

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



## FOR LEASE

**Call for Details (NNN)**

**5301 Buckeystown Pike, Frederick, Maryland 21704**

### **Suites Customizable to Meet the Needs of Small to Medium Sized Businesses**

*Buckeystown Pike Office Center* is a class “A” four story 80,000 SF office building with one of most highly visible locations in Frederick, Maryland. The office center is situated at the entrance to Frederick at the top of the I-270 corridor from Washington, DC.

- Easy access to I-270, Route 85 and US-15
- Ample surface parking
- Good mix of business tenants
- Within walking distance to restaurants and shopping

*Information as of July 14, 2015*



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302  
Frederick, Maryland 21703  
Email: rocky@macroltd.com

Mobile: 301-748-5655  
Phone: 301-698-9696 ext. 202  
Fax: 301-698-9571

Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

**LOCATION:** 5301 Buckeystown Pike (Frederick County, MD)

**LEGAL:** Tax Map 0086, Parcel 0172

**ZONING:** Frederick County: GC— General Commercial is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

### SUITES

**AVAILABLE:** Suite 150—~~2,586~~ RSF **LEASED**  
Suite 106—2,471 RSF  
Suite 200—2,516 RSF  
Suite 210—2,020 RSF  
Suite 304—2,245 RSF  
Suite 308—625 RSF  
Suite 340—2,242 RSF  
Suite 380—2,660 RSF  
Suite 440—2,669 RSF  
Suite 480—1,644 RSF  
Suite 490—2,756 RSF

**\*\* Custom space plans available between 1,000—10,000 SF.  
Call for details.**

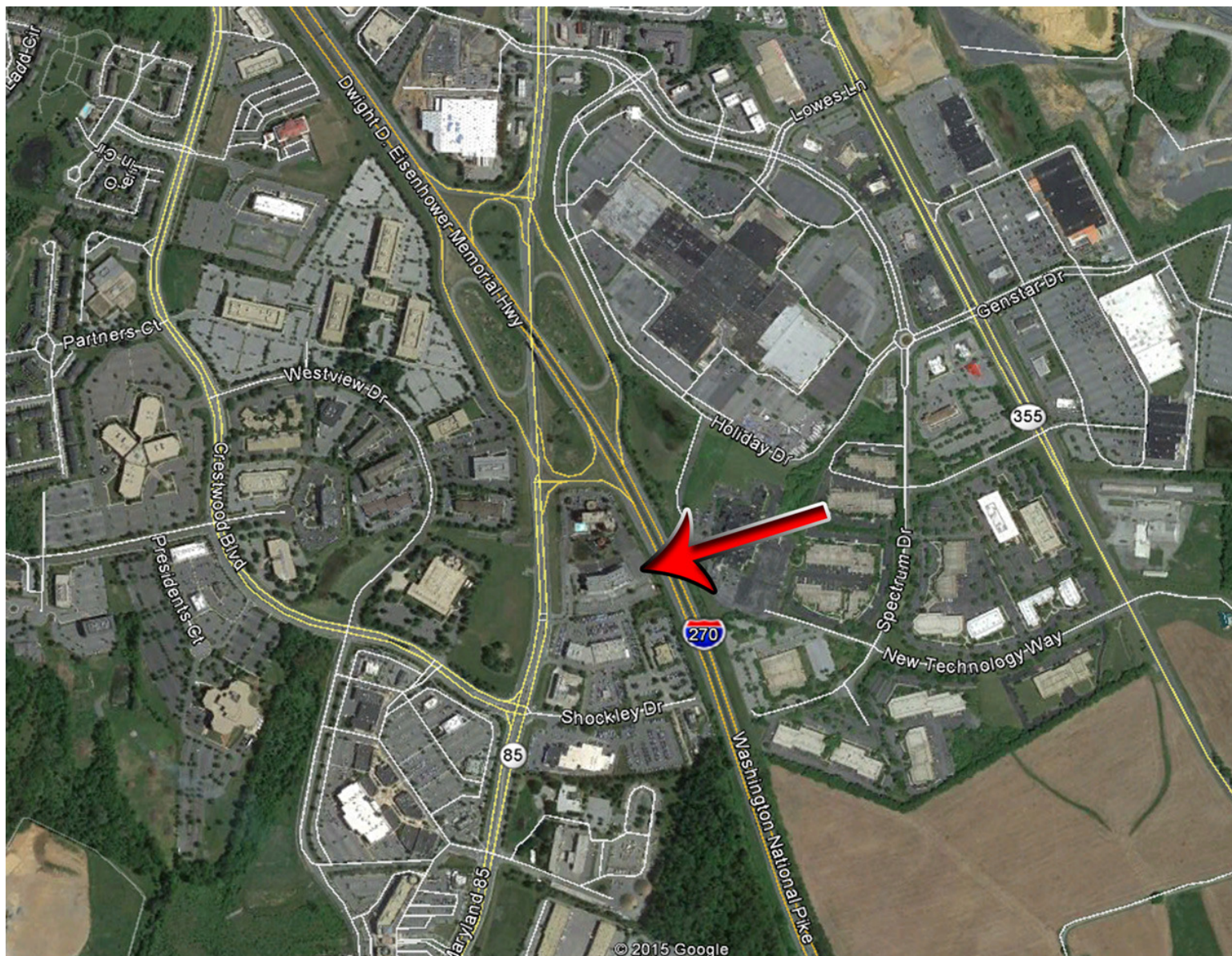
**PRICE:** Call for details (NNN)

