

# FOR SALE/LEASE

Sale \$1,000,000 / Lease \$6.50 NNN

4570 Mack Avenue, Frederick, Maryland 21703



## Great Warehouse and Office Space

This 9,600 SF building is a combination of office space in the front and 14' - 16' high ceiling warehouse space in the rear. Great Frederick County location just off MD-85, Buckeystown Pike, near Westview Promenade with quick and easy access to I-70 and I-270 ramps. Move in ready.

## Property Details

- Private Parking Lot with 30 Spaces
- Fenced-In Back Lot
- (3) 12' and (3) 10' High Bay Doors
- 3 Phase Electric

## PRESENTING

**Location:** 4570 Mack Avenue, Frederick, MD 21703

**Legal:** Tax Map 0086, Parcel 0207

**Zoning:** Frederick County: LI—The Limited Industrial District is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

**Building Size:** Approx. 9,600 SF

**Land Size:** Approx. 0.87 Acres

**Utilities:** Gas, Electric, Public Water & Sewer

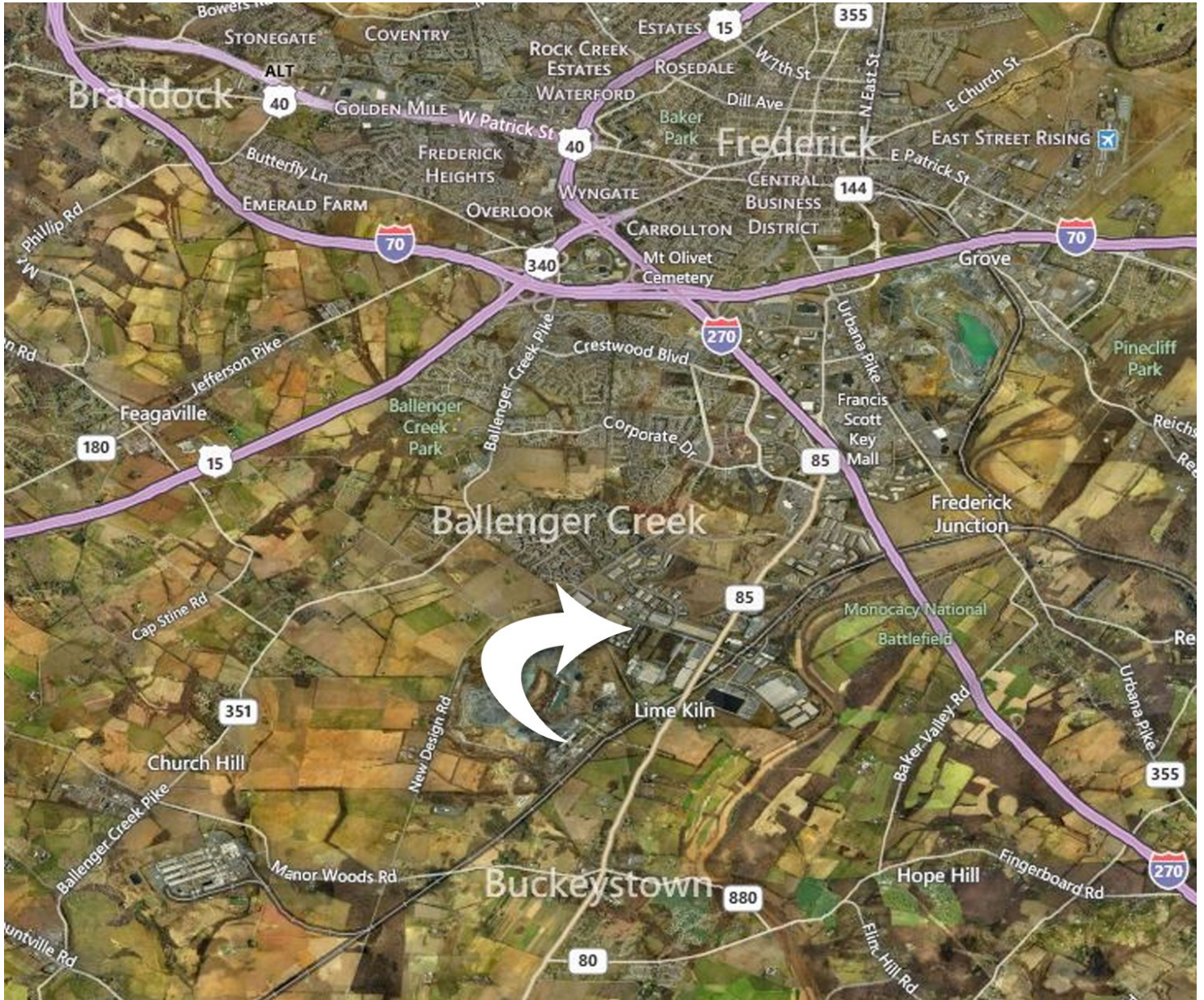
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*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

