



## JOIN THESE RETAILERS

**T | R**  
THE TASTING ROOM  
est. 2001

**HB**  
HOOK & BAUER  
FREDERICK, MD

**the Wine Kitchen**  
Eat. Drink. Simply.

**WYE OAK TAVERN**

**bakehouse**  
ESTABLISHED 1988  
UNBLENDED CAKES & BREADS

**Brewer's Alley**  
EST. 1996  
FREDERICK, MD

**jojo's**  
RESTAURANT & TAP HOUSE

**SOUTH MOUNTAIN CREAMERY**

**noja**

## RETAIL FOR LEASE

- Turnkey Second-Generation Restaurant Space in the heart of Downtown Frederick's vibrant Carroll Creek Promenade.
- 1,900 SF with Outdoor Patio Seating and Direct Visibility along Carroll Creek.
- Project includes 27,000 SF of office space above 13,000 SF of retail space.
- High Foot Traffic Area surrounded by popular destinations including the Delaplaine Arts Center, C. Burr Artz Library, and weekend Carroll Creek events.

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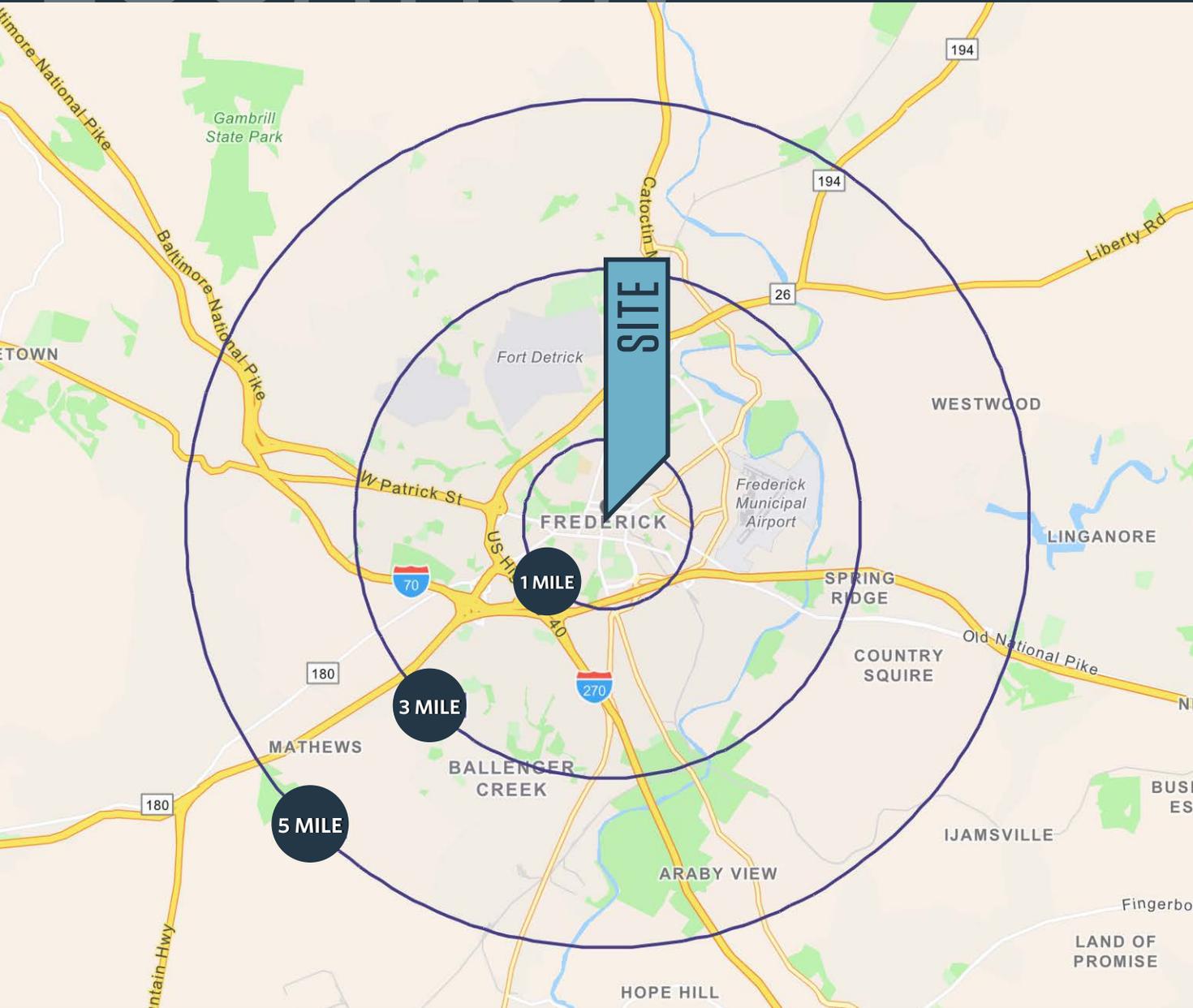
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# LOCATION