**PARKING:** Ample parking at a ratio of 3.5 spaces per 1,000 usable sf

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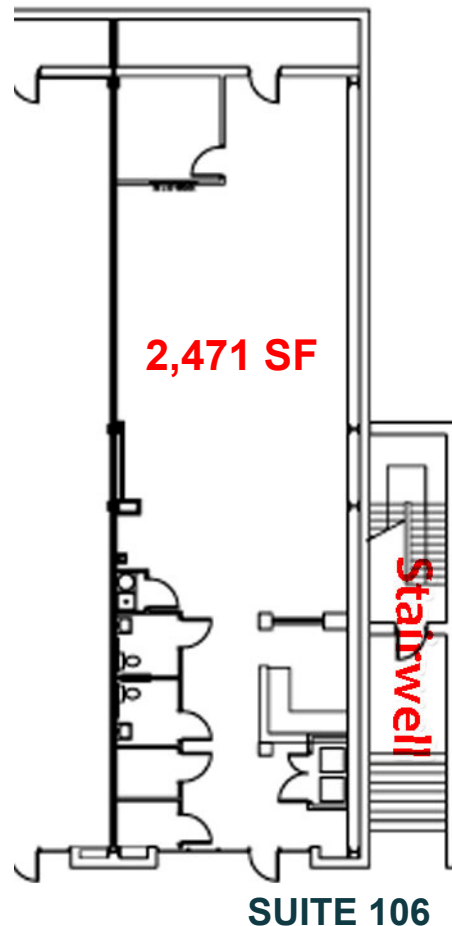


## LOCATION MAP



## Buckeystown Pike Office Center Suite 106

- Zoning:** Frederick County: GC—  
General Commercial
- Suite Size:** 2,471 RSF
- Price:** Call for Details
- Features:**
- Retail frontage
  - Street level (north side)
  - In-suite restrooms
  - Kitchenette
  - Exterior eyebrow signage  
above suite entrance available
- Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
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## Buckeystown Pike Office Center Suite 200

**Zoning:** Frederick County: GC—  
General Commercial

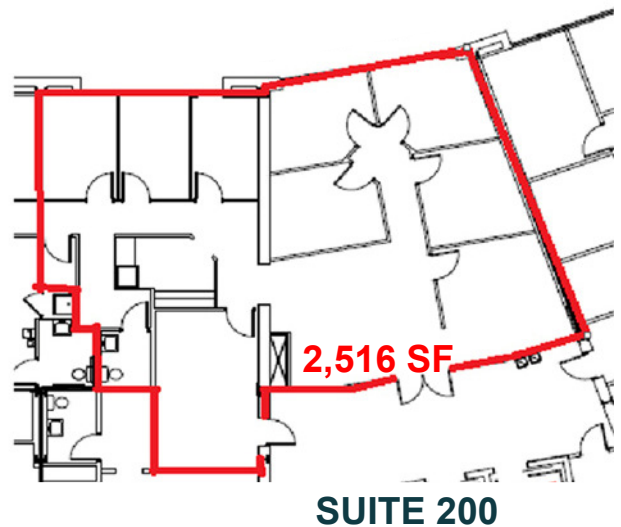
**Suite Size:** 2,516 RSF

**Price:** Call for Details

**Features:**

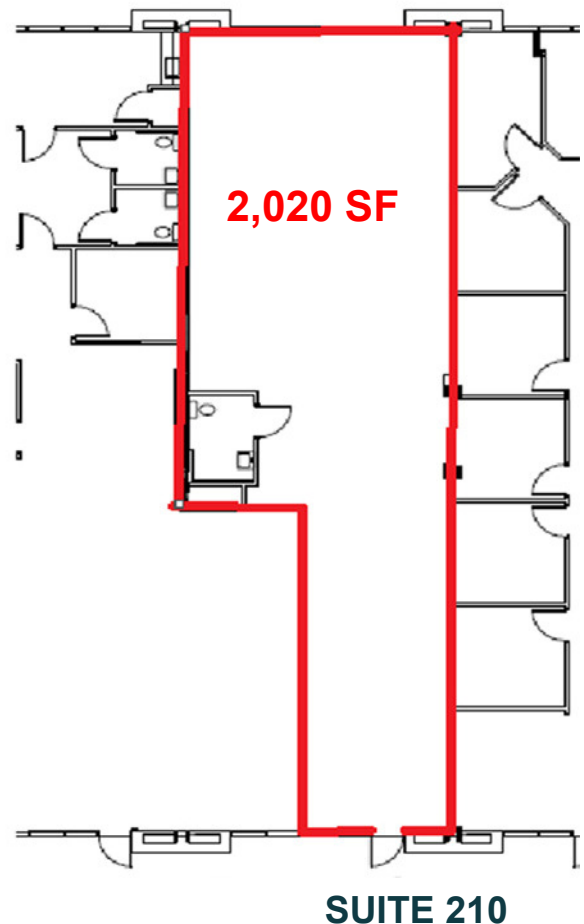
- Primary lobby entrance
- In-suite restrooms
- Kitchenette
- Suite glass door signage available

