

FOR SALE

\$475,000.00

622 West Patrick Street, Frederick, Maryland 21701



Residential Office for Sale in Frederick City

1,638 SF residential office sits on 0.41 acres in downtown Frederick. This property is leased through December 2017. Zoned Frederick City Residential Office (RO), this location offers great visibility and is perfect for an investor or professional services business seeking room for expansion.

PRESENTING

Location: 622 West Patrick Street, Frederick, MD 21701

Legal: Tax Map 0417, Parcel 1176H

Zoning: Frederick City: RO—The Residential Office District is intended to provide for the option of converting dwellings to professional office uses in predominantly low and medium density residential areas where neither commercial zoning nor high density residential zoning are appropriate, and on sites with adjacent commercial activity that incur heavy vehicular traffic or other similar factors which might negatively impact the economic feasibility of residential use of the site.

Building Size: Approx. 1,638 SF

Land Size: Approx. 0.41 acres

Utilities: Public Water & Sewer

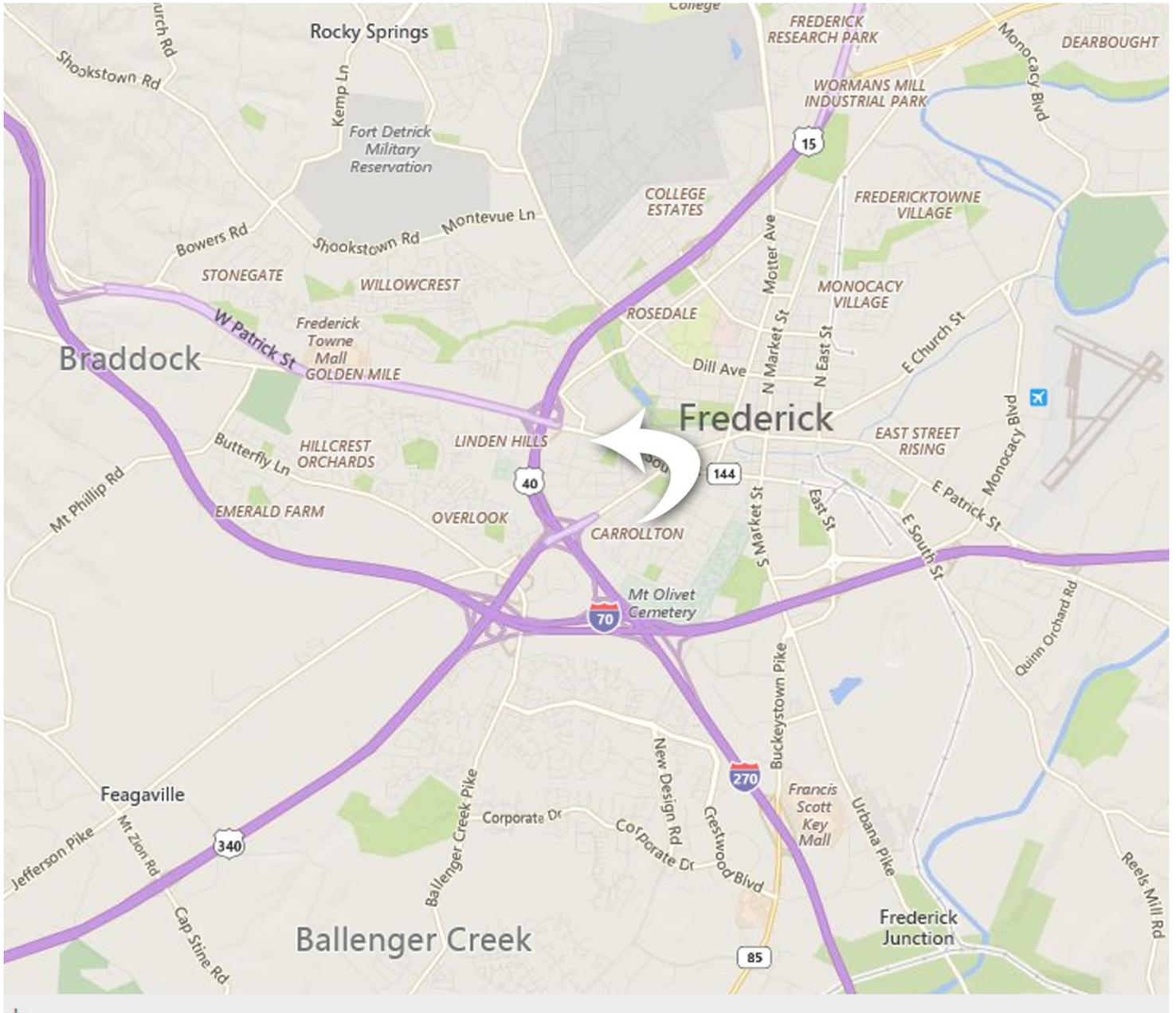
Contact: Rocky Mackintosh, Broker
Office: 301-698-9696 ext. 202
Mobile: 301-748-5655
Email: rocky@macroltd.com

