

MacRo^{LTD.}

REAL ESTATE SERVICESTM



FOR SALE

\$1,870,000

900 Toll House Avenue, Frederick, Maryland 21701

Fully Leased Medical Office Building

- Ideal investment property leased to a solid medical practice
- 7,400 SF 1 1/2 story facility
- Frederick Memorial Hospital 1,000 feet away
- Ample Parking
- 6 Patient Rooms
- 4 Private Offices
- Spacious Waiting Room
- Surgery and X-ray Rooms
- Administrative Area
- Lab, Conference Room and more



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

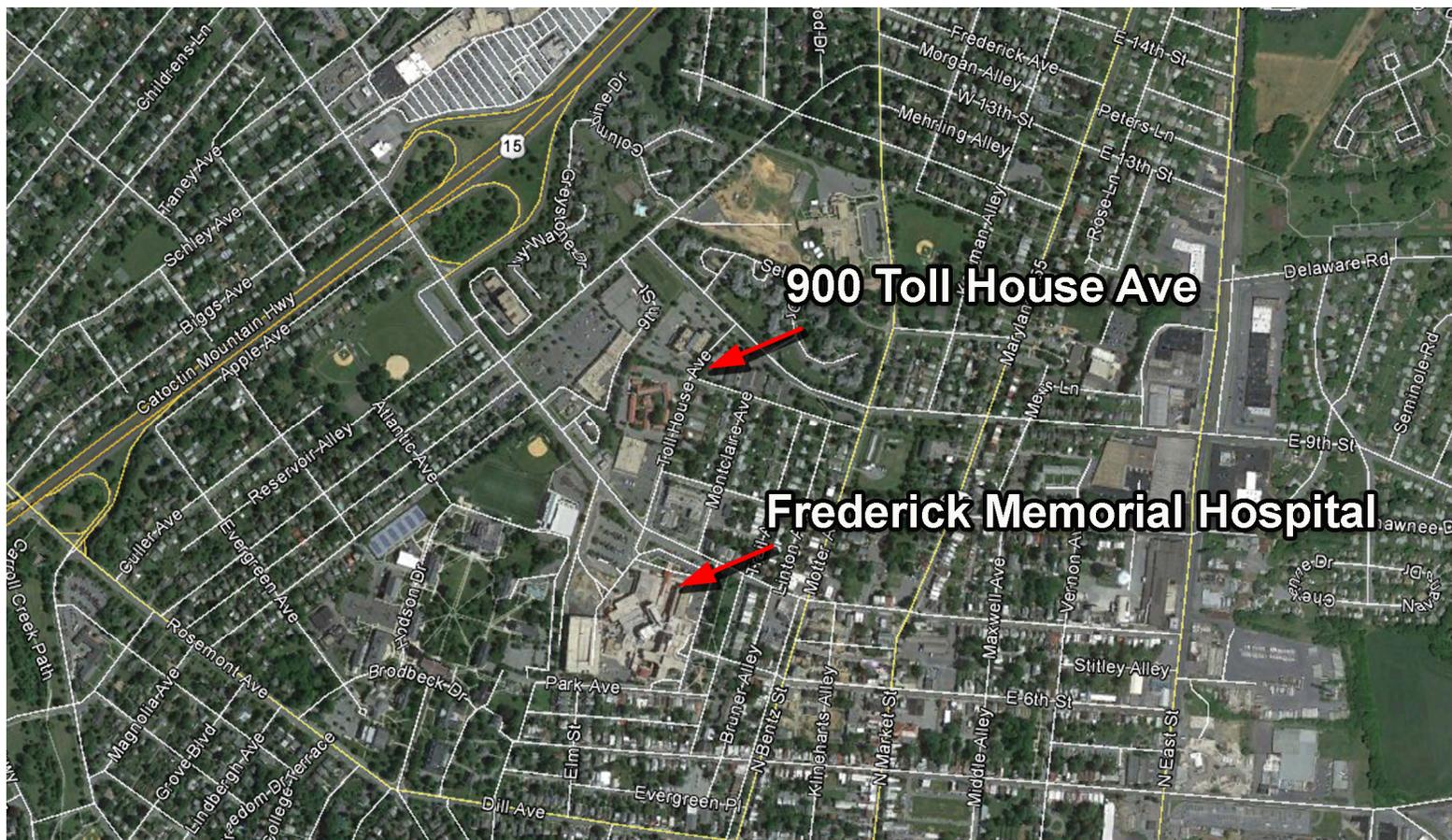
Fax: 301-698-9571

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

PRESENTING

- LOCATION:** 900 Toll House Avenue
- LEGAL:** Tax Map 0408, Parcel 0176E Lot 2
- ZONING:** Frederick City: PB—Professional Business District is 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.
- LOT SIZE:** Approximately 28,700 SF
- SUITE SIZE:** Approximately 7,378 SF
- YEAR BUILT:** 1986
- PARKING:** 27 spaces with two means of ingress and egress
On street parking available
- LEASE:** Currently leased to a Urology Practice owned by Frederick Memorial Hospital through August 2020. Contact Broker for more details on existing lease.
- PRICE:** \$1,870,000
- UTILITIES:** Public Water and Sewer, Natural Gas
- CONTACT:** **Rocky Mackintosh, Broker**
Mobile: 301-748-5655
Office: 301-698-9696 ext. 202
Email: rocky@macroltd.com

LOCATION MAP



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.