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



## Buckeystown Pike Office Center Suite 210

- Zoning:** Frederick County: GC—  
General Commercial
- Suite Size:** 2,020 RSF
- Price:** Call for Details
- Features:**
- Retail frontage
  - In-suite restrooms
  - Street level (south side)
  - Exterior eyebrow signage  
above suite entrance available
- Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
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## Buckeystown Pike Office Center Suite 304

**Zoning:** Frederick County: GC—  
General Commercial

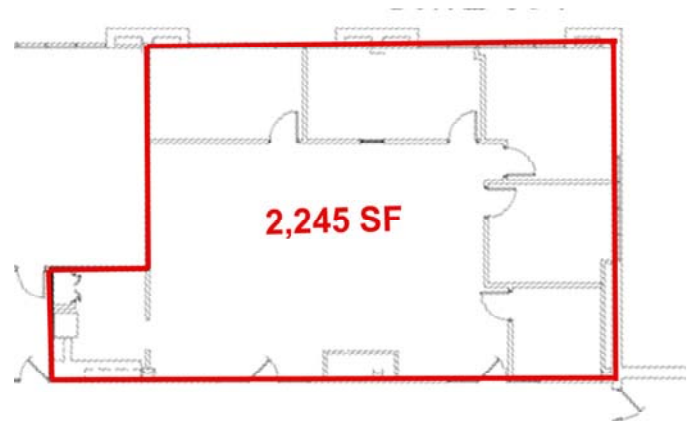
**Suite Size:** 2,245 RSF

**Price:** Call for Details

**Features:**

- Windowed offices
- Work room
- Conference room
- Suite glass door signage available

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



**SUITE 304**

## Buckeystown Pike Office Center Suite 308

**Zoning:** Frederick County: GC— General Commercial

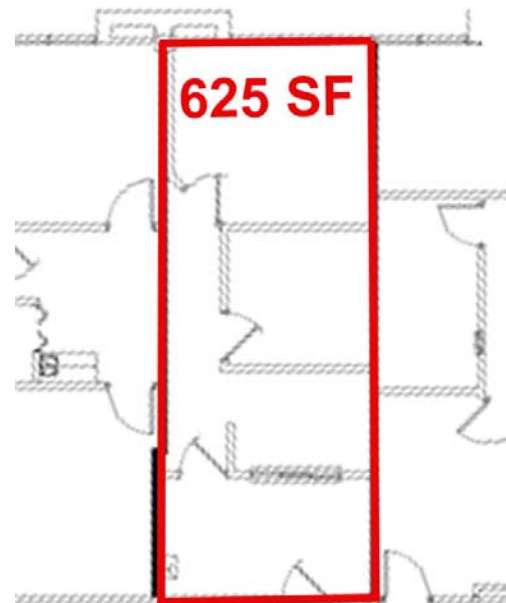
**Suite Size:** 625 RSF

**Price:** Call for Details

**Features:**

- Windowed office
- Interior office
- Receptionist space with sliding window
- Ideal for small medical practice
- Suite glass door signage available

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



**SUITE 308**



## Buckeystown Pike Office Center Suite 340

**Zoning:** Frederick County: GC—  
General Commercial

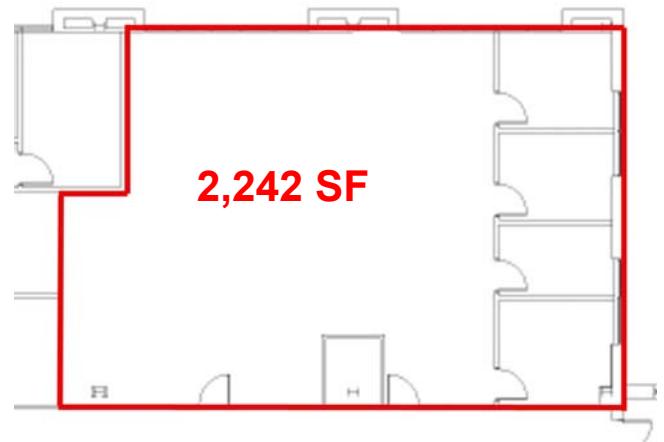
**Suite Size:** 2,242 RSF

**Price:** Call for Details

**Features:**

- 4 windowed offices
- Cubicle bullpen
- Customized tenant fit-out available

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



**SUITE 340**

## Buckeystown Pike Office Center Suite 380

**Zoning:** Frederick County: GC—  
General Commercial

**Suite Size:** 2,660 RSF

**Price:** Call for Details

**Features:**

- 2 windowed offices
- Cubicle bullpen
- Customized tenant fit-out available

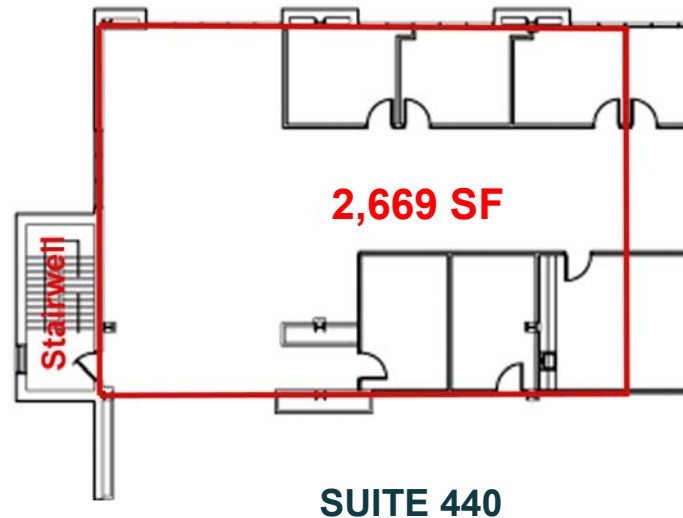
**Contact:** **Rocky Mackintosh, Broker**  
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**SUITE 380**

