



1433 W. PATRICK STREET

FREDERICK, MD 21702, FREDERICK COUNTY



NEARBY RETAILERS



DISTRICT 40

NEW CONSTRUCTION RETAIL FOR LEASE

- New construction retail delivering Q4 2026 / Q1 2027
- Prime signalized retail intersection with CVS, 711, McDonalds & Weis
- Direct access from both West Patrick Street (17,490 ADT) and Old Camp Road (6,327 ADT)
- 1,408 SF - 5,901 SF Available

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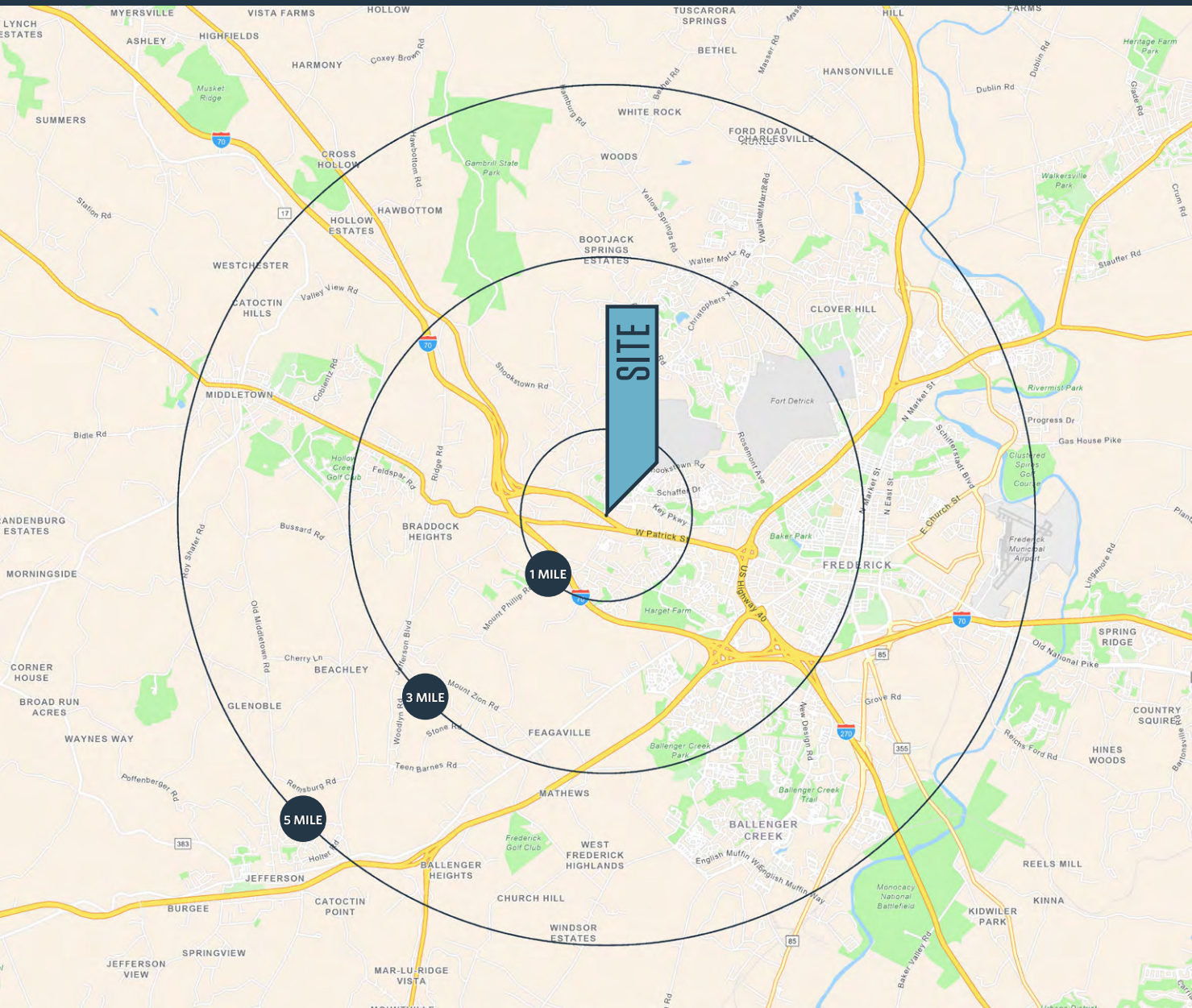
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LOCATION

1433 W. PATRICK STREET

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PROPERTY HIGHLIGHTS:

1,408 SF - 5,901 SF Available

DEMOGRAPHICS | 2024:

DRIVE TIME: 10-MIN	15-MIN	RADIUS: 1-MILE	3-MILE	5-MILE
Population				
71,852	154,738	16,872	72,448	131,531
Daytime Population				
70,726	166,251	12,575	67,097	149,460
Households				
27,149	58,724	5,555	27,575	50,534
Average HH Income				
\$123,483	\$134,206	\$97,603	\$119,598	\$130,895

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

West Patrick Street	17,490 ADT
Old National Pike	10,010 ADT
Old Camp Road	6,327 ADT

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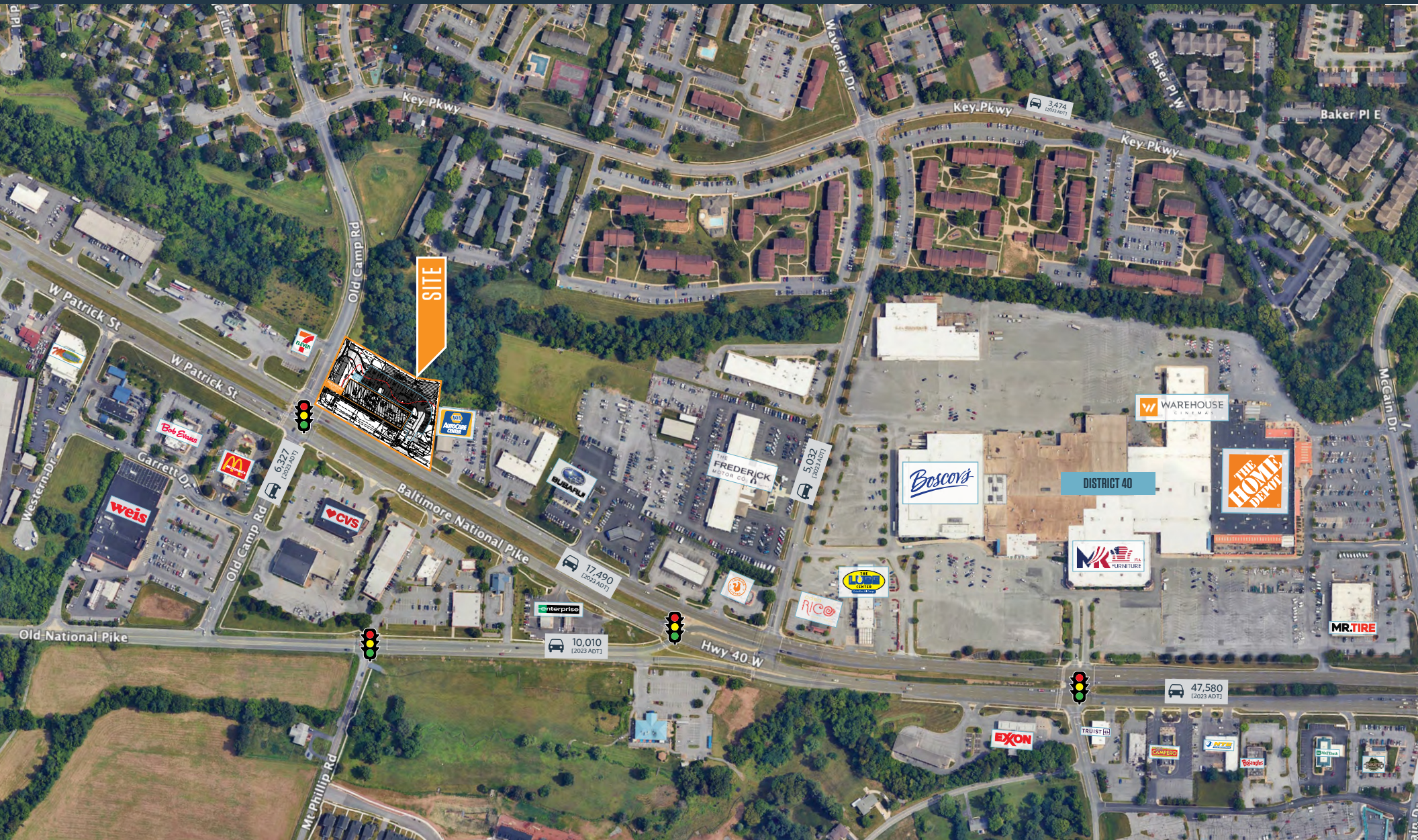
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MIDVIEW

