

FOR LEASE

\$20.00 Full Service Lease
411 Aviation Way, Frederick, Maryland 21701

MacRo LTD.
COMMERCIAL REAL ESTATE TM



Class A Office Building Suites for Lease

High quality and recently renovated concrete and glass office building offering abundant natural light. The offices are designed to portray a peaceful environment, and windowed offices have beautiful views of the airport and surrounding area. The building includes ample free parking in the back of the building, cafeteria services, and on-site building maintenance to keep the building in an excellent shape.

Property Details

- 3 International Airports within 45 miles
- Located minutes from Historic Downtown Frederick.
- Building amenities include conference rooms, a common area kitchen, and more



PRESENTING

Location: 411 Aviation Way, Frederick, MD 21701

Legal: Tax Map 0419, Parcel 1176

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.

Suite Sizes: Suite 240—2,506 SF

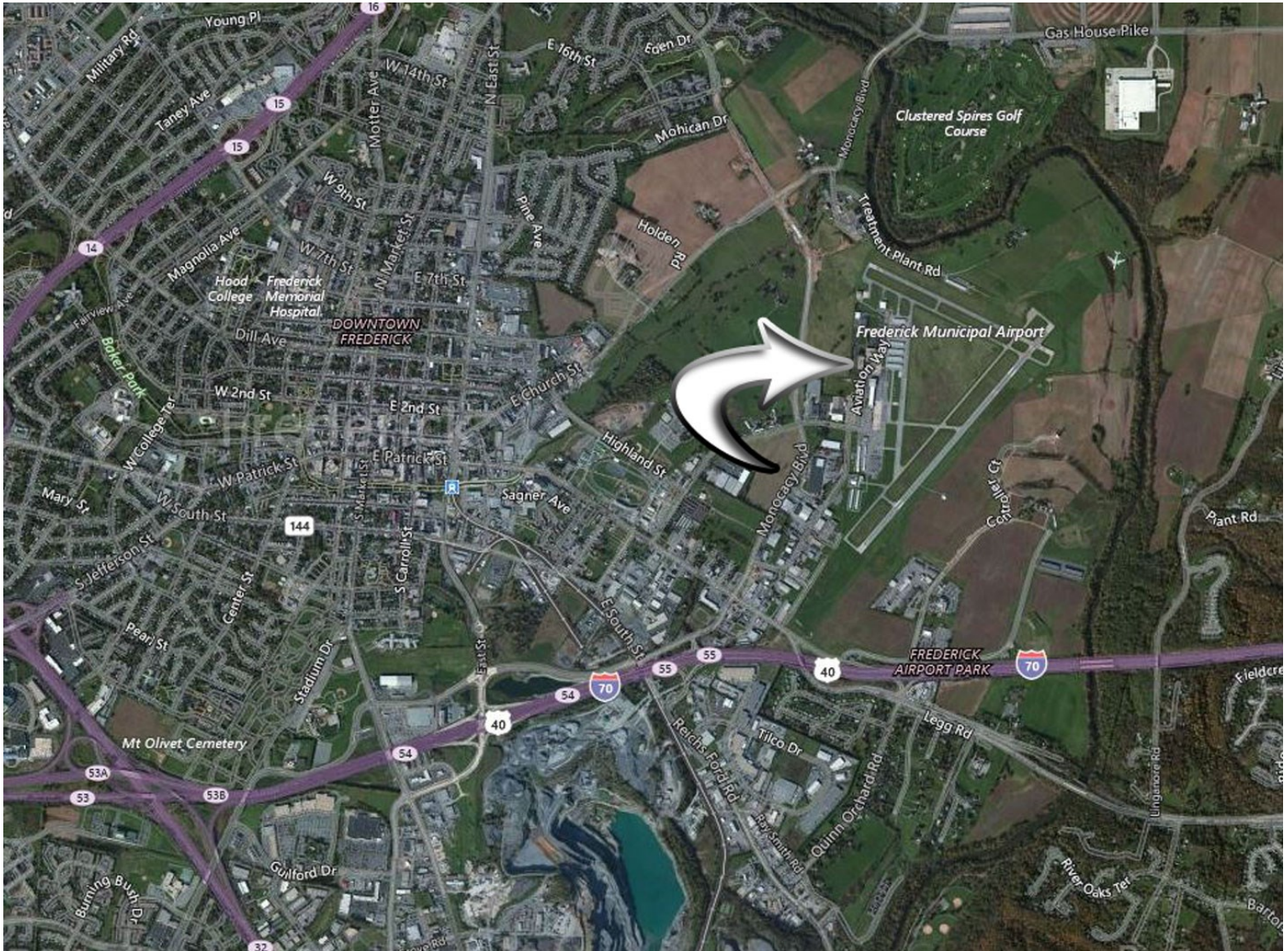
Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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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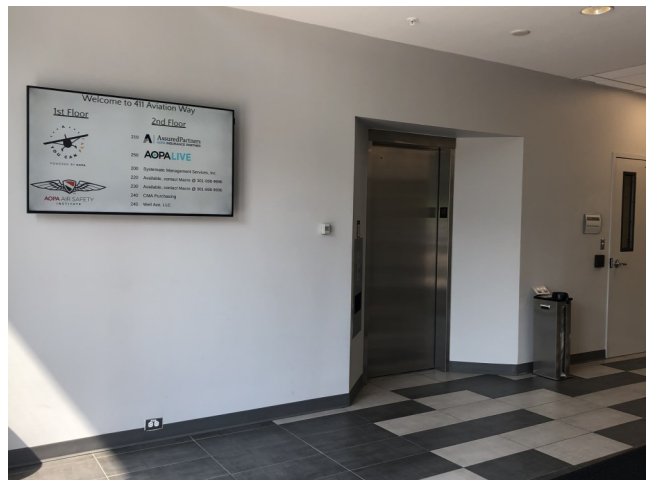