## Buckeystown Pike Office Center Suite 440

- Zoning:** Frederick County: GC—  
General Commercial
- Suite Size:** 2,669 RSF
- Price:** Call for Details
- Features:**
- 3 Windowed offices
  - Large bright cubicle bullpen
  - Suite glass door signage available
- Contact:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
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## Buckeystown Pike Office Center Suite 480

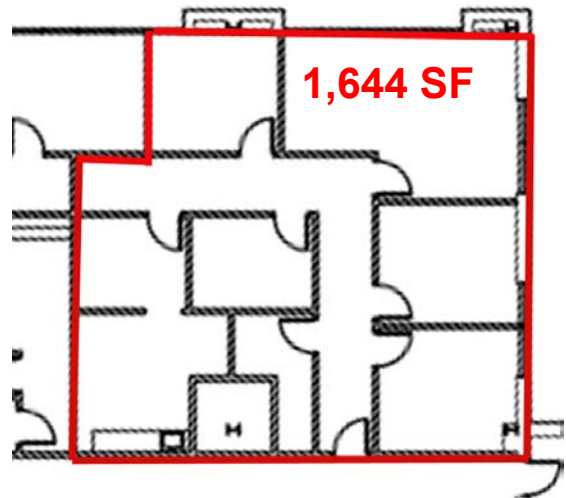
**Zoning:** Frederick County: GC—  
General Commercial

**Suite Size:** 1,644 RSF

**Price:** Call for Details

**Features:**

- 3 window offices
- 2 interior offices
- Corner conference room
- Kitchenette
- Suite glass door signage available



**SUITE 480**

**Contact:** **Rocky Mackintosh, Broker**  
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## Buckeystown Pike Office Center Suite 490