# 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY



## PROPERTY HIGHLIGHTS:

- Fastest growing market in Maryland
- 5.6k Residents
- 5k Employees
- 1.4M out of market visitors
- Median Household Income: \$88,527

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	13,159	86,424	139,397
Daytime Population	24,531	113,468	155,368
Households	5,906	33,877	53,108
Average HH Income	\$108,183	\$115,846	\$131,041

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

S Market ST	8,480 ADT
E South ST	3,542 ADT
E Patrick ST (MD-144)	6,212 ADT
East ST	16,790 ADT

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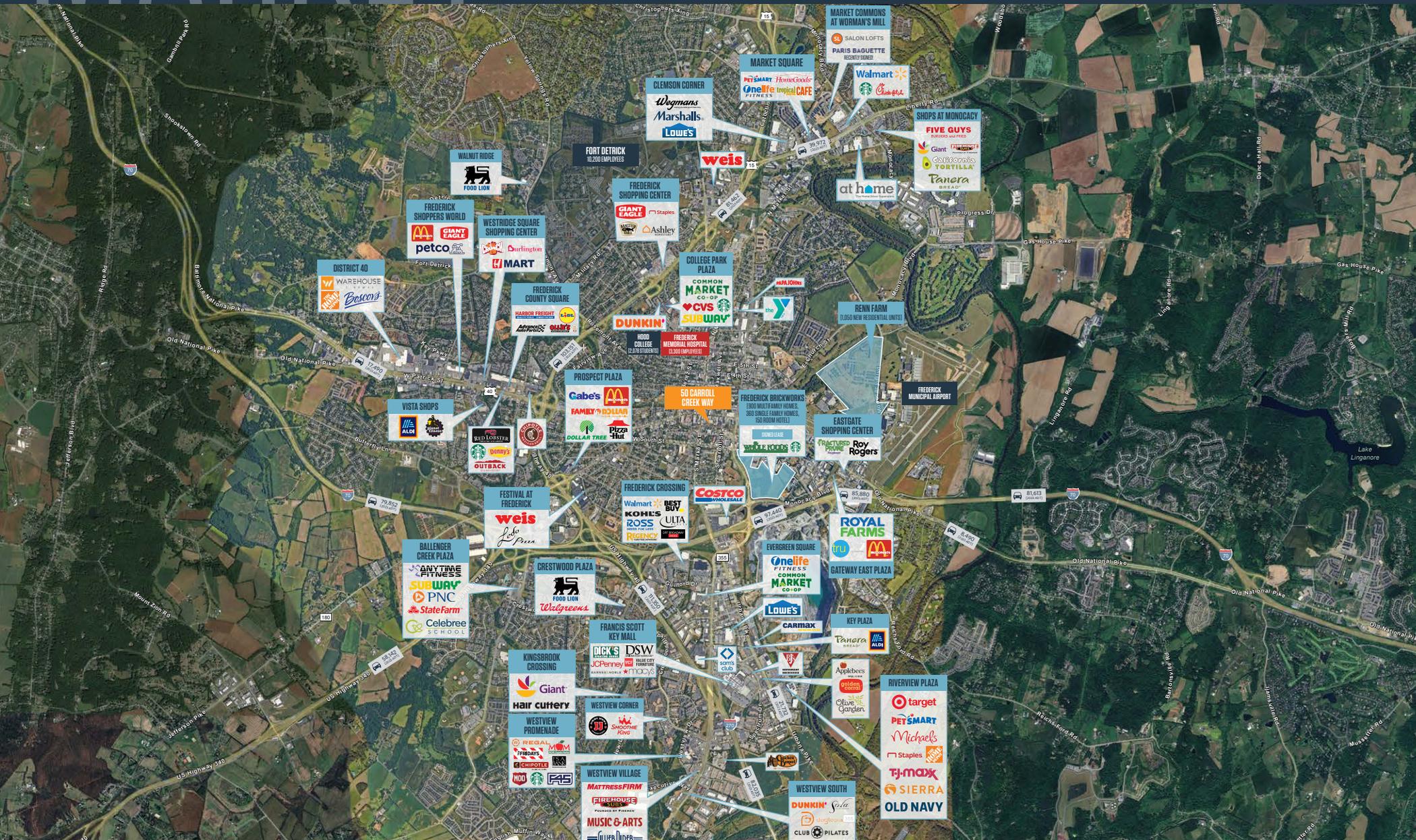
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# MARKET

