

FOR LEASE

\$14.55/SF (NNN)

300 West Ninth Street, Frederick, Maryland 21701



Frederick Medical Office for Lease

This 5,637 SF office condominium is excellent for a medical practice looking to expand. This facility has 11 exam rooms, 6 doctor offices, office manager and business offices, a spacious waiting room, a lab and lab office, and much more. Conveniently located among an established medical area, this condominium is only 2 blocks north of Frederick Memorial Hospital—an easy 1,000 foot walk from door to door.

Property Details

- Covenants and By-Laws Applicable
- Available Fall 2017
- Ample Parking
- Minutes to Historic Downtown Frederick
- Quick and Easy access to All Major Highways

PRESENTING

Location: 300 West Ninth Street, Frederick, MD 21701

Legal: Tax Map 0408, Parcel 0176E

Zoning: Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

*****By-Laws Article IX Use Restrictions, Section 1. Use. All condominium units in the condominium shall be used for any medical-related or medical support business in a manner consistent with the limitations of law, these By-laws and the rules, regulations, resolutions and orders of all governmental or quasi-governmental authorities having or claiming jurisdiction over the condominium, including, without limitation, the requirements of any special exception, variance or the like.***

Suite Size: Approx. 5,637 SF

Pass-Throughs: Approx. \$6.49/SF

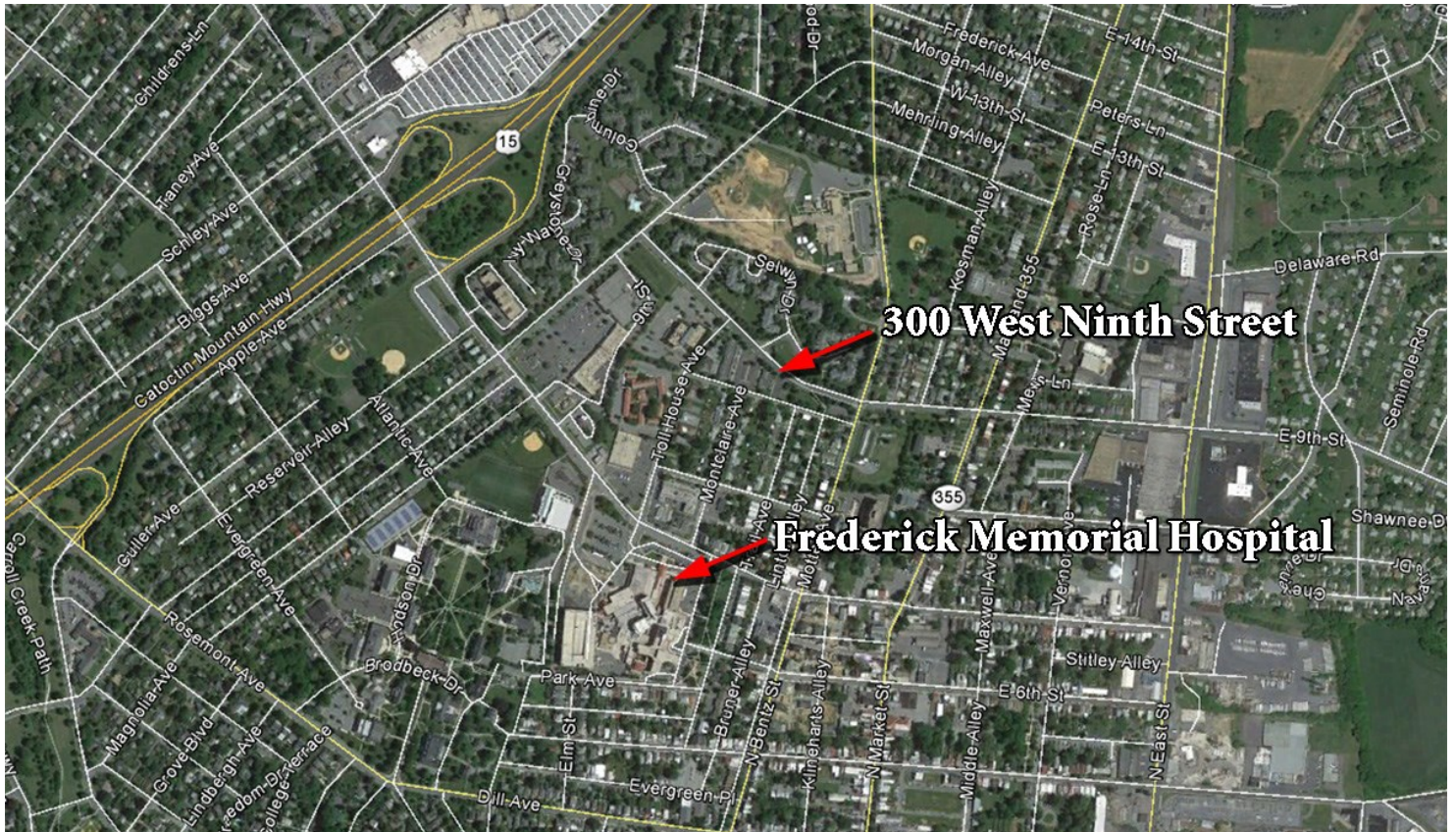
Contact: Rocky Mackintosh, Broker
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macroltd.com