AERIAL

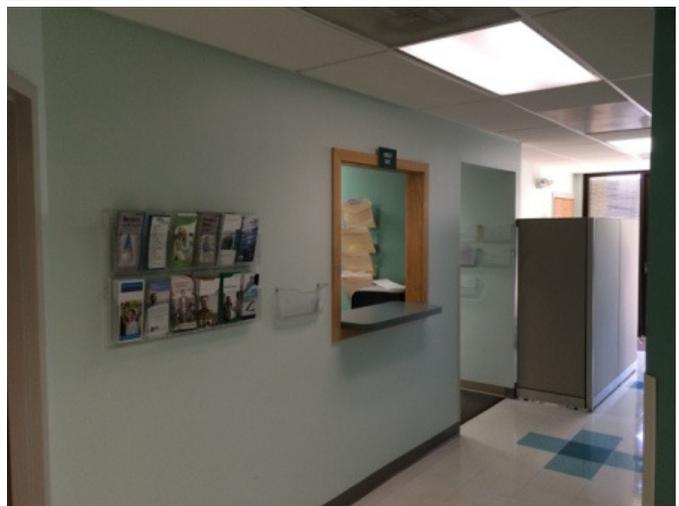


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PHOTOS



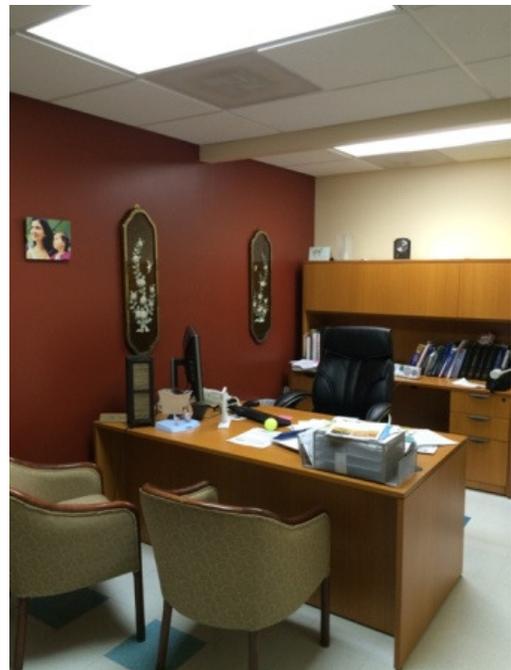