# 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY



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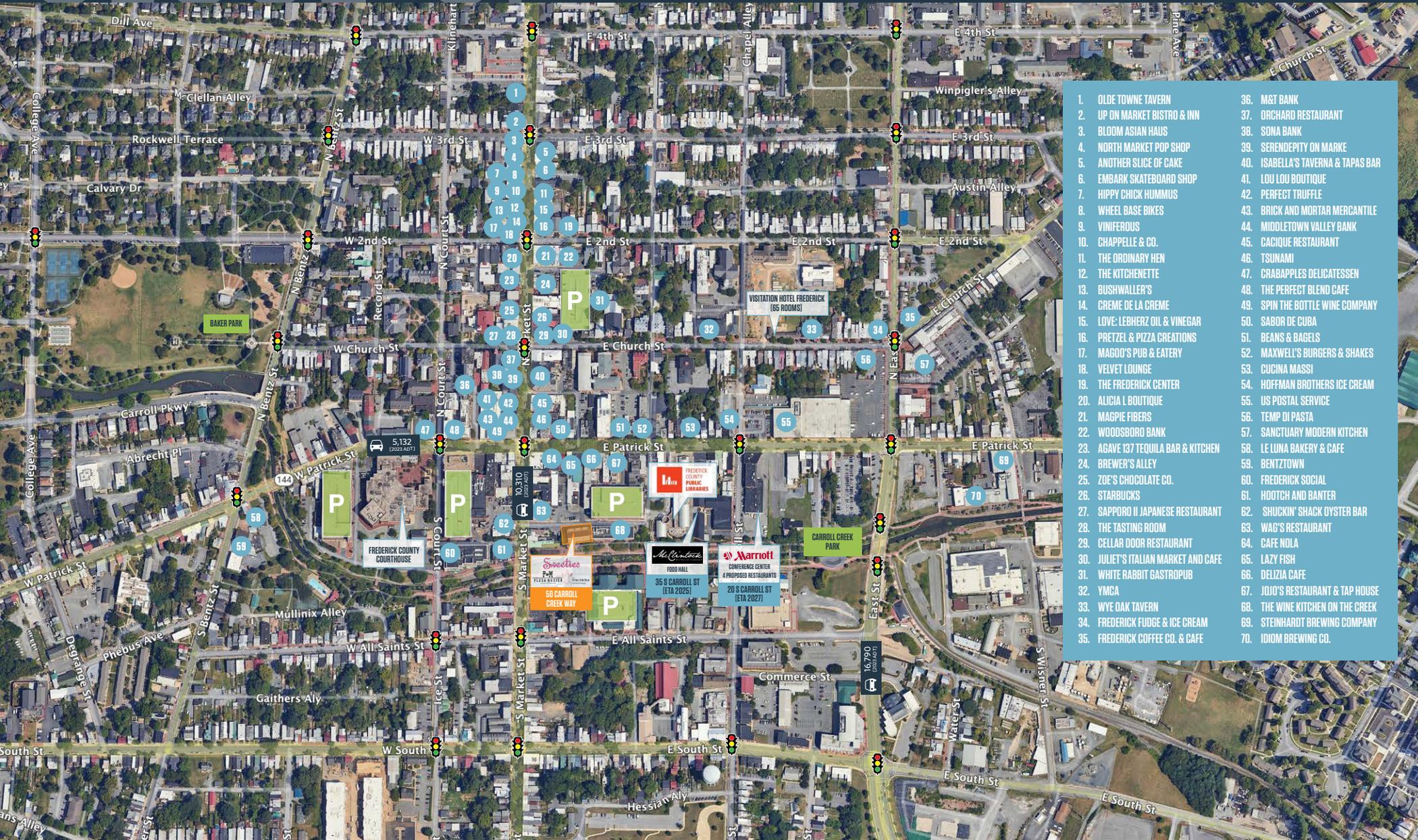
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# CLOSE-UP

