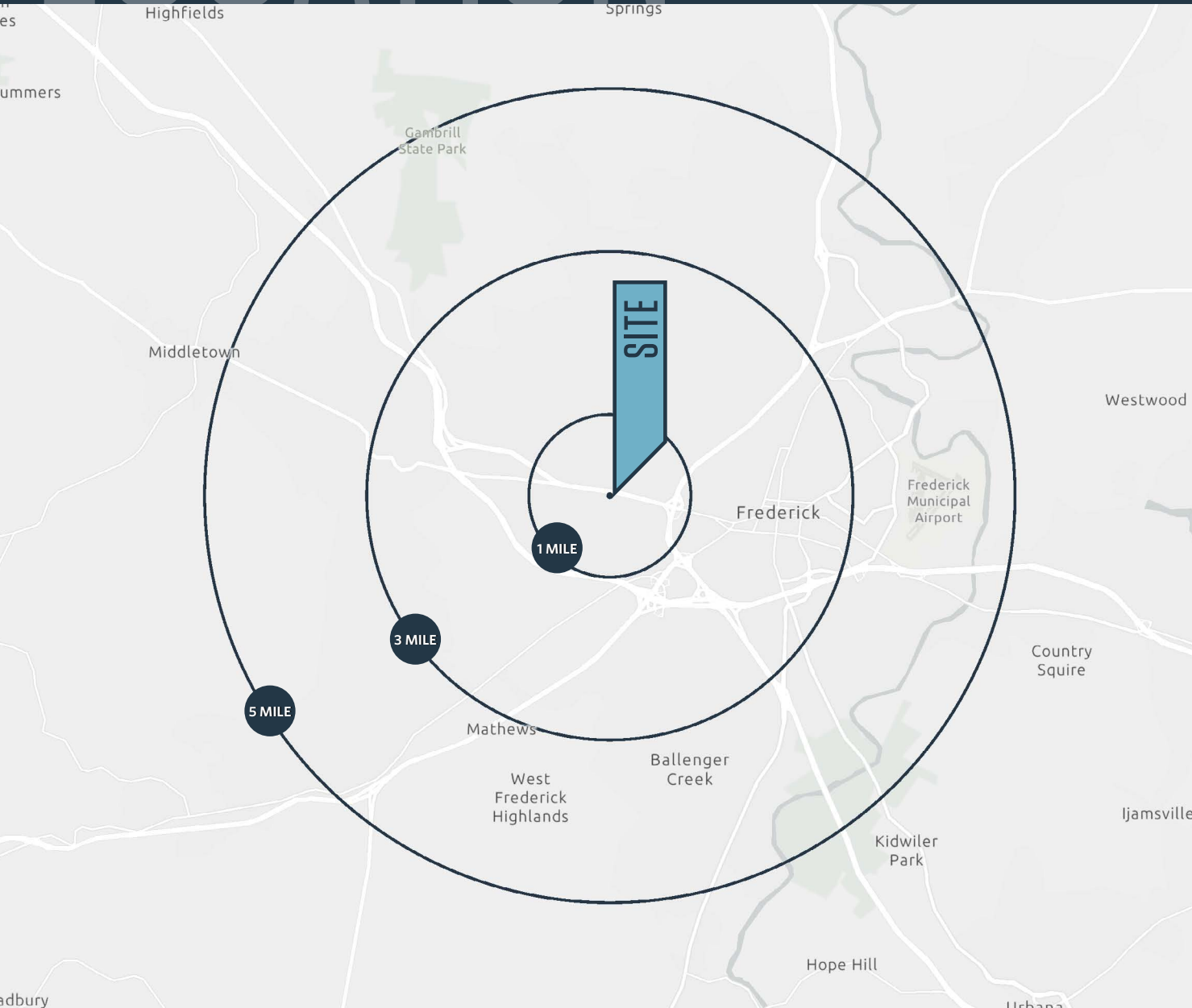
JAKE LEVIN

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LOCATION

1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY



PROPERTY HIGHLIGHTS:

- 1,700 SF 2nd Generation Restaurant

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
26,665	87,080	137,811
Daytime Population		
17,543	94,080	153,342
Households		
9,463	33,940	52,596
Average HH Income		
\$106,017	\$118,631	\$133,521