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

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FLOOR PLAN

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PHOTOS

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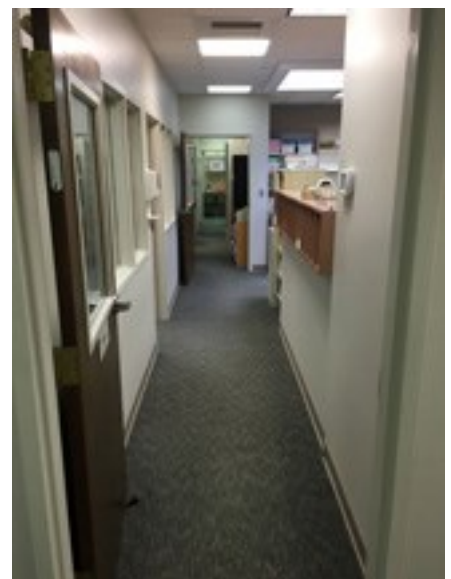
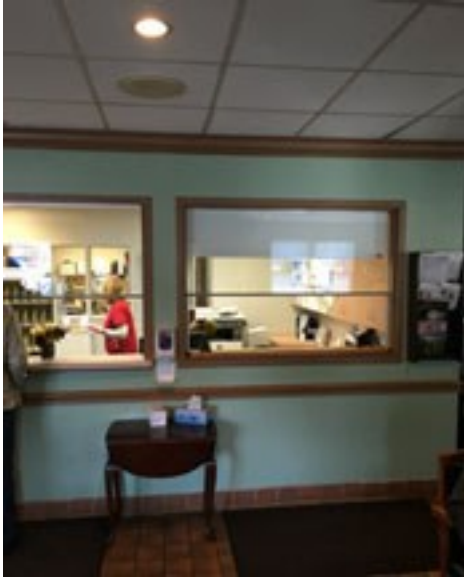


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DEMOGRAPHICS

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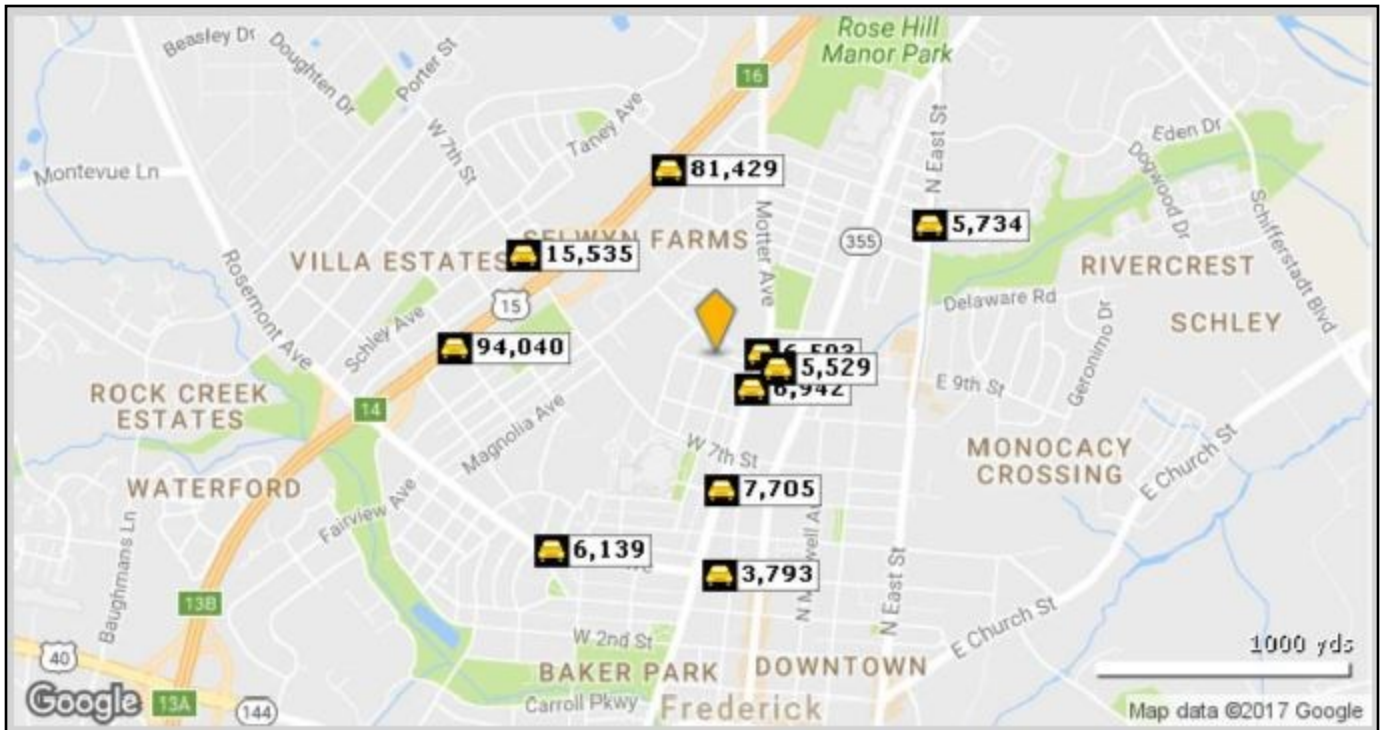


