

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



## FOR LEASE

**\$2,500 Per Month**

**Mountville Road, Jefferson, Maryland**

**Everything a Small Business Needs!**

Located off Rt 340 in Jefferson, Maryland, this space totals 4,928 SF. Situated on 5.847 acres, with plenty of on-site parking, this is the perfect location for a commercial contractor.

- 1st Floor—3,375 SF
- 2nd Floor—1,553 SF
- 3 Bay Doors
- 1 Overhead Door



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: [rocky@macroltd.com](mailto:rocky@macroltd.com)

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

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

## PRESENTING

- LOCATION:** 4014-G Mountville Road
- LEGAL:** Tax Map 0424, Parcel 2142
- ZONING:** Frederick County: GC — The General Commercial District 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.
- BLDG SIZE:** 4,928 SF
- UTILITIES:** Well and Septic  
Electric HVAC
- PRICE:** \$2,500 Per Month
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

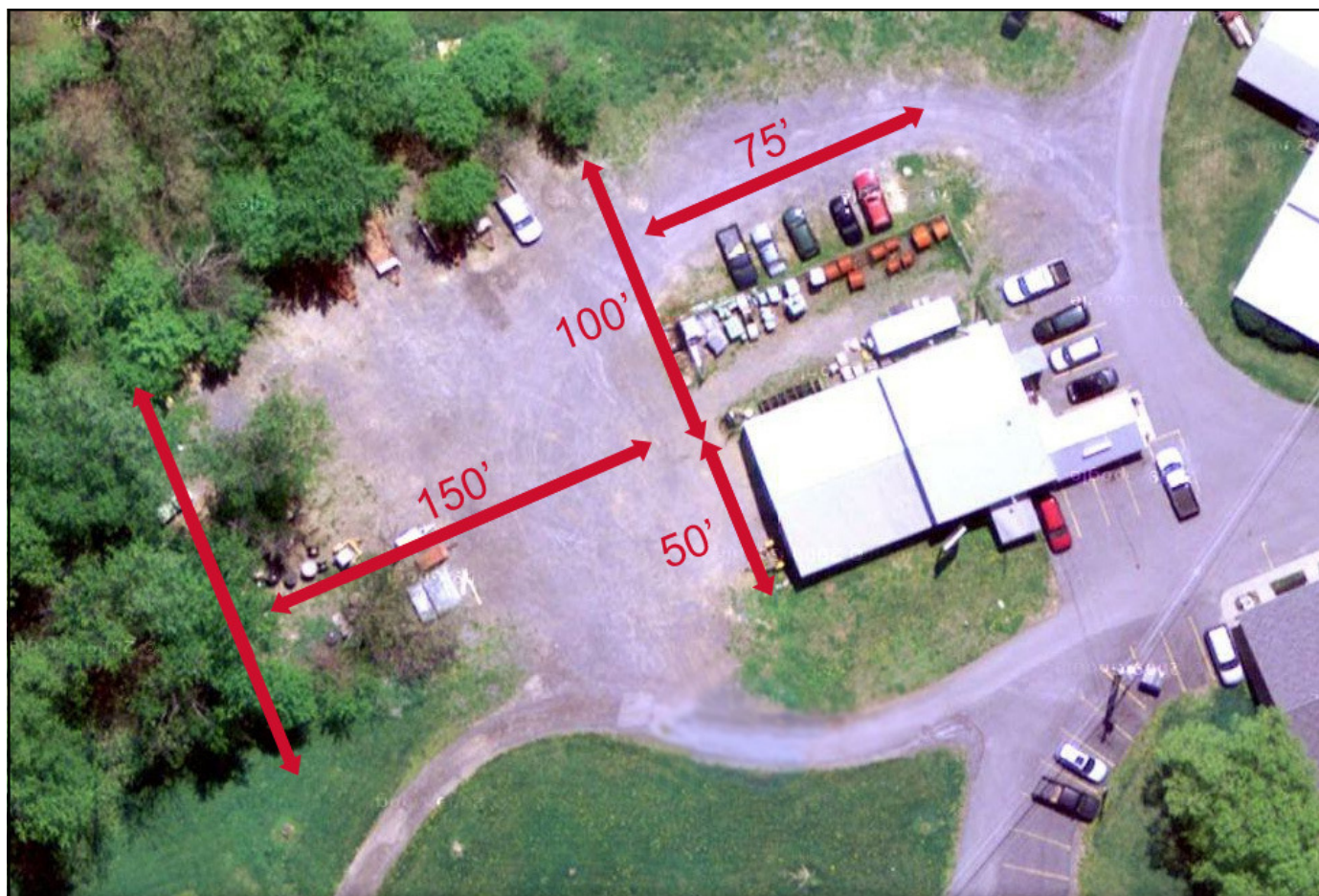


## LOCATION MAP



*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



The dimensions shown are approximate.