# 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY



1. OLDE TOWNE TAVERN
2. UP ON MARKET BISTRO & INN
3. BLOOM ASIAN HAUS
4. NORTH MARKET POP SHOP
5. ANOTHER SLICE OF CAKE
6. EMBARK SKATEBOARD SHOP
7. HIPPIY CHICK HUMMUS
8. WHEEL BASE BIKES
9. VINIFEROUS
10. CHAPPELLE & CO.
11. THE ORDINARY HEN
12. THE KITCHENETTE
13. BUSHWALLER'S
14. CREME DE LA CREME
15. LOVE: LEBHERZ OIL & VINEGAR
16. PRETZEL & PIZZA CREATIONS
17. MAGOO'S PUB & EATERY
18. VELVET LOUNGE
19. THE FREDERICK CENTER
20. ALICIA L BOUTIQUE
21. MAGPIE FIBERS
22. WOODSBORO BANK
23. AGAVE 137 TEQUILA BAR & KITCHEN
24. BREWER'S ALLEY
25. ZOE'S CHOCOLATE CO.
26. STARBUCKS
27. SAPPORO II JAPANESE RESTAURANT
28. THE TASTING ROOM
29. CELLAR DOOR RESTAURANT
30. JULIET'S ITALIAN MARKET AND CAFE
31. WHITE RABBIT GASTROPUB
32. YMCA
33. WYE OAK TAVERN
34. FREDERICK FUDGE & ICE CREAM
35. FREDERICK COFFEE CO. & CAFE
36. M&T BANK
37. ORCHARD RESTAURANT
38. SONA BANK
39. SERENDEPITY ON MARKE
40. ISABELLA'S TAVERNA & TAPAS BAR
41. LOU LOU BOUTIQUE
42. PERFECT TRUFFLE
43. BRICK AND MORTAR MERCANTILE
44. MIDDLETOWN VALLEY BANK
45. CACIQUE RESTAURANT
46. TSUNAMI
47. CRABAPPLES DELICATESSEN
48. THE PERFECT BLEND CAFE
49. SPIN THE BOTTLE WINE COMPANY
50. SABOR DE CUBA
51. BEANS & BAGELS
52. MAXWELL'S BURGERS & SHAKES
53. CUCINA MASSI
54. HOFFMAN BROTHERS ICE CREAM
55. US POSTAL SERVICE
56. TEMP DI PASTA
57. SANCTUARY MODERN KITCHEN
58. LE LUNA BAKERY & CAFE
59. BENTZTOWN
60. FREDERICK SOCIAL
61. HOOTCH AND BANTER
62. SHUCKIN' SHACK OYSTER BAR
63. WAG'S RESTAURANT
64. CAFE NOLA
65. LAZY FISH
66. DELIZIA CAFE
67. JOJO'S RESTAURANT & TAP HOUSE
68. THE WINE KITCHEN ON THE CREEK
69. STEINHARDT BREWING COMPANY
70. IDIOM BREWING CO.