**Zoning:** Frederick County: GC—  
General Commercial

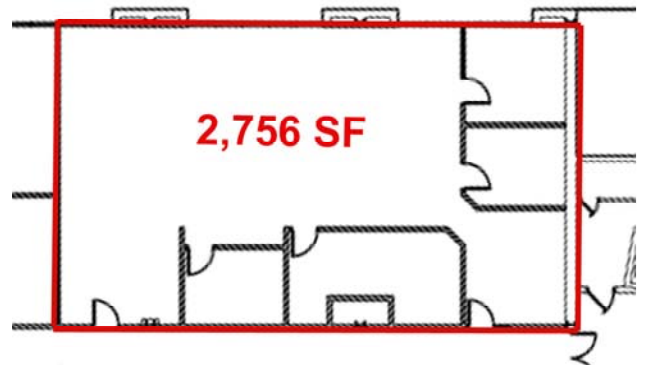
**Suite Size:** 2,756 RSF

**Price:** Call for Details

**Features:**

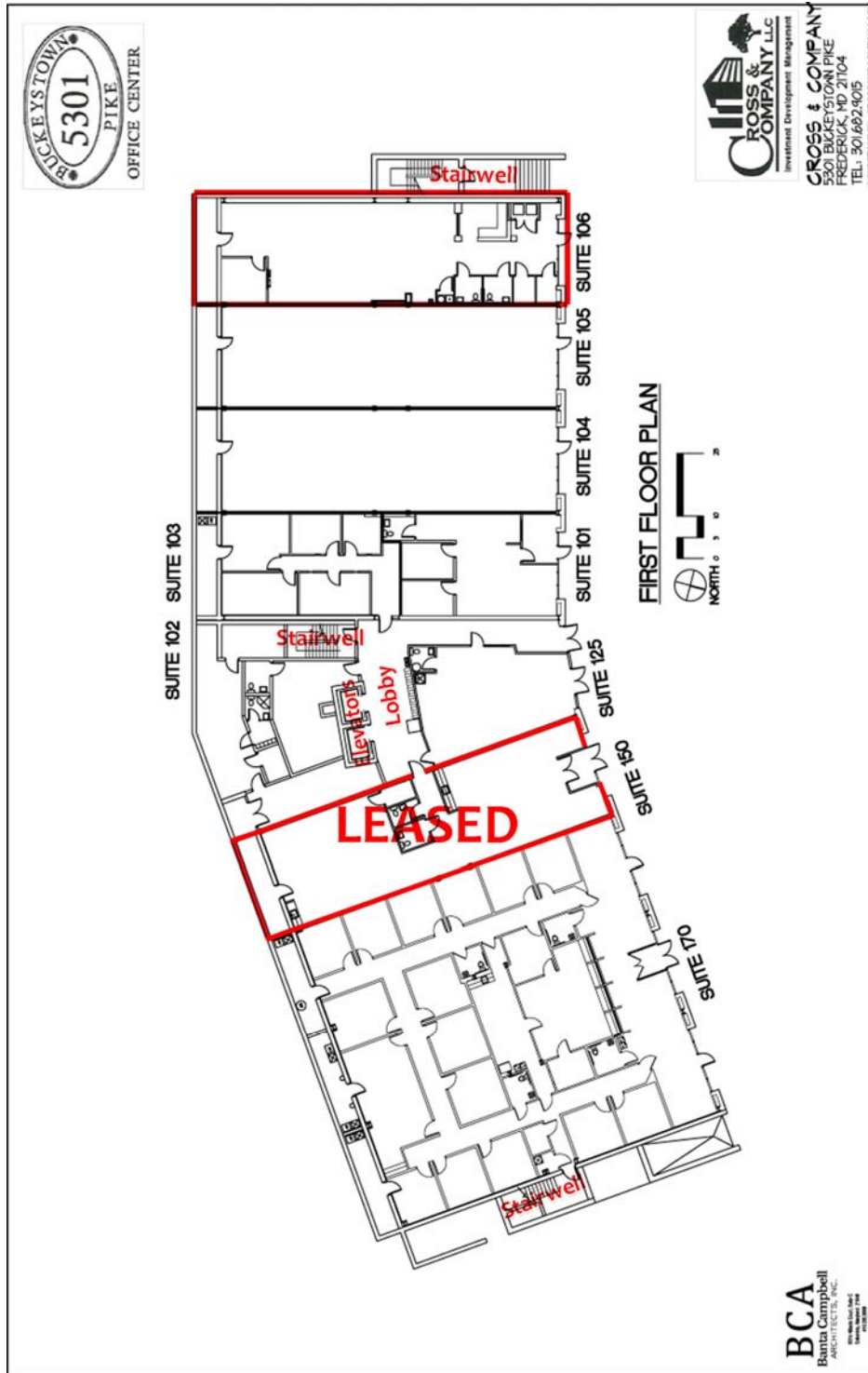
- 3 offices