Radius	1 Mile		5 Mile		10 Mile	
Population						
2021 Projection	15,395		119,970		193,218	
2016 Estimate	14,727		114,857		185,212	
2010 Census	13,574		106,348		172,686	
Growth 2016 - 2021	4.54%		4.45%		4.32%	
Growth 2010 - 2016	8.49%		8.00%		7.25%	
2016 Population by Hispanic Origin	1,240		14,808		18,633	
2016 Population	14,727		114,857		185,212	
White	11,642	79.05%	84,220	73.33%	146,495	79.10%
Black	2,046	13.89%	18,648	16.24%	21,559	11.64%
Am. Indian & Alaskan	81	0.55%	788	0.69%	971	0.52%
Asian	492	3.34%	6,938	6.04%	10,263	5.54%
Hawaiian & Pacific Island	10	0.07%	189	0.16%	225	0.12%
Other	457	3.10%	4,074	3.55%	5,699	3.08%
U.S. Armed Forces	36		529		697	
Households						
2021 Projection	7,014		45,901		71,376	
2016 Estimate	6,703		43,924		68,385	
2010 Census	6,155		40,673		63,757	
Growth 2016 - 2021	4.64%		4.50%		4.37%	
Growth 2010 - 2016	8.90%		7.99%		7.26%	
Owner Occupied	3,239	48.32%	28,602	65.12%	50,069	73.22%
Renter Occupied	3,464	51.68%	15,323	34.89%	18,316	26.78%
2016 Households by HH Income	6,705		43,925		68,385	
Income: <\$25,000	1,285	19.16%	5,666	12.90%	7,345	10.74%
Income: \$25,000 - \$50,000	1,609	24.00%	8,712	19.83%	11,567	16.91%
Income: \$50,000 - \$75,000	964	14.38%	7,896	17.98%	11,217	16.40%
Income: \$75,000 - \$100,000	1,153	17.20%	6,989	15.91%	10,440	15.27%
Income: \$100,000 - \$125,000	752	11.22%	5,070	11.54%	8,901	13.02%
Income: \$125,000 - \$150,000	367	5.47%	3,392	7.72%	6,476	9.47%
Income: \$150,000 - \$200,000	328	4.89%	3,378	7.69%	6,453	9.44%
Income: \$200,000+	247	3.68%	2,822	6.42%	5,986	8.75%
2016 Avg Household Income	\$75,538		\$91,139		\$102,615	
2016 Med Household Income	\$59,859		\$73,957		\$84,730	

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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 Motters Ave	W 9th St	0.03 S	2015	6,503	MPSI	.11
2 Motters Ave	Sharpes Ln	0.03 N	2015	6,942	MPSI	.11
3 W 9th St	Motters Pl	0.02 E	2015	5,529	MPSI	.15
4 N Bentz St	Maple Ave	0.02 S	2015	7,705	MPSI	.30
5 Catoclin Mountain Hwy	Motters Ave	0.30 NE	2015	81,429	MPSI	.44
6 W 7th St	Biggs Ave	0.02 SE	2015	15,535	MPSI	.49
7 W 4th St	Klinehart Aly	0.03 E	2015	3,793	MPSI	.49
8 Dill Ave	College Ave	0.07 E	2015	6,139	MPSI	.57
9 East St	E 14th St	0.03 N	2015	5,734	MPSI	.58
10 Catoclin Mountain Hwy	W 7th St	0.25 NE	2015	94,040	MPSI	.59

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Frederick City Zoning – Professional Business (PB)

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

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

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