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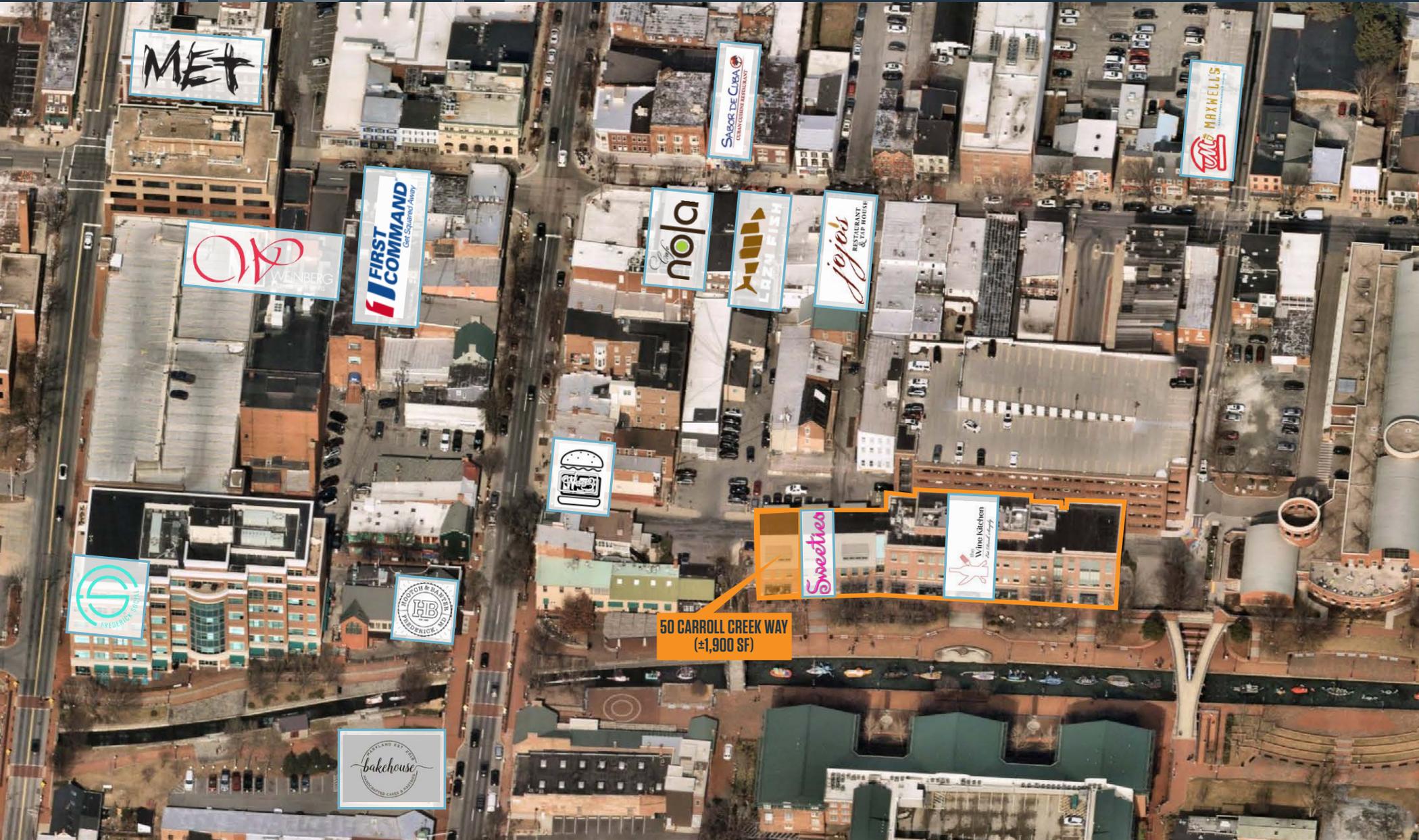
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# BIRDSEYE

# 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY



50 CARROLL CREEK WAY  
(±1,900 SF)

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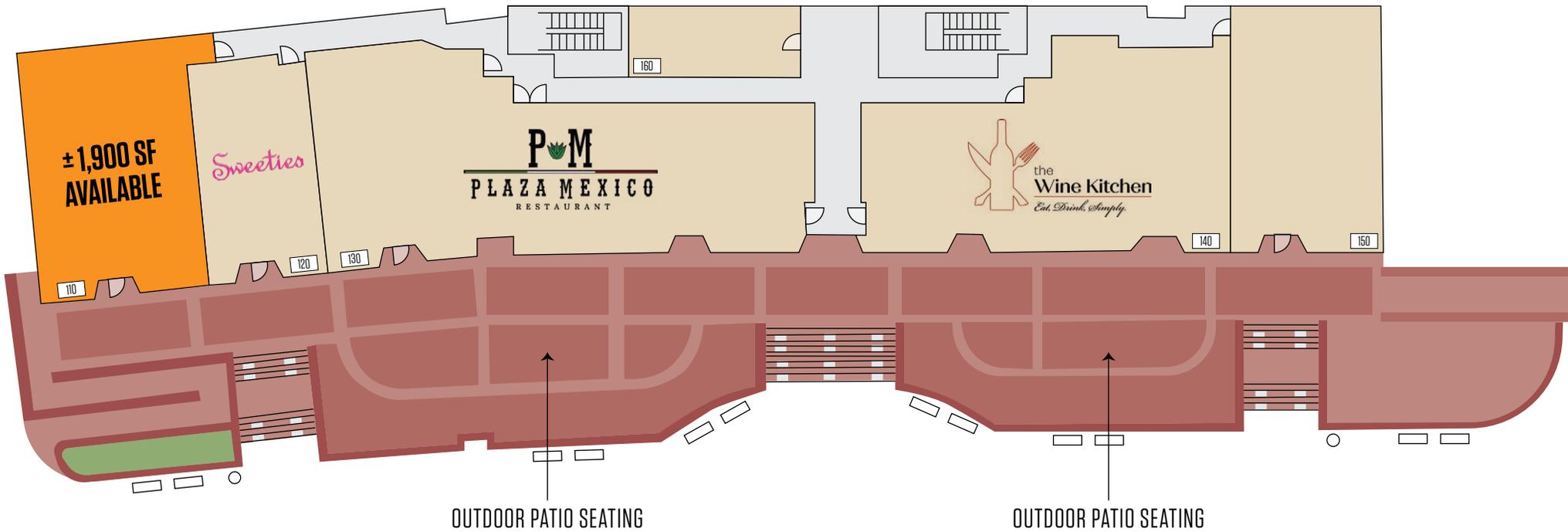
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# SITE PLAN