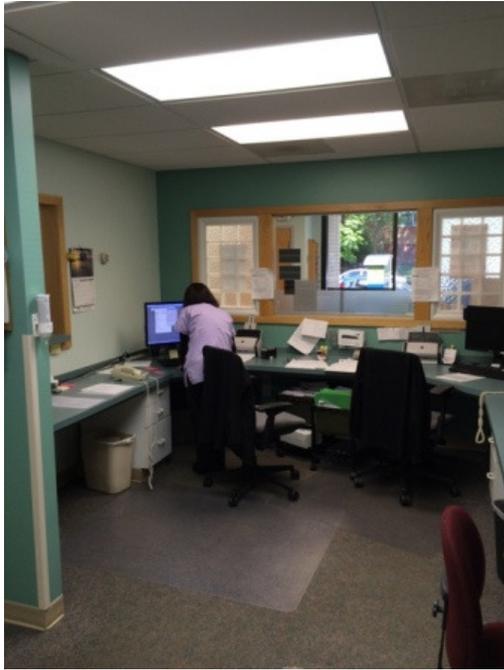
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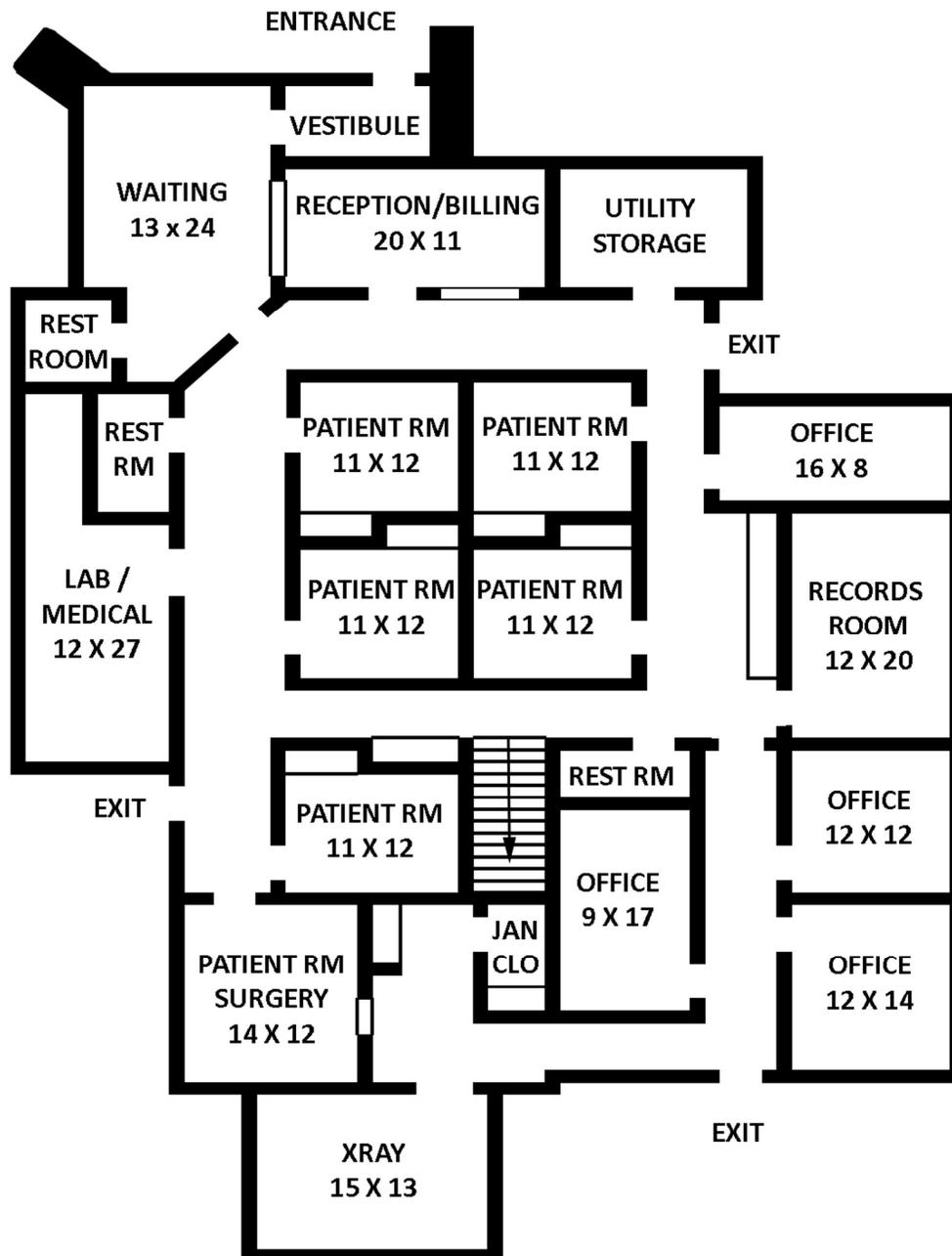
PHOTOS (CONTINUED)