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

FOR SALE 622 West Patrick Street, Frederick, MD 21703

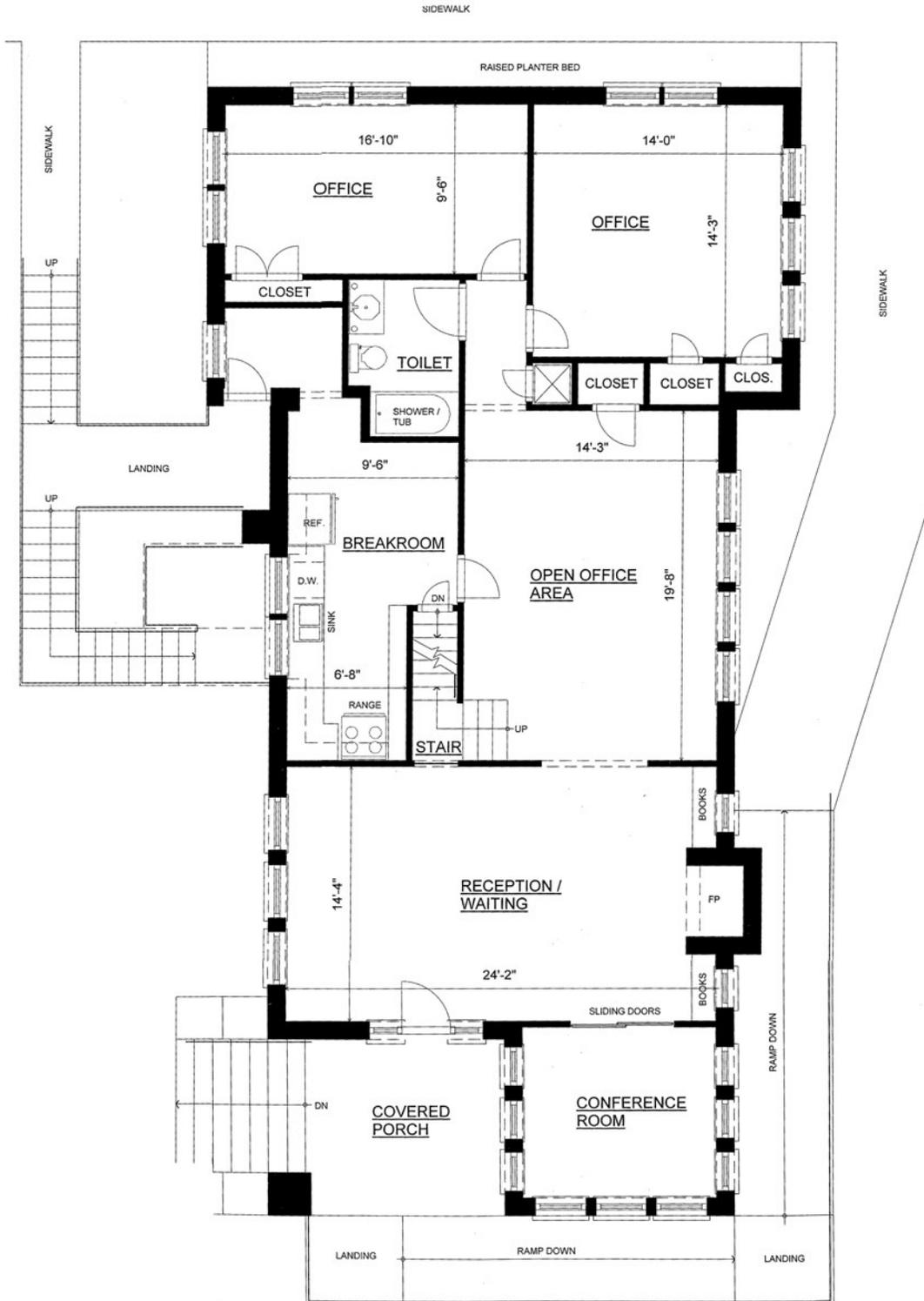
MacRo
LTD.
COMMERCIAL REAL ESTATE