## 50 CARROLL CREEK WAY

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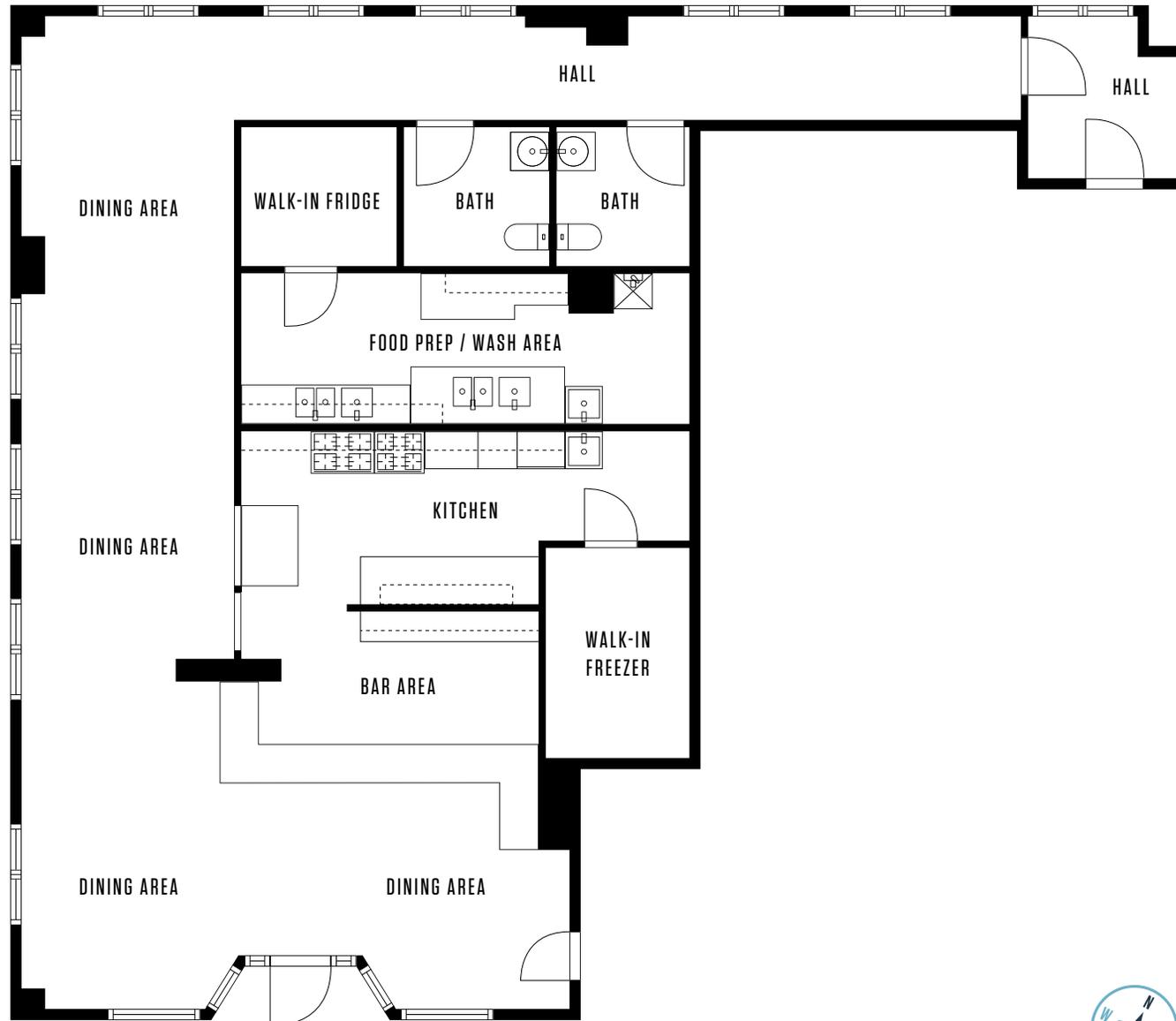
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# FLOOR PLAN