- Kitchenette
- Large bright bullpen
- Suite glass door signage available

**Contact:** **Rocky Mackintosh, Broker**  
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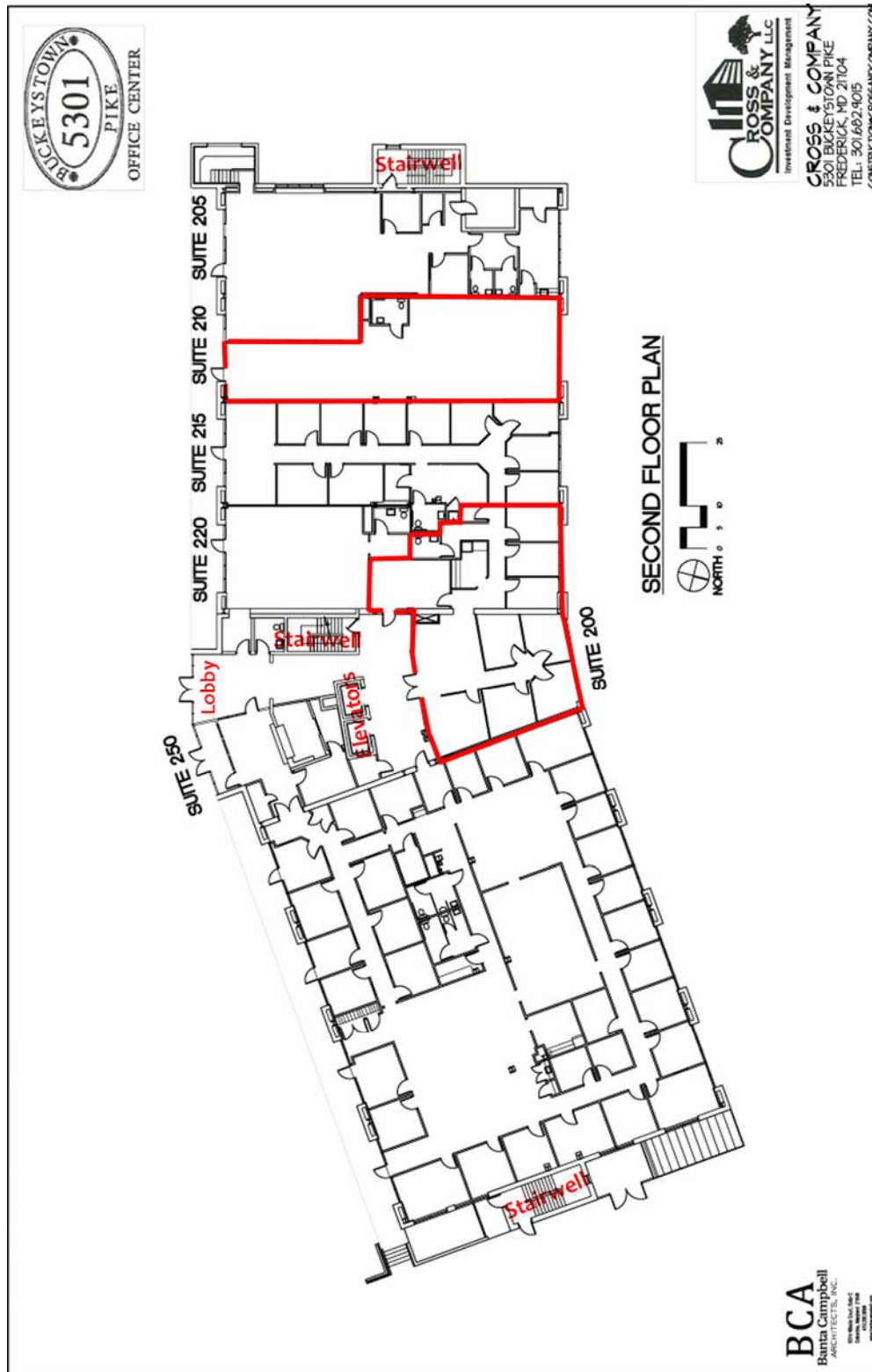
**SUITE 490**

