

# FOR SALE/LEASE

CALL FOR PRICING

2 East Patrick Street, Frederick, Maryland 21701



## Exceptional Frederick Historic Location

Located at the corner South Market and East Patrick Streets in Downtown Frederick, this landmark property was originally constructed in 1909. Its exterior features superior construction with distinguished white concord granite with Tuscan columns. Its interior features marble floors, decorative plaster ceilings, and other high-end finishes. Situated on the City's main commercial corridor, there is high foot traffic ideal for businesses seeking a premier and exclusive retail presence.

## Property Details

- Elevator access to the mezzanine level
- Numerous fine dining and amenities within walking distance
- Convenient to mass transit and major regional roadways
- 5 parking garages within 500 feet of the property

## PRESENTING

**Location:** 2 East Patrick Street, Frederick, Maryland 21701

**Legal:** Tax Map 0417, Parcel 0083B

**Zoning:** Frederick City: DB—The Downtown Commercial/Residential District 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.

HDO—The purpose of the Historic District Overlay, in accordance with Article 66B of Maryland Code, is for the City of Frederick to designate boundaries for sites, structures, or districts which are deemed to be of historic, archeological, or architectural significance. This overlay district is also codifies the requirements of the Historic Preservation Commission. See § 423.

**Building Size:** 6,101 SF

**Utilities:** Electric (208/120 v 3 phase), Natural Gas, Water & Sewer

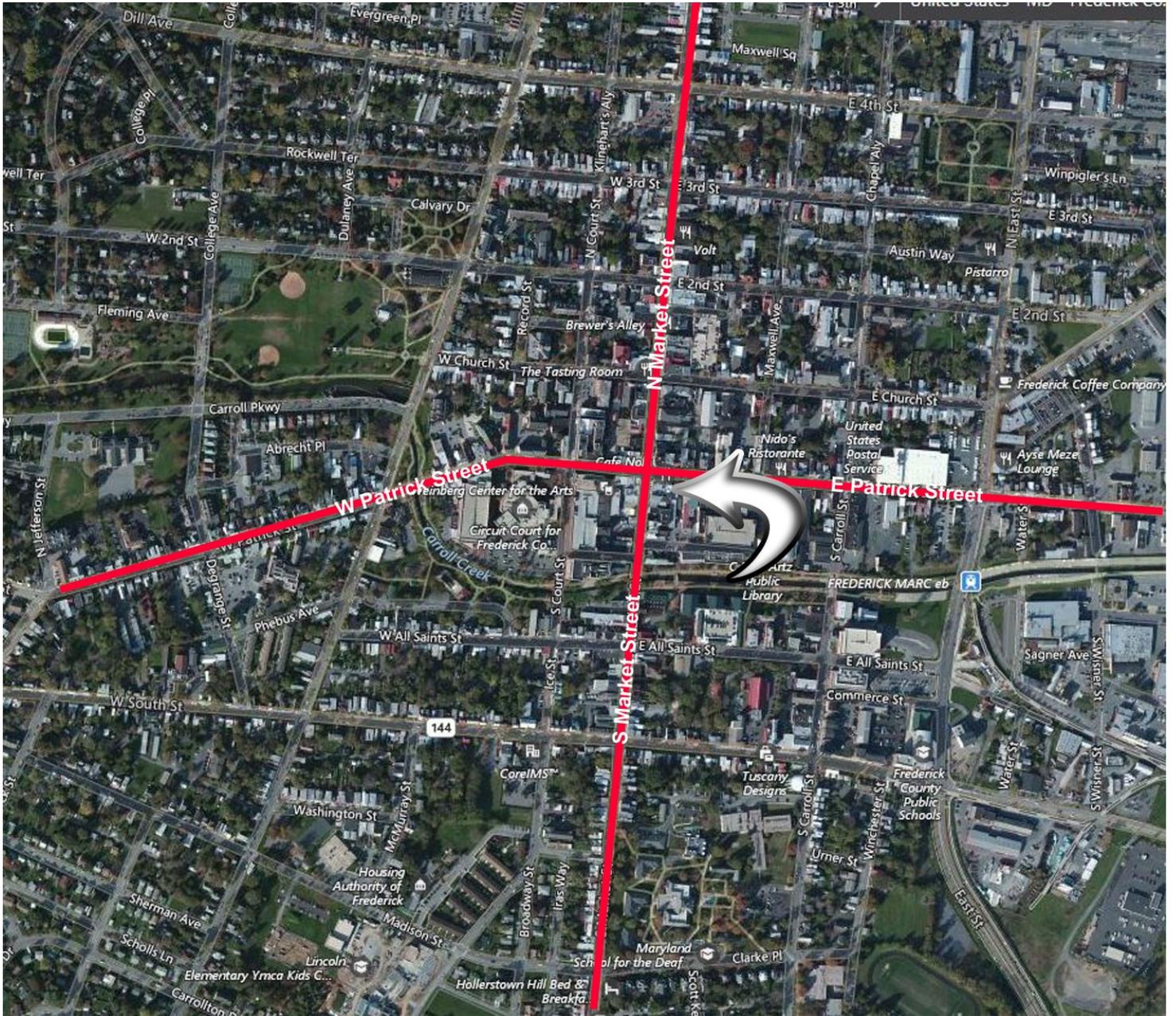
**Contact:** Rocky Mackintosh, Broker  
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Email: rocky@macro ltd.com