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## PHOTOS



## DEMOGRAPHICS

Building Type: <b>Industrial</b>	Warehse Avail: -		
RBA: <b>4,928 SF</b>	Office Avail: -		
Land Area: <b>5.85 AC</b>	% Leased: <b>100%</b>		
Total Available: <b>0 SF</b>	Rent/SF/Yr: -		

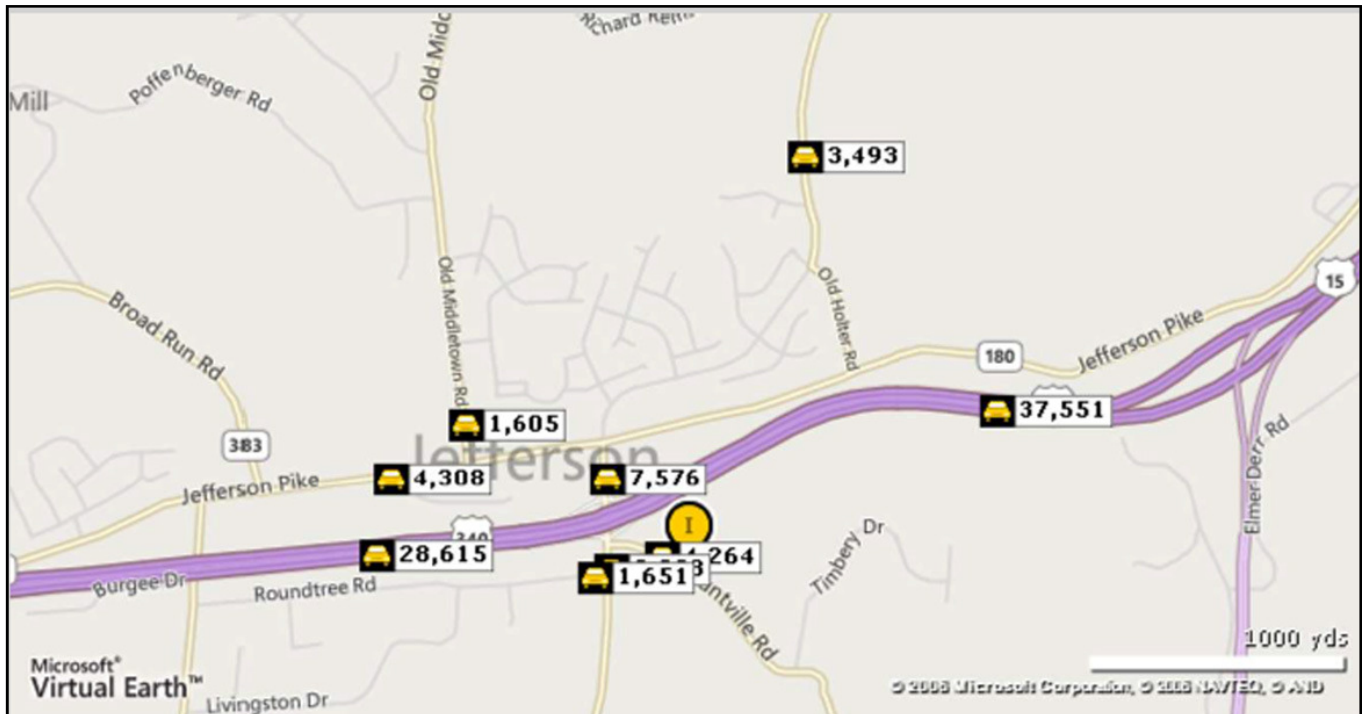


Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2020 Projection	2,183	24,810	157,907
2015 Estimate	2,093	23,720	149,932
2010 Census	2,027	22,679	141,730
Growth 2015 - 2020	4.30%	4.60%	5.32%
Growth 2010 - 2015	3.26%	4.59%	5.79%
<b>2015 Population by Hispanic Origin</b>			
	138	1,513	15,432
<b>2015 Population By Race</b>			
	2,093	23,720	149,932
White	1,961 93.69%	20,289 85.54%	118,202 78.84%
Black	57 2.72%	1,718 7.24%	18,477 12.32%
Am. Indian & Alaskan	4 0.19%	73 0.31%	861 0.57%
Asian	38 1.82%	1,039 4.38%	7,689 5.13%
Hawaiian & Pacific Island	1 0.05%	24 0.10%	190 0.13%
Other	33 1.58%	577 2.43%	4,513 3.01%
<b>Households</b>			
2020 Projection	807	8,685	59,130
2015 Estimate	772	8,294	56,137
2010 Census	744	7,918	53,112
Growth 2015 - 2020	4.53%	4.71%	5.33%
Growth 2010 - 2015	3.76%	4.75%	5.70%
Owner Occupied	667 86.40%	7,029 84.75%	39,342 70.08%
Renter Occupied	104 13.47%	1,265 15.25%	16,795 29.92%
<b>2015 Households by HH Income</b>			
	773	8,293	56,136
Income: <\$25,000	108 13.97%	471 5.68%	6,475 11.53%
Income: \$25,000 - \$50,000	99 12.81%	1,073 12.94%	10,148 18.08%
Income: \$50,000 - \$75,000	56 7.24%	969 11.68%	9,785 17.43%
Income: \$75,000 - \$100,000	64 8.28%	1,303 15.71%	7,906 14.08%
Income: \$100,000 - \$125,000	107 13.84%	1,209 14.58%	7,212 12.85%
Income: \$125,000 - \$150,000	77 9.96%	1,196 14.42%	4,926 8.78%
Income: \$150,000 - \$200,000	197 25.49%	1,195 14.41%	5,806 10.34%
Income: \$200,000+	65 8.41%	877 10.58%	3,878 6.91%
<b>2015 Avg Household Income</b>	\$118,219	\$120,844	\$97,782
<b>2015 Med Household Income</b>	\$113,901	\$106,834	\$80,249

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## TRAFFIC COUNT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mountville Rd	Lander Rd	2014	4,264	MPSI	.09
2	Lander Rd	Roundtree Rd	2014	3,393	MPSI	.20
3	Lander Rd	Jefferson Pike	2014	7,576	MPSI	.21
4	Roundtree Rd	Lander Rd	2014	1,651	MPSI	.24
5	Old Middletown Rd	Jefferson Pike	2014	1,605	MPSI	.55
6	Jefferson Pike	Southview Ct	2014	4,308	MPSI	.68
