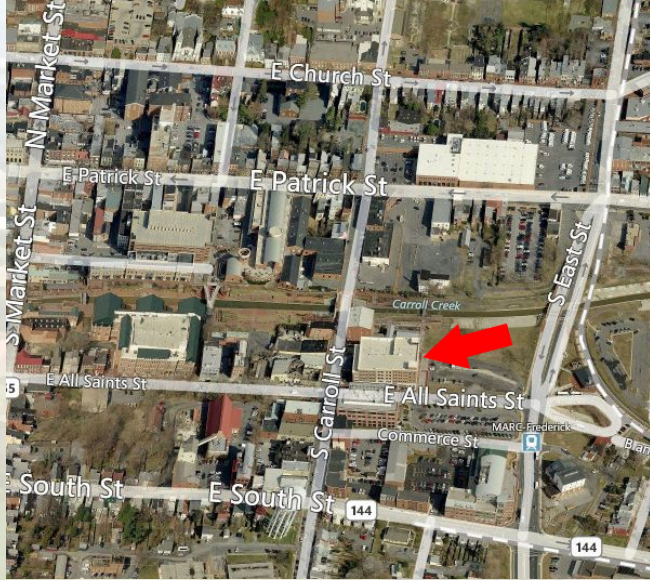


MacRo

LTD.
REAL ESTATE SERVICES™



FOR LEASE 125 E All Saints Street, Frederick, Maryland 21701

All Saints Street Parking Garage

Here is where the downtown action is today and will be for a long time. This 3,100 sf of open, customizable, street level, space with over 100 feet of glass front, makes this a highly successful location for your downtown retail, restaurant or office business. Located at the base of the All Saints Street garage, and only steps to Carroll Creek and its new expansion, along with being next to the Delaplaine Visual Art Center, this location offers plenty of foot and car traffic to keep your business busy.