# 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY



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# INTERIOR

## 50 CARROLL CREEK WAY

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# EXTERIOR

## 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY



## SURROUNDING DRIVERS

- Future Marriott Hotel and Conference Center (208 Rooms)
- Newly opened Visitation Hotel (65 Rooms)
- Future Incubation Food Hall at McClintock Distilling
- Carroll Creek Linear Park (activated year round)
- Frederick Courthouse
- Frederick Library

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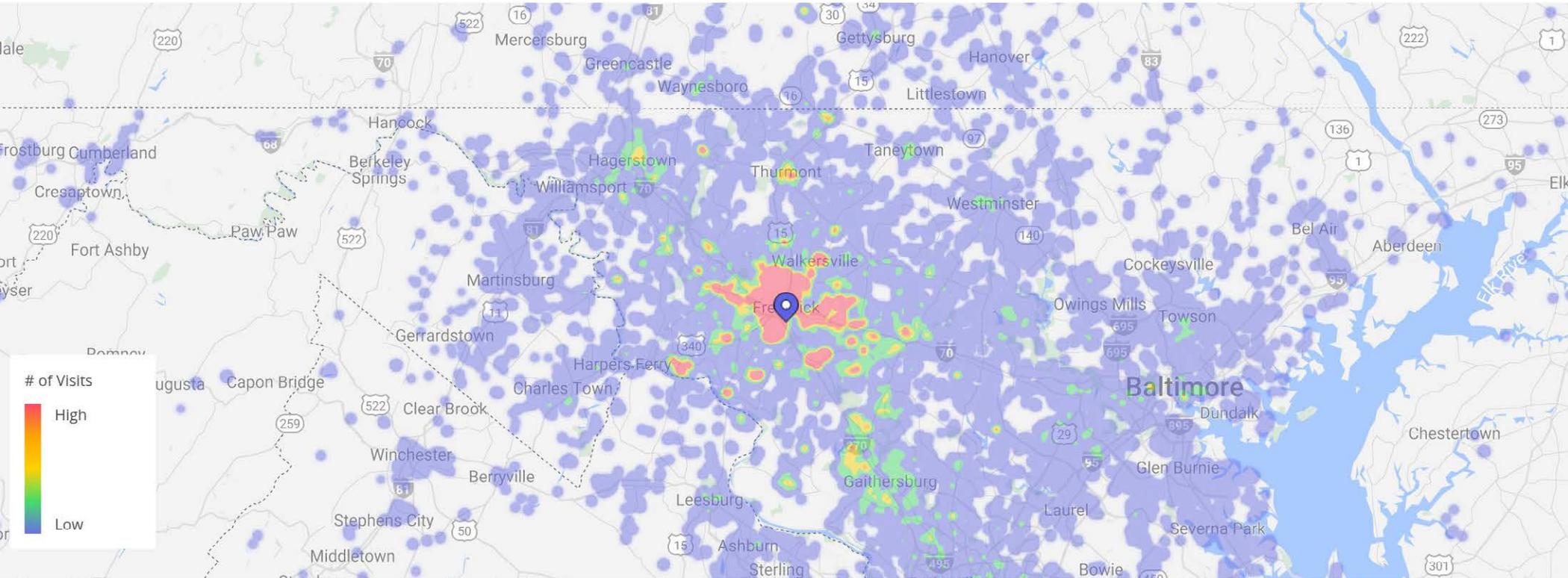
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# TRADE AREA

# 50 CARROLL CREEK WAY

FREDERICK, MD 21701, FREDERICK COUNTY

## A REGIONAL DESTINATION



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# 50 CARROLL CREEK WAY

FREDERICK, MARYLAND 21701, FREDERICK COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

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