# LOCATION MAP

FOR SALE/LEASE 4570 Mack Avenue, Frederick, MD 21703

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# PHOTOS

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# PHOTOS

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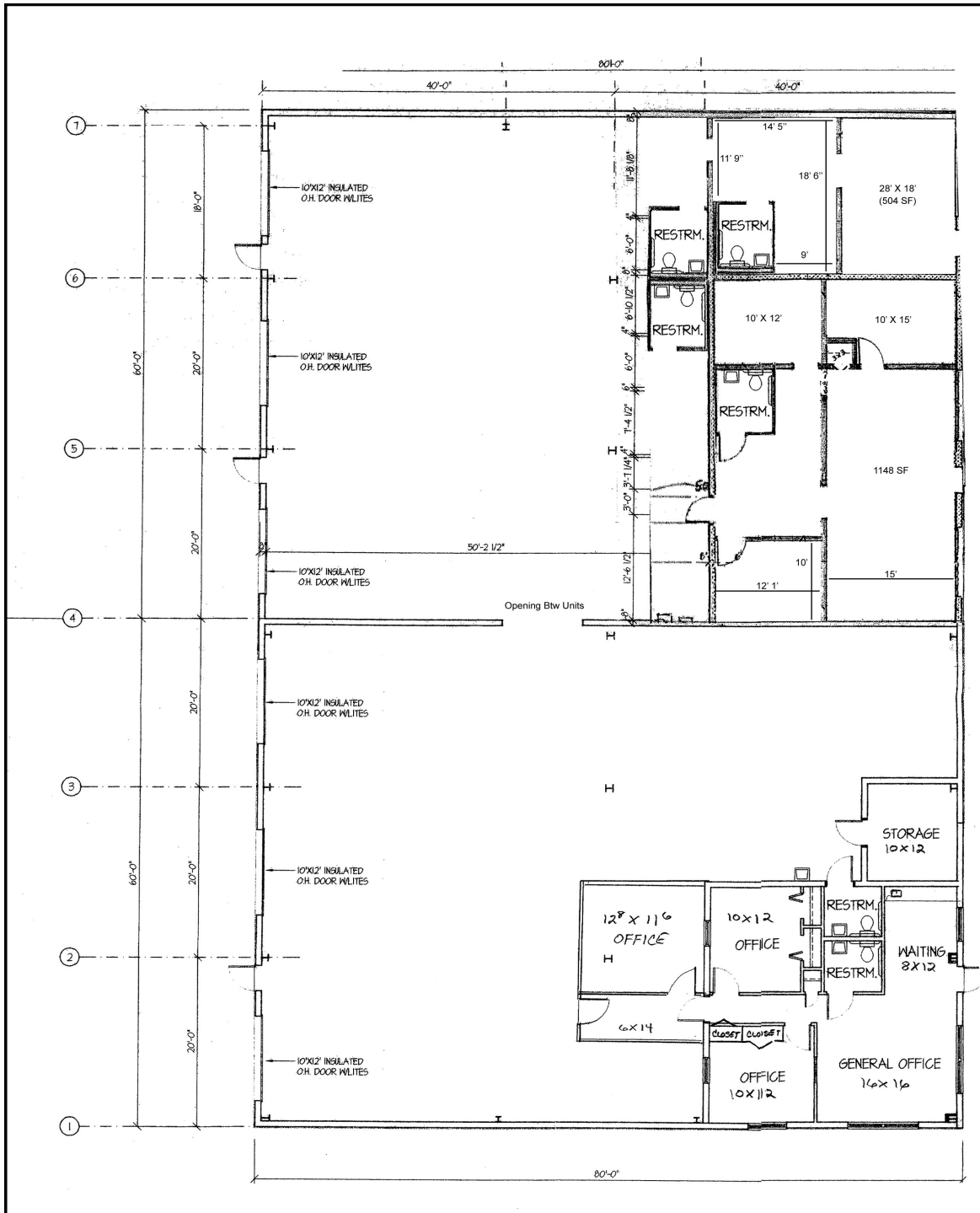
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# FLOOR PLAN