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.

FLOOR PLAN-1ST FLOOR

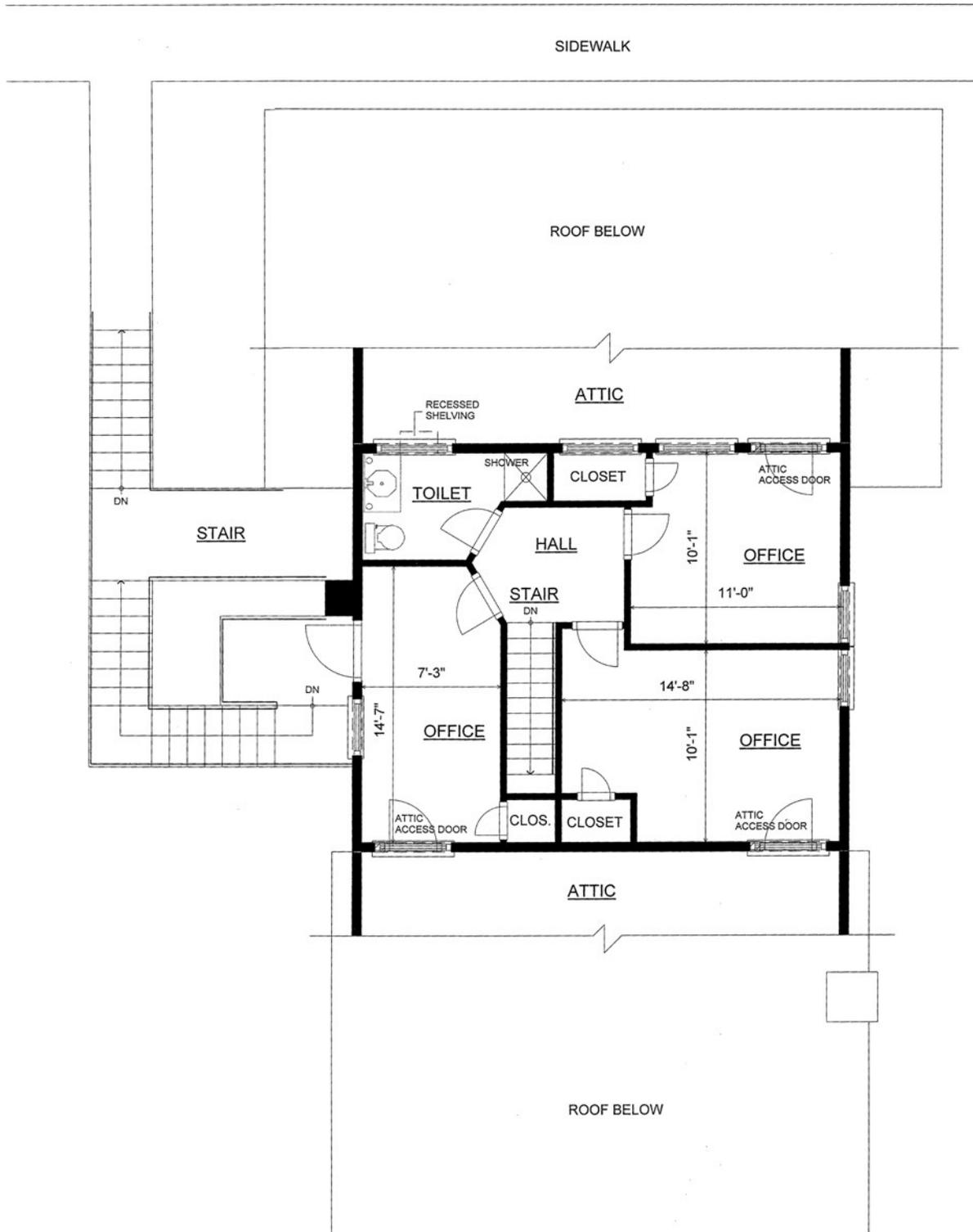
FOR SALE 622 West Patrick Street, Frederick, MD 21703



