

MONOCACY BLVD AT RIVERBEND WAY

1811 Monocacy Blvd, Frederick, MD 21701
Frederick County



RETAIL SPACE FOR SUBLEASE

NEARBY RETAILERS



AVAILABLE FOR SUBLEASE

- 25,875 SF
- 5,814 SF
- 2 pad sites available for sale
- Located at the signalized intersection of Riverbend Way & Monocacy Blvd (near Rt 26 & Monocacy Blvd)
- Regional location home to some of the most active retailers in the county
- Great visibility & access
- Zoned - General Commercial

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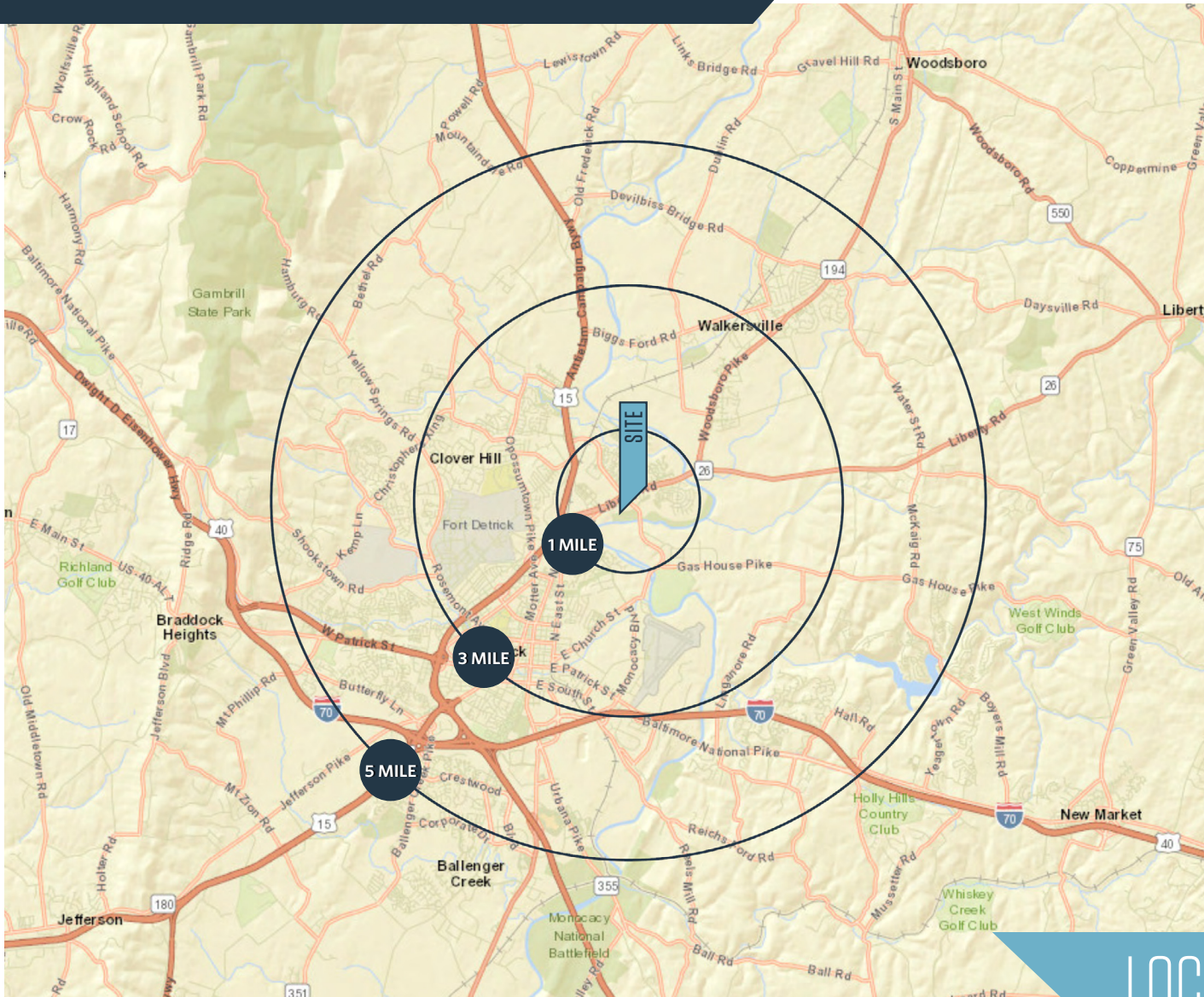
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AVAILABLE FOR SUBLEASE

- 25,875 SF [Sublease Area 1]
- 5,814 SF [Sublease Area 2]

AVAILABLE FOR SALE

- Pad 1 [1.51 AC]
- Pad 2 [1.77 AC]

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
10,067	50,914	133,560
Daytime Population		
11,027	70,884	143,419
Households		
4,242	20,745	50,714
Average HH Income		
\$146,500	\$132,919	\$132,346

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Liberty Rd (Rt 26)	39,972 ADT
Monocacy Blvd	9,462 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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CLOSE-UP AERIAL

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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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