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# DEMOGRAPHICS

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Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2021 Projection	3,924		81,779		192,409	
2016 Estimate	3,713		78,329		184,087	
2010 Census	3,206		72,713		170,762	
Growth 2016 - 2021	5.68%		4.40%		4.52%	
Growth 2010 - 2016	15.81%		7.72%		7.80%	
<b>2016 Population by Hispanic Origin</b>						
2016 Population	3,713		78,329		184,087	
White	2,590	69.75%	56,648	72.32%	144,650	78.58%
Black	609	16.40%	12,874	16.44%	21,882	11.89%
Am. Indian & Alaskan	18	0.48%	575	0.73%	969	0.53%
Asian	307	8.27%	5,354	6.84%	10,578	5.75%
Hawaiian & Pacific Island	9	0.24%	116	0.15%	227	0.12%
Other	180	4.85%	2,761	3.52%	5,781	3.14%
U.S. Armed Forces	8		115		665	
<b>Households</b>						
2021 Projection	1,320		31,166		70,738	
2016 Estimate	1,246		29,852		67,653	
2010 Census	1,069		27,795		62,765	
Growth 2016 - 2021	5.94%		4.40%		4.56%	
Growth 2010 - 2016	16.56%		7.40%		7.79%	
Owner Occupied	922	74.00%	18,299	61.30%	49,691	73.45%
Renter Occupied	324	26.00%	11,553	38.70%	17,962	26.55%
<b>2016 Households by HH Income</b>						
Income: <\$25,000	106	8.51%	3,874	12.98%	6,962	10.29%
Income: \$25,000 - \$50,000	176	14.14%	6,310	21.14%	11,339	16.76%
Income: \$50,000 - \$75,000	169	13.57%	5,438	18.22%	10,943	16.18%
Income: \$75,000 - \$100,000	260	20.88%	4,279	14.33%	10,146	15.00%
Income: \$100,000 - \$125,000	301	24.18%	3,353	11.23%	8,729	12.90%
Income: \$125,000 - \$150,000	89	7.15%	2,110	7.07%	6,655	9.84%
Income: \$150,000 - \$200,000	81	6.51%	2,535	8.49%	6,661	9.85%
Income: \$200,000+	63	5.06%	1,952	6.54%	6,216	9.19%
<b>2016 Avg Household Income</b>	<b>\$97,493</b>		<b>\$90,925</b>		<b>\$104,571</b>	
<b>2016 Med Household Income</b>	<b>\$91,490</b>		<b>\$71,709</b>		<b>\$86,288</b>	

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# TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 English Muffin Way	Navistar Dr	0.02 SE	2015	1,242	MPSI	.26
2 Lime Kiln Rd	New Design Rd	0.03 NW	2015	521	MPSI	.30
3 English Muffin Way	Buckeystown Pike	0.15 SE	2015	7,761	MPSI	.32
4 Buckeystown Pike	English Muffin Way	0.08 SW	2015	13,061	MPSI	.49
5 English Muffin Way	Buckeystown Pike	0.09 NW	2015	1,016	MPSI	.55
6 Lime Kiln Rd	Buckeystown Pike	0.13 SE	2015	386	MPSI	.63
7 New Design Rd	Elmer Derr Rd	0.08 SW	2015	3,977	MPSI	.70
8 New Design Rd	Elmer Derr Rd	0.12 NE	2015	1,165	MPSI	.83
9 Marcies Choice Ln	Buckeystown Pike	0.04 NW	2015	798	MPSI	.86

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## Frederick County Zoning – Limited Industrial District (LI)

The Limited Industrial District (LI) is intended to provide adequate area for development of industrial uses whose operations have a relatively minor nuisance value and provides a healthful operating environment secure from the encroachment of residential uses and protected from adverse effects of incompatible industries.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Agricultural Activities
- Apiary
- Agritourism Expertise
- Nursery Retail and Wholesale
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Motel, Hotel
- Auction House
- Boats, Sales and Service
- Farm Equipment Sales or Service
- Feed and Grain Mill
- Furniture Repair
- Lumber Yard
- Mobile Home Sales
- Stone Monument Sales and/or Processing
- Broadcasting Studio
- Communication Towers
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool and Siding
- Commercial School or Education Program
- Landscape Contractor
- Medical Clinic
- Office Business
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Contractors Office or Storage
- Petroleum Products Storage
- Laboratory Research, Experimental or Testing
- Industrial Laundry and Dry Cleaning
- Self-Storage Units
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Motor Freight Terminal
- Auction Sales – Animals
- Race Tracks
- Health Club, Fitness Center, Vocational Training Facility
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Night Club, Tavern, Lounge
- Indoor/Outdoor Sports Recreation Facility
- Limited Manufacturing and Assembly Use
- Airports, Public
- Fairground
- Shooting Range/Club - Trap, Skeet, Rifle, Archery
- Aircraft Landing and Storage Areas, Private and/or Commercial Use
- Child Care Center/Nursery School
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- Nongovernmental Utility
- Nongovernmental Electric Substation
- Borrow Pit Operations
- Recycling Pickup and Distribution Centers
- And more...

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