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

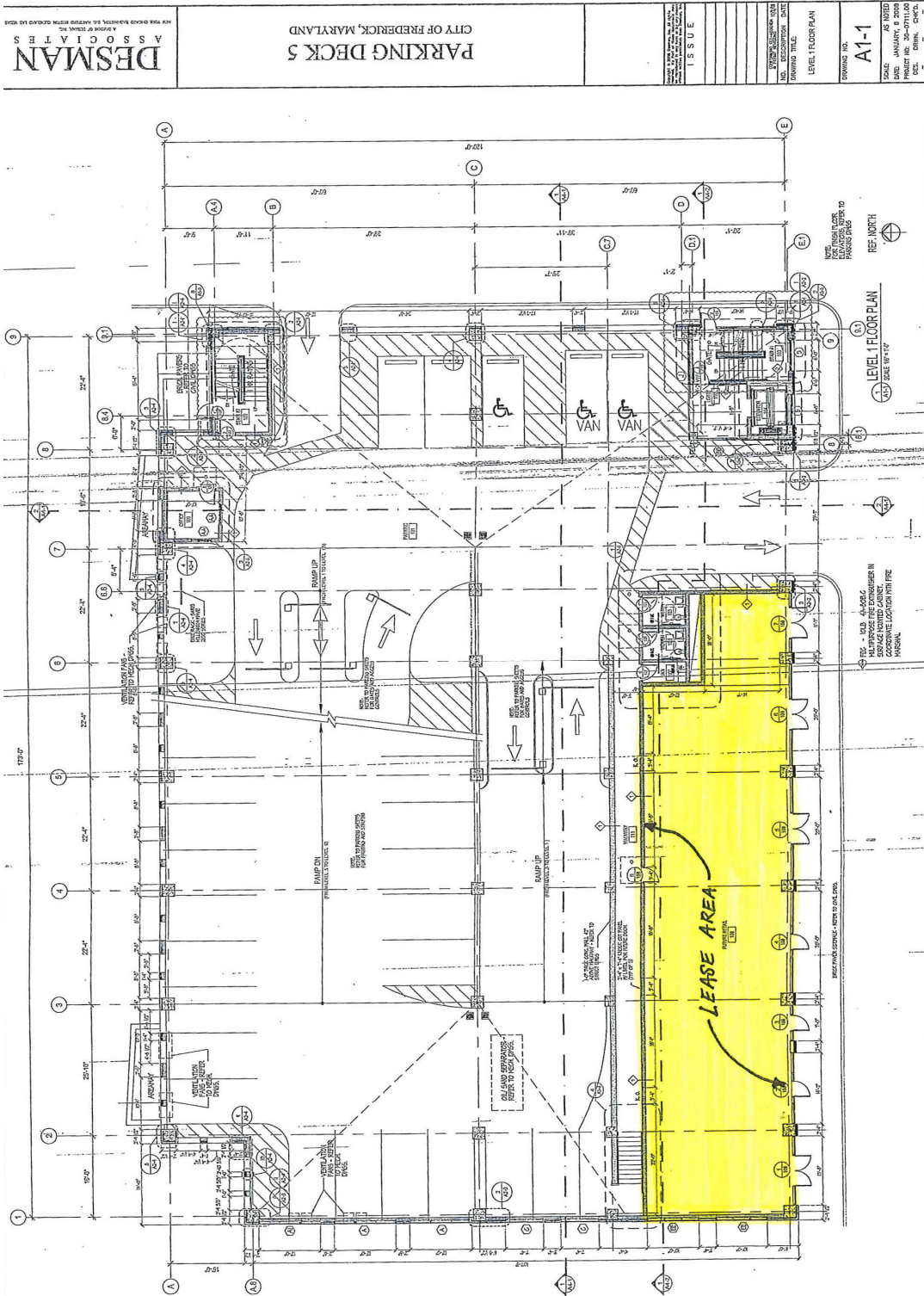
Fax: 301-698-9571

Land & Commercial Real Estate Services | www.macroltd.com

PRESENTING


- LOCATION:** Corner of East All Saints Street and South Carroll Street
- LEGAL:** Tax Map 0418, Parcel 0963
- ZONING:** Frederick City: DB—Downtown Business is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.
- SUITE SIZE:** Approx. 3,100 SF (Cold Dark Shell)
** Dividable space from 1,000 SF to 3,100 SF
- UTILITIES:** Public Water and Sewer
- PRICE:** Call for Pricing
- CONTACT:** **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com
- Steve Cranford, Commercial Sales and Leasing**
Mobile: 301-788-4373
Office: 301-698-9696 ext. 207
Email: steve@macroltd.com

FLOOR PLAN



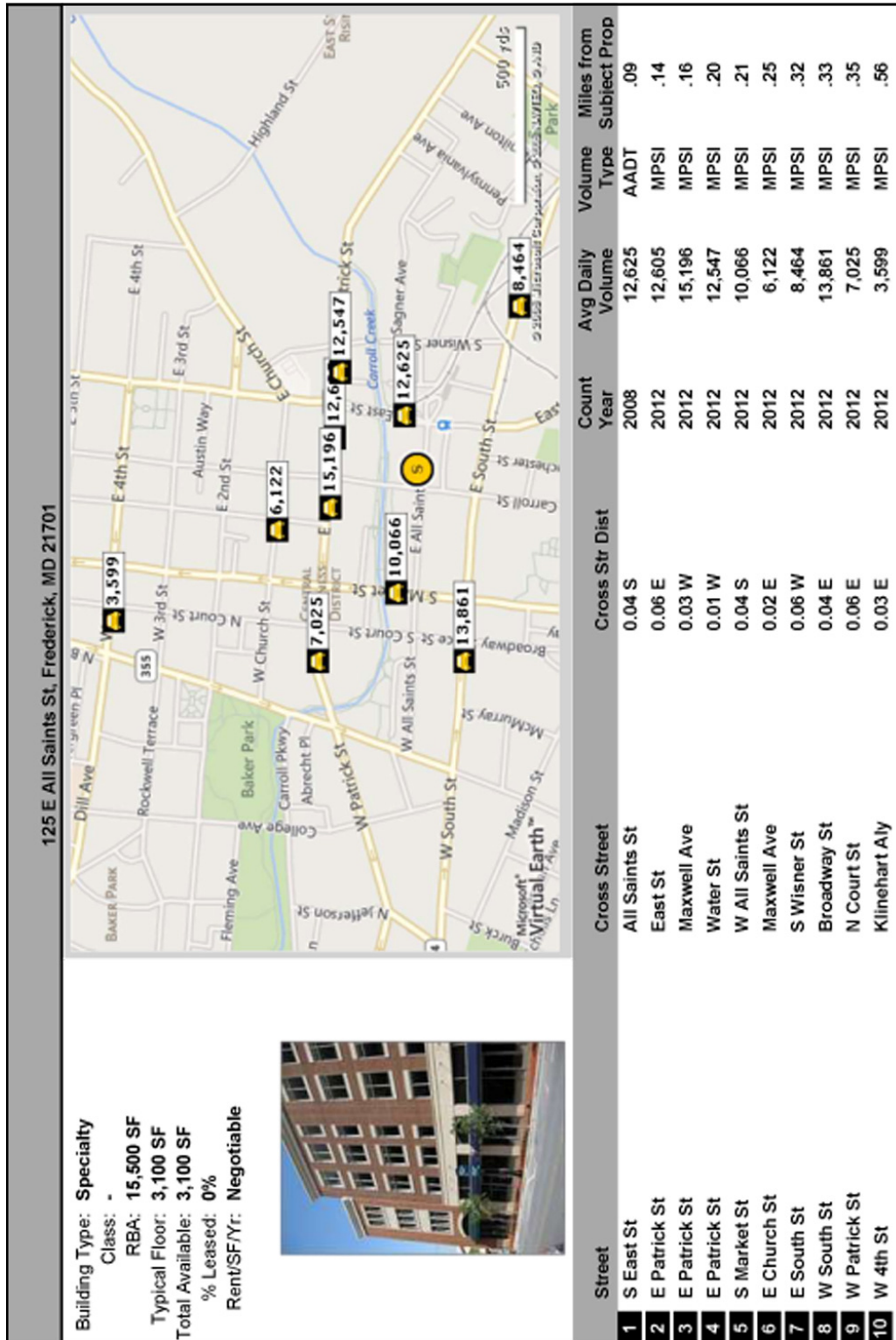
Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