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CLOSE UP

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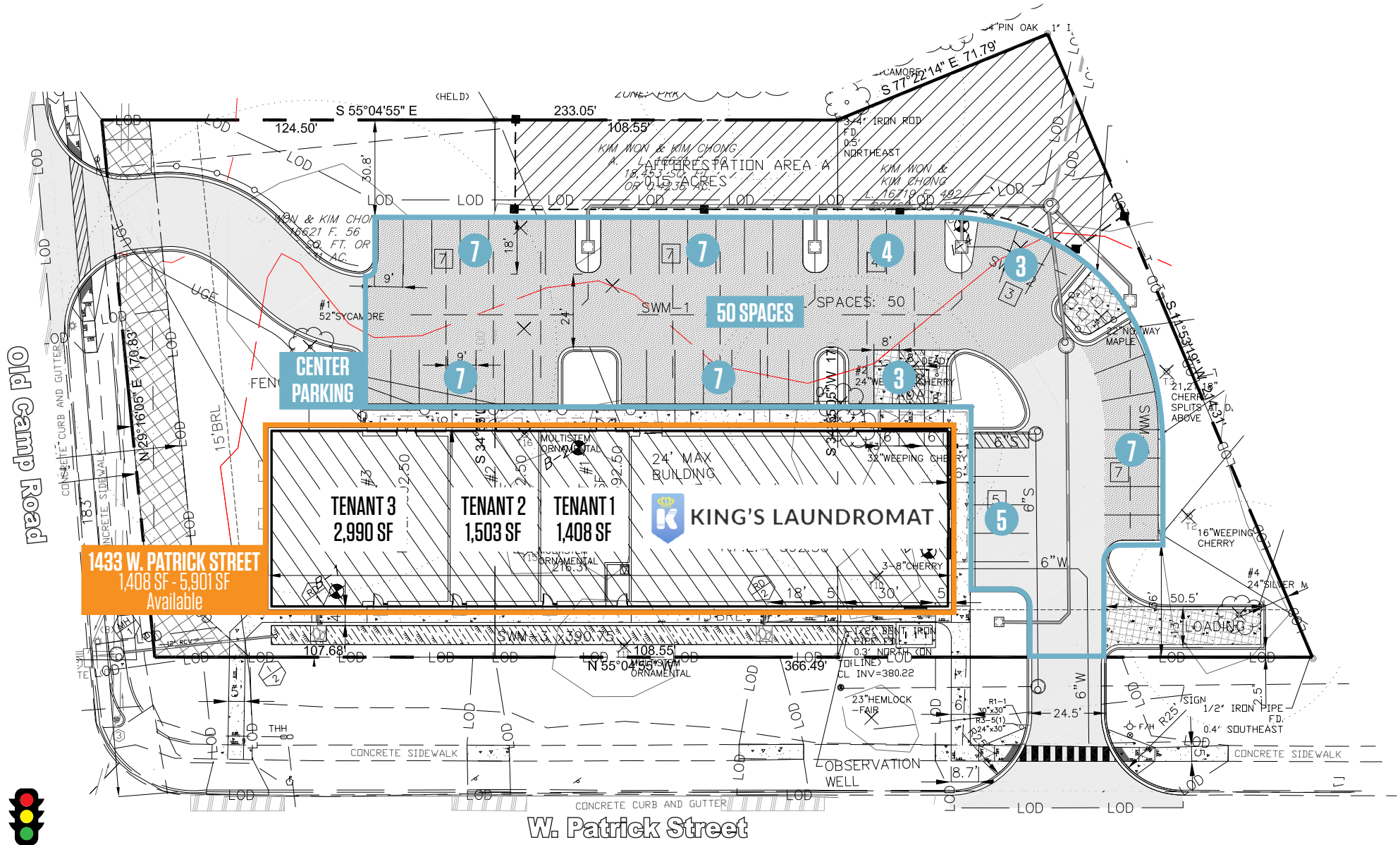
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SITE PLAN

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RENDERINGS

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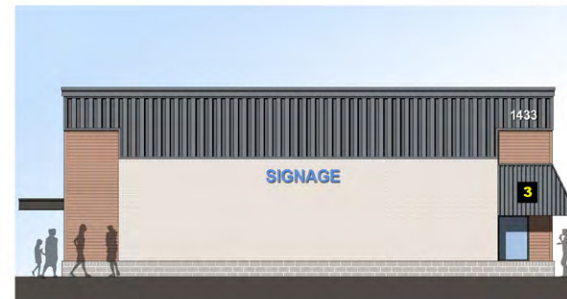
PROPOSED ELEVATION ON PARKING LOT



PROPOSED ELEVATION ON WEST PATRICK ST



PROPOSED ELEVATION ON ENTRY WAY



PROPOSED ELEVATION ON OLD CAMP ROAD

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RENDERINGS

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PROPOSED ELEVATION ON PARKING LOT - TENANT SUITES

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FOR MORE INFORMATION, PLEASE CONTACT:

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