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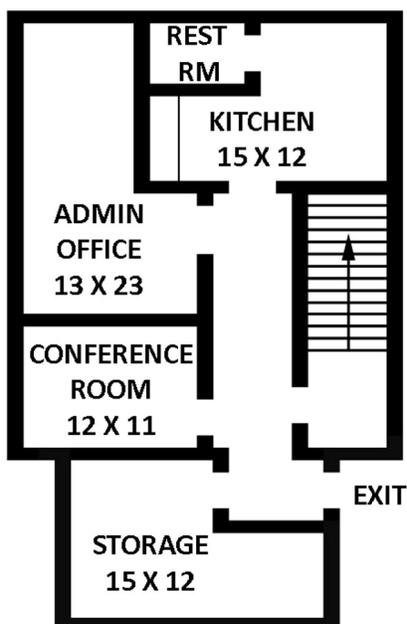
FLOOR PLAN—1ST FLOOR

Drawings are not to scale—All dimensions are approximate



FLOOR PLAN—2ND FLOOR

Drawings are not to scale—All dimensions are approximate



DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2019 Projection	14,863		116,752		191,137	
2014 Estimate	14,044		110,859		181,436	
2010 Census	13,197		105,915		173,180	
Growth 2014 - 2019	5.83%		5.32%		5.35%	
Growth 2010 - 2014	6.42%		4.67%		4.77%	
2014 Population by Hispanic Origin						
	1,070		13,070		16,452	
2014 Population By Race						
	14,044		110,859		181,436	
White	11,337	80.72%	82,402	74.33%	145,585	80.24%
Black	1,812	12.90%	17,827	16.08%	20,633	11.37%
Am. Indian & Alaskan	79	0.56%	781	0.70%	963	0.53%
Asian	440	3.13%	6,225	5.62%	9,195	5.07%
Hawaiian & Pacific Island	6	0.04%	133	0.12%	157	0.09%
Other	369	2.63%	3,491	3.15%	4,903	2.70%
Households						
2019 Projection	6,776		44,668		70,538	
2014 Estimate	6,395		42,384		66,912	
2010 Census	5,998		40,532		63,917	
Growth 2014 - 2019	5.96%		5.39%		5.42%	
Growth 2010 - 2014	3.21%		2.67%		2.89%	
Owner Occupied	3,065	47.93%	27,518	64.93%	49,098	73.38%
Renter Occupied	3,330	52.07%	14,866	35.07%	17,814	26.62%
2014 Households by HH Income						
	6,395		42,385		66,913	
Income: <\$25,000	1,173	18.34%	5,403	12.75%	7,090	10.60%
Income: \$25,000 - \$50,000	1,728	27.02%	8,191	19.33%	11,188	16.72%
Income: \$50,000 - \$75,000	1,256	19.64%	8,986	21.20%	12,353	18.46%
Income: \$75,000 - \$100,000	746	11.67%	5,881	13.88%	9,603	14.35%
Income: \$100,000 - \$125,000	768	12.01%	5,031	11.87%	8,969	13.40%
Income: \$125,000 - \$150,000	246	3.85%	3,104	7.32%	5,579	8.34%
Income: \$150,000 - \$200,000	239	3.74%	3,564	8.41%	7,108	10.62%
Income: \$200,000+	239	3.74%	2,225	5.25%	5,023	7.51%
2014 Avg Household Income						
	\$71,745		\$88,863		\$100,261	
2014 Med Household Income						
	\$55,882		\$71,328		\$82,355	

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TRAFFIC COUNT



1	Motter Ave	Sharpes Ln	0.03 N	2012	6,653	MPSI	.18
2	Motter Ave	W 9th St	0.03 S	2012	6,097	MPSI	.19
3	W 9th St	Motter Pl	0.02 E	2012	5,406	MPSI	.22
4	N Bentz St	Maple Ave	0.02 S	2012	7,536	MPSI	.33
5	Catoctin Mountain Hwy	Motter Ave	0.30 NE	2012	83,773	MPSI	.41
6	W 7th St	Biggs Ave	0.02 SE	2012	14,893	MPSI	.41
7	Taney Ave	W 13th St	0.02 NE	2007	5,081	AADT	.51
8	Catoctin Mountain Hwy	W 7th St	0.25 NE	2012	80,846	MPSI	.51
9	W 4th St	Klinehart Aly	0.03 E	2012	3,599	MPSI	.52
10	Dill Ave	College Ave	0.07 E	2012	5,823	MPSI	.54

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ZONING

Frederick City Zoning – Professional Business (PB)

Professional Business (PB)

The purpose of the Professional Business District (PB) is 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...