## 1st Floor





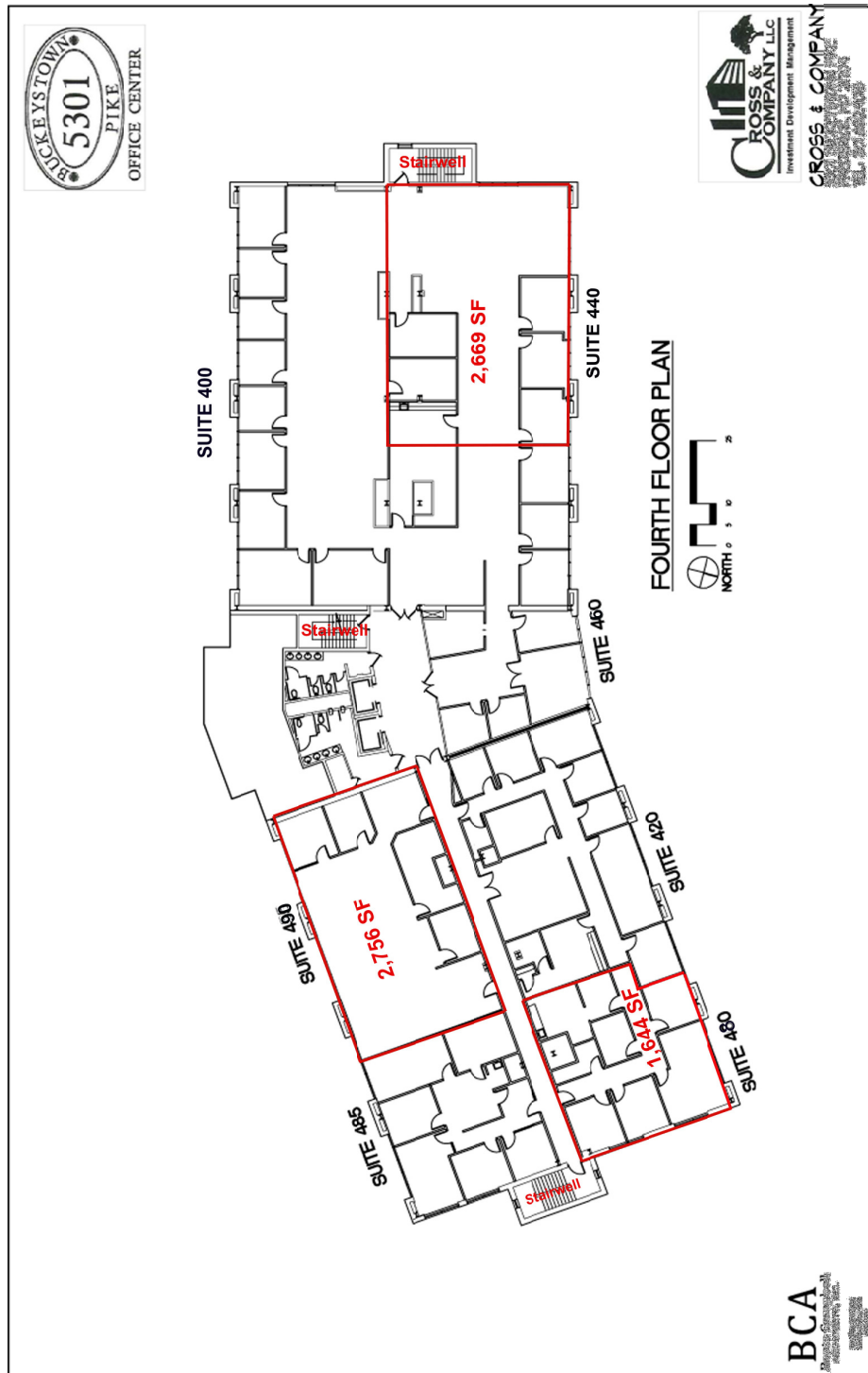
## 2nd Floor



## 3rd Floor



## 4th Floor



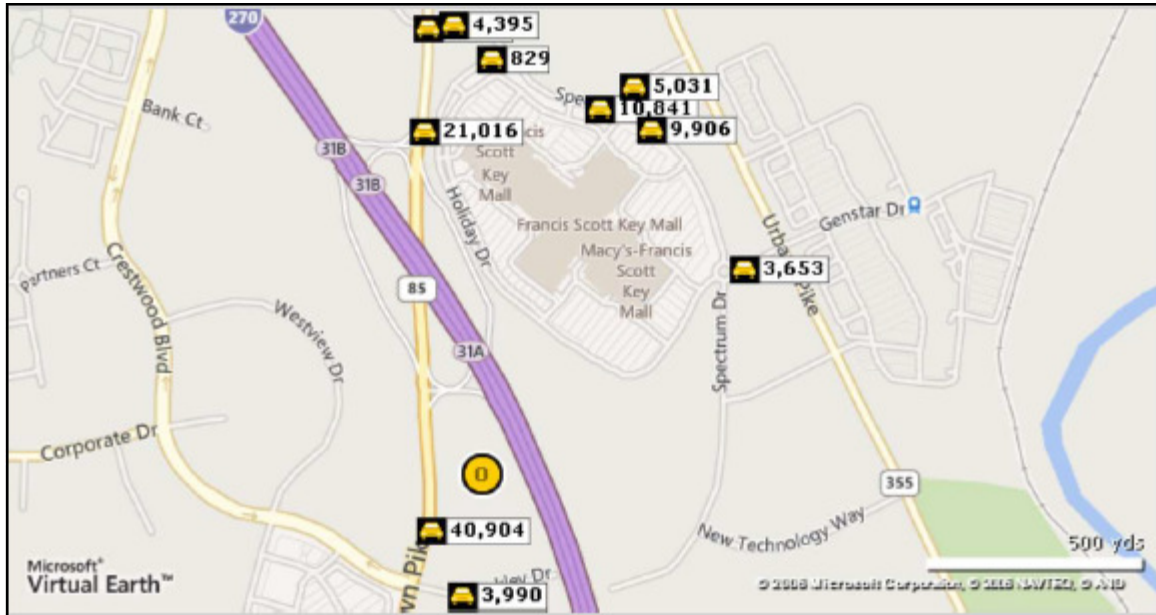


## DEMOGRAPHIC REPORT

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2019 Projection	2,166	103,113	195,210
2014 Estimate	2,031	97,763	185,064
2010 Census	1,859	92,929	175,948
Growth 2014 - 2019	6.65%	5.47%	5.48%
Growth 2010 - 2014	9.25%	5.20%	5.18%
<b>2014 Population by Hispanic Origin</b>	<b>219</b>	<b>12,449</b>	<b>16,757</b>
<b>2014 Population By Race</b>	<b>2,031</b>	<b>97,763</b>	<b>185,064</b>
White	1,375 67.70%	71,242 72.87%	148,417 80.20%
Black	432 21.27%	15,797 16.16%	20,969 11.33%
Am. Indian & Alaskan	9 0.44%	729 0.75%	978 0.53%
Asian	134 6.60%	6,703 6.86%	9,504 5.14%
Hawaiian & Pacific Island	1 0.05%	119 0.12%	164 0.09%
Other	80 3.94%	3,174 3.25%	5,032 2.72%
<b>Households</b>			
2019 Projection	784	38,823	71,683
2014 Estimate	732	36,793	67,914
2010 Census	660	35,036	64,631
Growth 2014 - 2019	7.10%	5.52%	5.55%
Growth 2010 - 2014	8.42%	2.90%	3.29%
Owner Occupied	453 61.89%	23,036 62.61%	50,273 74.02%
Renter Occupied	279 38.11%	13,758 37.39%	17,641 25.98%
<b>2014 Households by HH Income</b>	<b>732</b>	<b>36,795</b>	<b>67,915</b>
Income: <\$25,000	87 11.89%	4,654 12.65%	6,864 10.11%
Income: \$25,000 - \$50,000	172 23.50%	7,475 20.32%	11,174 16.45%
Income: \$50,000 - \$75,000	123 16.80%	7,602 20.66%	12,289 18.09%
Income: \$75,000 - \$100,000	136 18.58%	4,895 13.30%	9,570 14.09%
Income: \$100,000 - \$125,000	92 12.57%	4,225 11.48%	9,044 13.32%
Income: \$125,000 - \$150,000	45 6.15%	2,646 7.19%	6,151 9.06%
Income: \$150,000 - \$200,000	33 4.51%	3,168 8.61%	7,418 10.92%
Income: \$200,000+	44 6.01%	2,130 5.79%	5,405 7.96%
<b>2014 Avg Household Income</b>	<b>\$86,189</b>	<b>\$89,747</b>	<b>\$102,436</b>
<b>2014 Med Household Income</b>	<b>\$71,756</b>	<b>\$70,879</b>	<b>\$84,484</b>