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PHOTOS

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PHOTOS (Continued)

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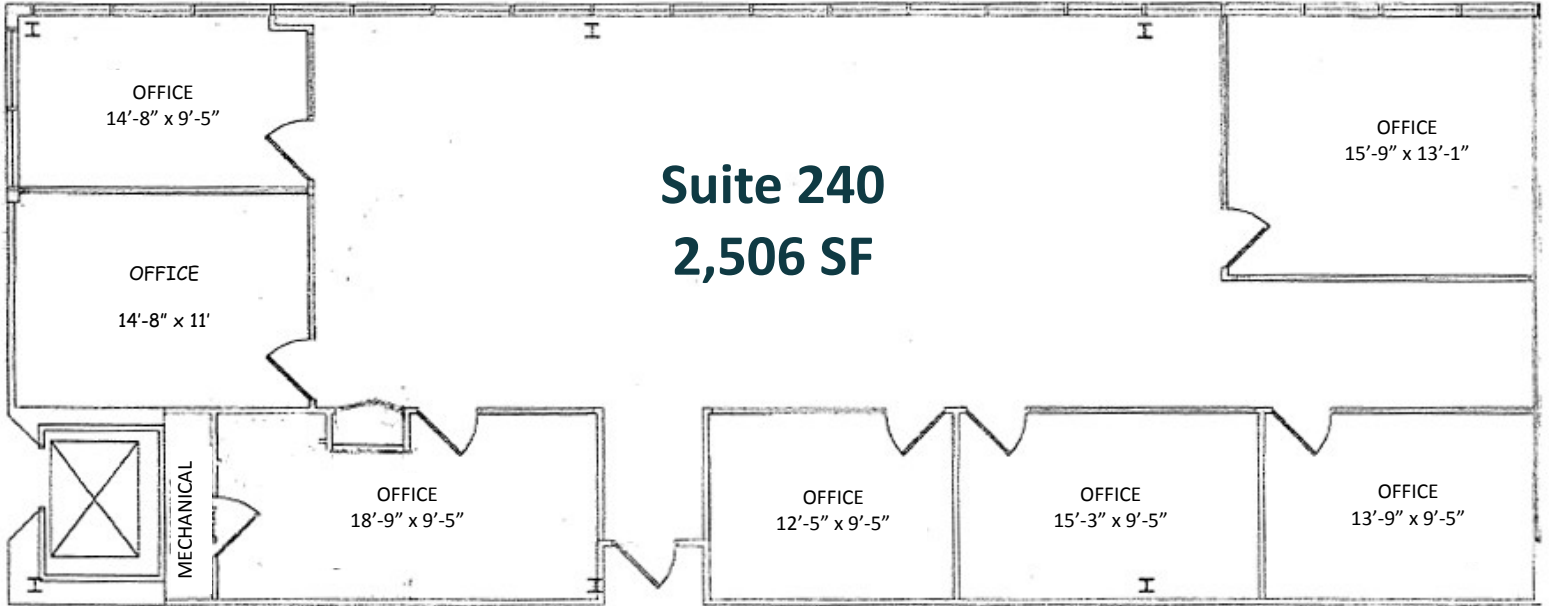