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

W Patrick Street	47,441 ADT
Route 15	102,842 ADT

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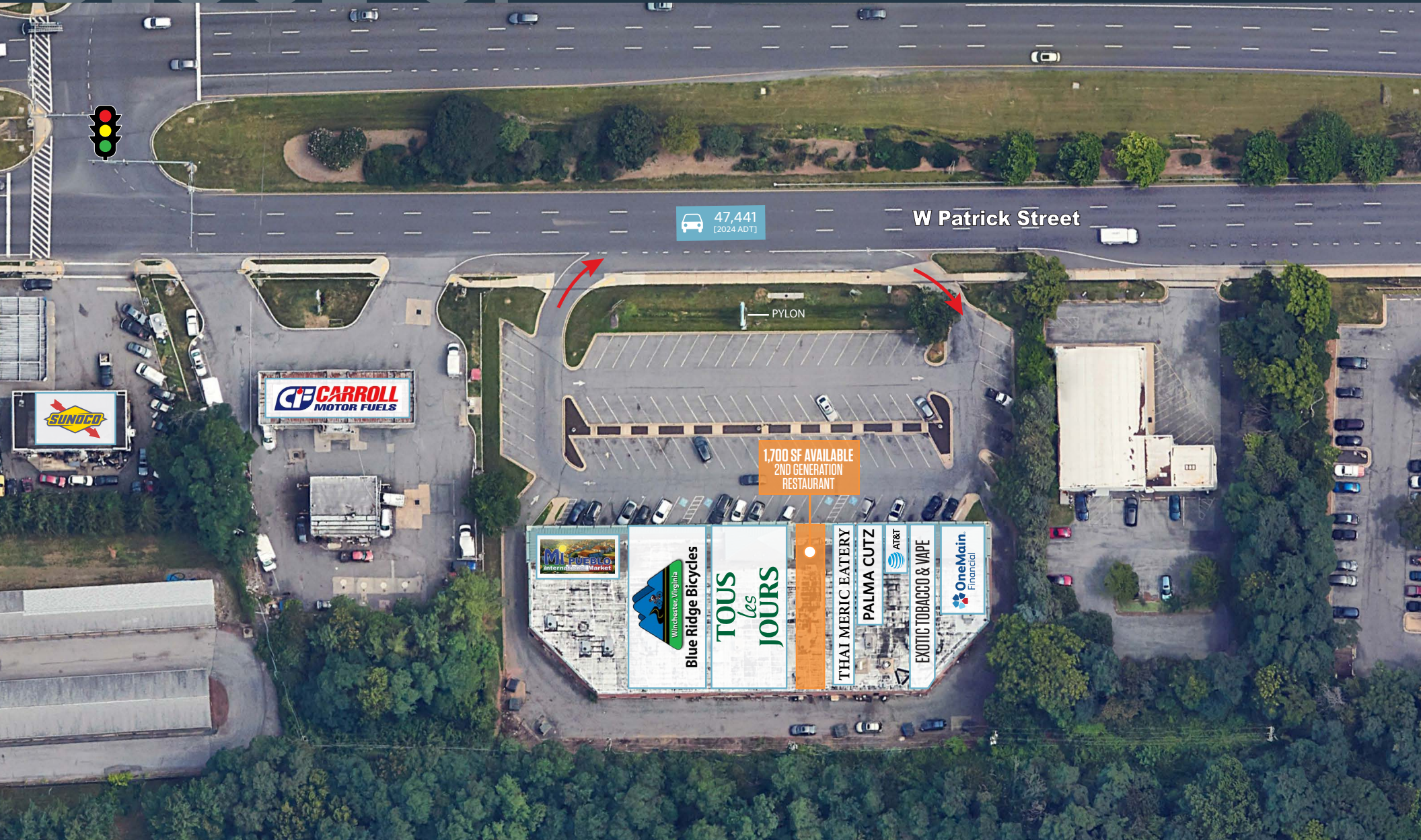
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CLOSE UP

1170 W PATRICK ST

FREDERICK, MD 21702, FREDERICK COUNTY



47,441
[2024 ADT]

W Patrick Street

1,700 SF AVAILABLE
2ND GENERATION
RESTAURANT

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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