*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.*

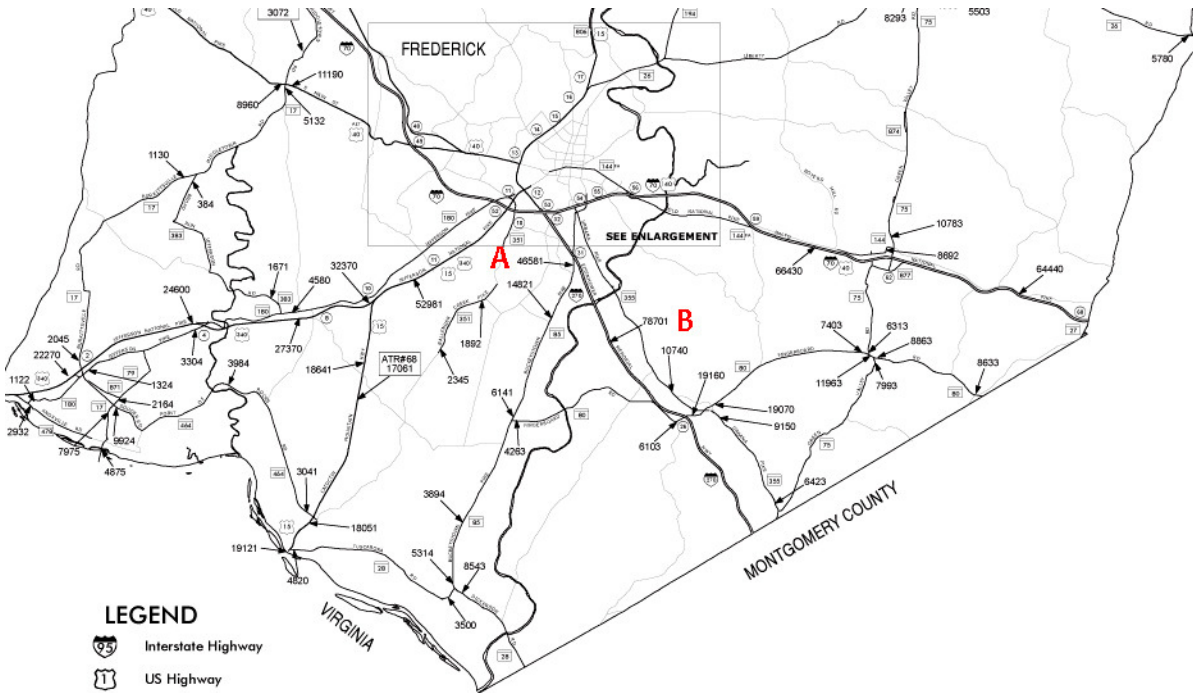
## TRAFFIC COUNT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Buckeystown Pike	Crestwood Blvd	0.08 S	2012	40,904	MPSI	.10
<b>2</b> Shockley Dr	Buckeystown Pike	0.06 W	2012	3,990	MPSI	.17
<b>3</b> Holiday Dr	Spectrum Dr	0.03 W	2012	3,653	MPSI	.45
<b>4</b> Buckeystown Pike	Holiday Dr	0.10 N	2012	21,016	MPSI	.46
<b>5</b> Spectrum Dr	Lowes Ln	0.03 E	2012	10,841	MPSI	.51
<b>6</b> Spectrum Dr	Lowes Ln	0.05 NW	2012	9,906	MPSI	.51
<b>7</b> Holiday Dr	Spectrum Dr	0.03 NE	2012	829	MPSI	.55
<b>8</b> Lowes Ln	Spectrum Dr	0.04 SW	2012	5,031	MPSI	.55
<b>9</b> Spectrum Dr	Buckeystown Pike	0.00 W	2012	6,419	MPSI	.60
<b>10</b> Spectrum Dr	Buckeystown Pike	0.03 W	2012	4,395	MPSI	.60

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## TRAFFIC COUNT I-270



### LEGEND

- Interstate Highway
- US Highway
- State Highway
- Permanent Traffic Counter Location
- Permanent Traffic Counter With No Data Available
- Toll Station Location

The information in these maps is provided as a public service by the Maryland State Highway Administration (MSHA).

#### NOTICE

Traffic count figures are estimates. The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations. MSHA makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the contents of these maps and expressly disclaims liability for any errors and omissions in the contents of these documents.



### FREDERICK COUNTY TRAFFIC VOLUME MAP 2013

ANNUAL AVERAGE DAILY TRAFFIC  
Prepared by the

Maryland Department of Transportation  
STATE HIGHWAY ADMINISTRATION  
DATA SERVICES ENGINEERING DIVISION

0 1 2 3 4  
Miles

Published Date: 3-3-14

- A** Intersection of I-270 and Rt. 85 as of 3/3/14 Annual Average Daily Traffic 46,581
- B** I-270 South of Rt. 85 as of 3/3/14 Annual Average Daily Traffic 78,701

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## ZONING

### Frederick County Zoning – General Commercial (GC)

#### General Commercial (GC)

The General Commercial District (GC) is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

**Possible uses under zoning (permitted and some permitted use subject to site dev. plan approval) as well as uses deemed suitable for the building by the owner include, but not limited to:**

- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Book and Magazine
- Camera
- Florist
- Furniture Repair
- Gift/Souvenir
- Hobby Shop
- Household Furnishing
- Jewelry
- Music and Record Shops
- Office Equipment
- Paint Store
- Pharmacy
- Radio and TV Sales and Service
- Shoe Store
- Sporting Goods
- Toy Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Barber and Beauty Shops
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Health club, Fitness Center, Vocational Training Facility
- Museums / Gallery
- Indoor Sports Recreation Facility
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Hospital
- College or University
- Nongovernmental Utility
- And more...