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FLOOR PLAN-SUITE 240

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DEMOGRAPHICS



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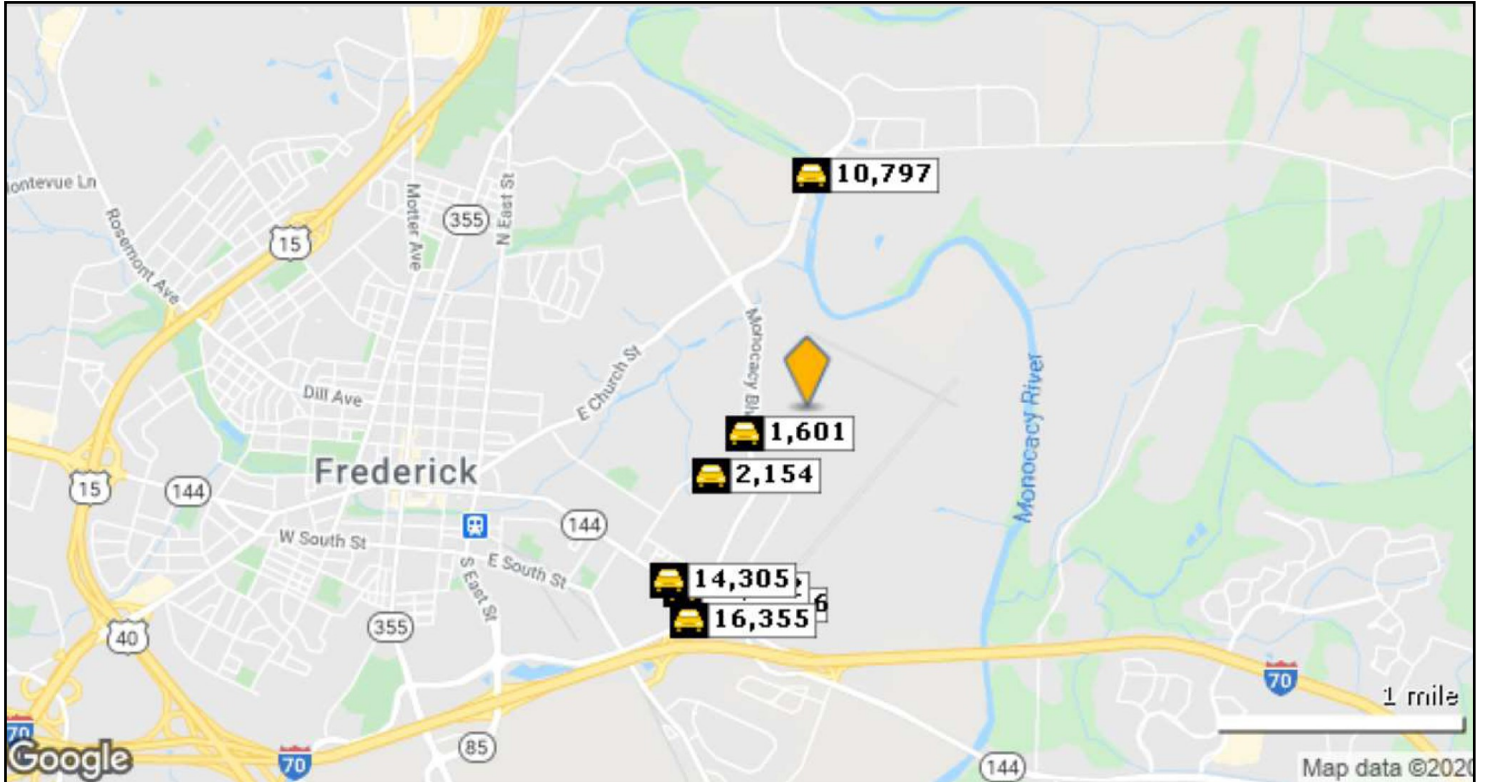
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	806	50,297	137,842
2020 Estimate	747	47,383	129,507
2010 Census	589	41,995	112,688
Growth 2020 - 2025	7.90%	6.15%	6.44%
Growth 2010 - 2020	26.83%	12.83%	14.93%
2020 Population by Hispanic Origin	72	4,740	18,869
2020 Population	747	47,383	129,507
White	547 73.23%	36,179 76.35%	94,178 72.72%
Black	135 18.07%	7,334 15.48%	21,584 16.67%
Am. Indian & Alaskan	1 0.13%	227 0.48%	897 0.69%
Asian	38 5.09%	1,924 4.06%	7,766 6.00%
Hawaiian & Pacific Island	2 0.27%	47 0.10%	183 0.14%
Other	25 3.35%	1,673 3.53%	4,899 3.78%
U.S. Armed Forces	2	88	579
Households			
2025 Projection	355	20,658	52,061
2020 Estimate	329	19,464	48,877
2010 Census	263	17,379	42,596
Growth 2020 - 2025	7.90%	6.13%	6.51%
Growth 2010 - 2020	25.10%	12.00%	14.75%
Owner Occupied	210 63.83%	12,510 64.27%	32,544 66.58%
Renter Occupied	119 36.17%	6,955 35.73%	16,333 33.42%
2020 Households by HH Income	330	19,466	48,875
Income: <\$25,000	73 22.12%	2,844 14.61%	5,580 11.42%
Income: \$25,000 - \$50,000	57 17.27%	3,433 17.64%	8,828 18.06%
Income: \$50,000 - \$75,000	33 10.00%	2,711 13.93%	7,010 14.34%