7	US Hwy 340	Horine Rd	2014	28,615	MPSI	.71
8	US Hwy 340	US Hwy 15	2014	37,551	MPSI	.75
9	Holter Rd	Wallingford Ct	2014	3,493	MPSI	.88

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# ZONING

## Frederick County Zoning– GC (General Commercial)

### General Commercial

The General Commercial District 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 usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Agricultural Activities
- Apiary
- Agritourism Enterprise
- Nursery Retail and/or Wholesale
- Limited/Commercial Roadside Stand
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Bed and Breakfast
- Motel, Hotel
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Boats, Sales and Service
- Book and Magazine
- Camera
- Convenience Stores
- Department Store or Variety Store
- Farm Equipment Sales or Service
- Florist
- Furniture Repair
- Shopping Center
- Gift/Souvenir
- Hardware/Garden Center
- Hobby Shop
- Horse Tack and Saddlery Shop
- Household Furnishing
- Jewelry
- Lumber Yard
- Mobile Home Sales
- Music and Record Shops
- Office Equipment
- Paint Store
- Pet Store
- Pet Training/Day Care/ Grooming Facility
- Pharmacy
- Radio and TV Sales and Service
- Shoe Store
- Sporting Goods
- Stone Monument Sales/ Processing
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Barber and Beauty Shops
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Funeral Home
- Landscape Contractor
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Continued next page



## GC ZONING (CONTINUED)

- Bottling Plant
- Carpet or Rug Cleaning
- Laboratory Research, Experimental or Testing
- Self-Storage Units
- Stone Monument Processing
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Bowling Alley
- Race Tracks
- Health club, Fitness Center, Vocational Training Facility
- Tennis Club
- Skating Rink
- Swimming Pool, Commercial
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Zoo/Botanical Garden/ Arboretum
- Museums / Gallery
- Night Club, Tavern, Lounge
- Outdoor Sports Recreation Facility
- Indoor Sports Recreation Facility
- Fairground
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Hospital
- Assisted Living Facility
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- College or University
- Nongovernmental Utility
- And more...