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.

FLOOR PLAN-2ND FLOOR

FOR SALE 622 West Patrick Street, Frederick, MD 21703



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

FOR SALE 622 West Patrick Street, Frederick, MD 21703

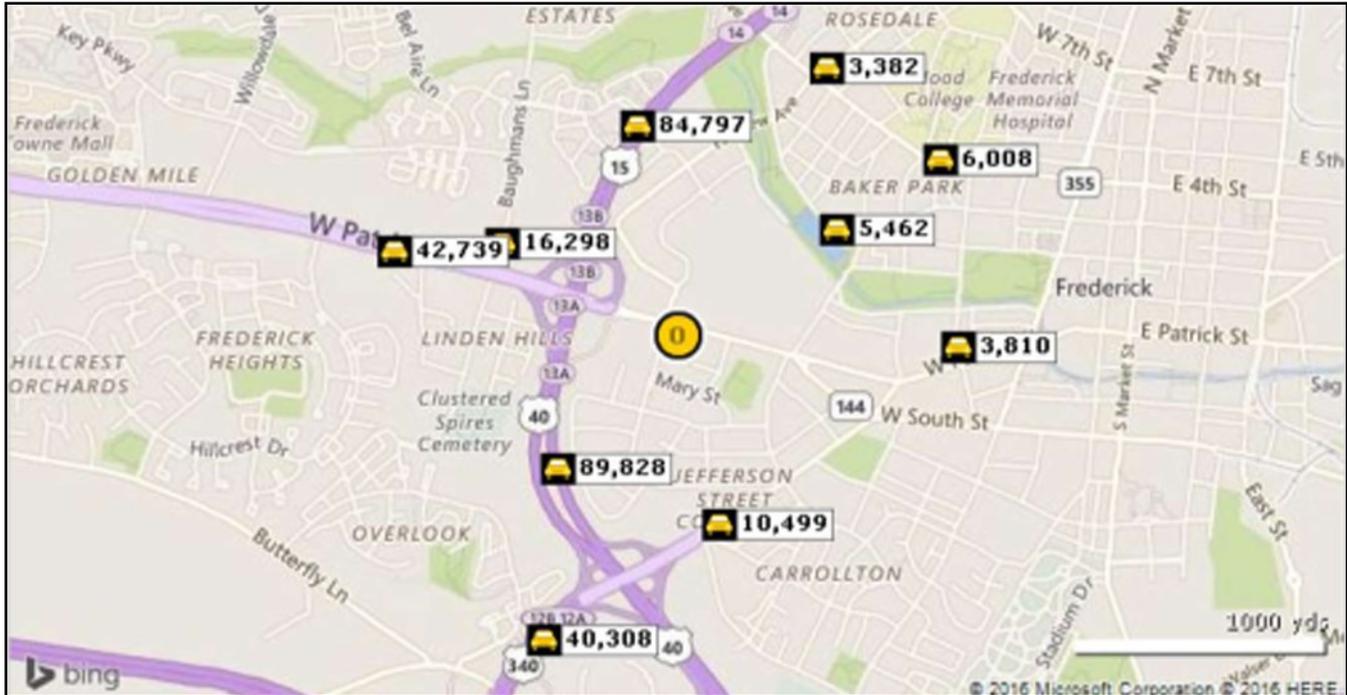


Radius	1 Mile		5 Mile		10 Mile	
Population						
2021 Projection	16,345		117,596		190,942	
2016 Estimate	15,711		112,643		182,983	
2010 Census	14,878		104,618		170,357	
Growth 2016 - 2021	4.04%		4.40%		4.35%	
Growth 2010 - 2016	5.60%		7.67%		7.41%	
2016 Population by Hispanic Origin	2,588		14,537		18,538	
2016 Population	15,711		112,643		182,983	
White	10,784	68.64%	82,725	73.44%	144,351	78.89%
Black	3,244	20.65%	18,172	16.13%	21,526	11.76%
Am. Indian & Alaskan	169	1.08%	765	0.68%	966	0.53%
Asian	881	5.61%	6,849	6.08%	10,240	5.60%
Hawaiian & Pacific Island	20	0.13%	187	0.17%	226	0.12%
Other	614	3.91%	3,944	3.50%	5,674	3.10%
U.S. Armed Forces	45		524		692	
Households						
2021 Projection	6,491		45,134		70,560	
2016 Estimate	6,245		43,212		67,586	
2010 Census	5,961		40,130		62,924	
Growth 2016 - 2021	3.94%		4.45%		4.40%	
Growth 2010 - 2016	4.76%		7.68%		7.41%	
Owner Occupied	3,454	55.31%	28,219	65.30%	49,383	73.07%
Renter Occupied	2,791	44.69%	14,993	34.70%	18,203	26.93%
2016 Households by HH Income	6,245		43,211		67,583	
Income: <\$25,000	1,006	16.11%	5,487	12.70%	7,239	10.71%
Income: \$25,000 - \$50,000	1,517	24.29%	8,654	20.03%	11,475	16.98%
Income: \$50,000 - \$75,000	1,484	23.76%	7,708	17.84%	11,110	16.44%
Income: \$75,000 - \$100,000	894	14.32%	6,812	15.76%	10,374	15.35%
Income: \$100,000 - \$125,000	534	8.55%	5,048	11.68%	8,776	12.99%
Income: \$125,000 - \$150,000	263	4.21%	3,428	7.93%	6,364	9.42%
Income: \$150,000 - \$200,000	287	4.60%	3,333	7.71%	6,383	9.44%
Income: \$200,000+	260	4.16%	2,741	6.34%	5,862	8.67%