Income: \$75,000 - \$100,000	67 20.30%	3,162 16.24%	7,292 14.92%
Income: \$100,000 - \$125,000	50 15.15%	2,276 11.69%	6,434 13.16%
Income: \$125,000 - \$150,000	24 7.27%	1,284 6.60%	3,437 7.03%
Income: \$150,000 - \$200,000	11 3.33%	1,944 9.99%	5,145 10.53%
Income: \$200,000+	15 4.55%	1,812 9.31%	5,149 10.54%
2020 Avg Household Income	\$80,862	\$100,543	\$106,355
2020 Med Household Income	\$75,746	\$80,890	\$85,352

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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 Farm Ln	Hughes Ford Rd	0.13 SE	2018	1,601	MPSI	.26
2 Hughes Ford Rd	Monocacy Blvd	0.18 E	2020	2,154	MPSI	.46
3 Bailes Ln	E Patrick St	0.11 SW	2020	366	MPSI	.81
4 East Patrick Street	King Ave	0.03 SE	2020	11,742	MPSI	.88
5 E Patrick St	Davis Ave	0.03 SE	2020	14,305	MPSI	.89
6 Monocacy Boulevard	Storage Way	0.02 SW	2020	16,355	MPSI	.98
7 Gas House Pike	Monocacy Blvd	0.11 NE	2018	5,941	MPSI	.98
8 Monocacy Boulevard	Monocacy Blvd	0.11 NE	2020	10,797	MPSI	.98

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ZONING

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Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) 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.

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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