DEMOGRAPHICS

125 E All Saints St, Frederick, MD 21701			
Building Type: Specialty	Total Available: 3,100 SF		
Class: -	% Leased: 0%		
RBA: 15,500 SF	Rent/SF/Yr: Negotiable		
Typical Floor: 3,100 SF			
			
Radius	1 Mile	5 Mile	10 Mile
Population			
2019 Projection	11,600	115,888	194,543
2014 Estimate	10,984	109,981	184,615
2010 Census	10,401	104,893	176,039
Growth 2014 - 2019	5.61%	5.37%	5.38%
Growth 2010 - 2014	5.61%	4.85%	4.87%
2014 Population by Hispanic Origin	656	13,026	16,605
2014 Population By Race	10,984	109,981	184,615
White	8,524 77.60%	81,528 74.13%	148,500 80.44%
Black	1,884 17.15%	17,831 16.21%	20,707 11.22%
Am. Indian & Alaskan	55 0.50%	779 0.71%	973 0.53%
Asian	203 1.85%	6,225 5.66%	9,285 5.03%
Hawaiian & Pacific Island	3 0.03%	131 0.12%	162 0.09%
Other	315 2.87%	3,485 3.17%	4,987 2.70%
Households			
2019 Projection	5,377	44,301	71,647
2014 Estimate	5,090	42,013	67,942
2010 Census	4,829	40,104	64,834
Growth 2014 - 2019	5.64%	5.45%	5.45%
Growth 2010 - 2014	0.80%	2.80%	3.02%
Owner Occupied	2,413 47.41%	27,268 64.90%	50,165 73.84%
Renter Occupied	2,678 52.61%	14,746 35.10%	17,776 26.16%
2014 Households by HH Income	5,092	42,014	67,942
Income: <\$25,000	1,120 22.00%	5,357 12.75%	7,066 10.40%
Income: \$25,000 - \$50,000	1,278 25.10%	8,158 19.42%	11,244 16.55%
Income: \$50,000 - \$75,000	1,107 21.74%	8,812 20.97%	12,381 18.22%
Income: \$75,000 - \$100,000	552 10.84%	5,810 13.83%	9,667 14.23%
Income: \$100,000 - \$125,000	524 10.29%	4,991 11.88%	9,076 13.36%
Income: \$125,000 - \$150,000	121 2.38%	3,094 7.36%	5,876 8.65%
Income: \$150,000 - \$200,000	201 3.95%	3,581 8.52%	7,317 10.77%
Income: \$200,000+	189 3.71%	2,211 5.26%	5,315 7.82%
2014 Avg Household Income	\$69,010	\$89,022	\$101,517
2014 Med Household Income	\$53,176	\$71,439	\$83,482

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TRAFFIC COUNT



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Frederick City Zoning – Downtown Commercial/Residential (DB)

Downtown Commercial/Residential (DB)

The Downtown Commercial/Residential District (DB) is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

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

- Accessory Apartments
- Duplex
- Multi-Family
- Multi-Family with Accessory Retail
- Single-Family
- Townhouse
- Two-Family
- Bed and Breakfast
- Group Home
- Hotel, Motel, and Tourist Court
- Senior Living and Retirement Facilities
- Nursing home/Domiciliary Care/Adult Living Facilities
- Rooming House
- Accessory Drive Through Facilities
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Parts and Accessories
- Bakery, Baked Goods
- Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Locksmith
- Business Machines/ Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Cards, Stationary
- Caterer
- Commercial Use in Historic Structures
- Convenience Stores, with/ without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Stores
- Discount Stores
- Drugs, Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farmers Markets
- Financial Services (Bank,
- Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Continued Next Page

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ZONING (CONTINUED)

- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photographic Studio
- Picture Framing
- Professional Service not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General/Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (excludes Engraving)
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Health Club or Spa
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Swimming Pools (Residential Development / HOA Specific-Accessory)
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museum, Library, etc.)
- Funeral Home with/without Crematorium
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Public or 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
- Greenhouse, Commercial
- And More...