2016 Avg Household Income	\$74,931		\$91,191		\$102,389	
2016 Med Household Income	\$58,947		\$74,165		\$84,561	

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

FOR SALE 622 West Patrick Street, Frederick, MD 21703



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 US Hwy 15	US Hwy 340	0.29 SE	2014	89,828	MPSI	.41
2 W 2nd St	W College Ter	0.07 E	2014	5,462	MPSI	.44
3 S Jefferson St	Pearl St	0.04 SW	2014	10,499	MPSI	.44
4 Baughmans Ln	W Patrick St	0.06 S	2014	16,298	MPSI	.46
5 Catoclin Mountain Hwy	Rosemont Ave	0.35 NE	2014	84,797	MPSI	.49
6 College Ave	Carroll Pkwy	0.08 N	2014	3,810	MPSI	.65
7 W Patrick St	Hoke Pl	0.07 E	2014	42,739	MPSI	.68
8 Fairview Ave	Rosemont Ave	0.03 SW	2014	3,382	MPSI	.71
9 Dill Ave	College Ave	0.07 E	2014	6,008	MPSI	.73
10 US Hwy 15	Ballenger Creek Pike	0.15 SW	2014	40,308	MPSI	.76

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.

Frederick City Zoning – Residential Office District (RO)

The Residential Office District is intended to provide for the option of converting dwellings to professional office uses in predominantly low and medium density residential areas where neither commercial zoning nor high density residential zoning are appropriate, and on sites with adjacent commercial activity that incur heavy vehicular traffic or other similar factors which might negatively impact the economic feasibility of residential use of the site.

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

- Single-Family
- Bed and Breakfast Inn
- Nursing Home/Domiciliary Care/Adult Living Facility
- Commercial Use in Historic Structures
- Interior Decorator
- Offices, Business & Professional
- Veterinary Clinic/Hospital without Boarding
- Park
- Adult Day Care Center
- Child Day Care Center
- 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
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...