*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/LEASE 2 East Patrick Street, Frederick, MD 21701

**MacRo**  
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# PHOTOS

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# PHOTOS—Continued

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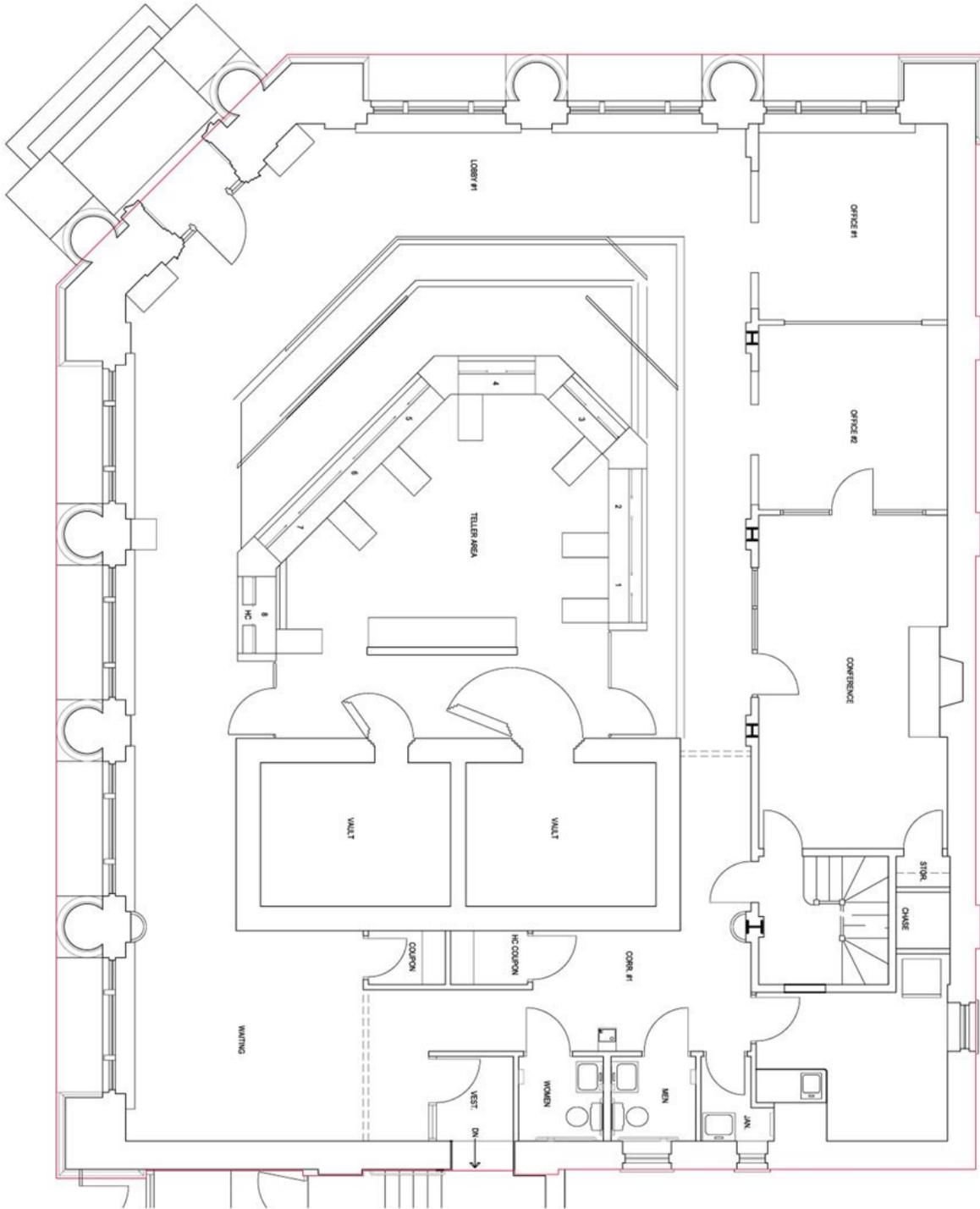
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# FLOOR PLAN

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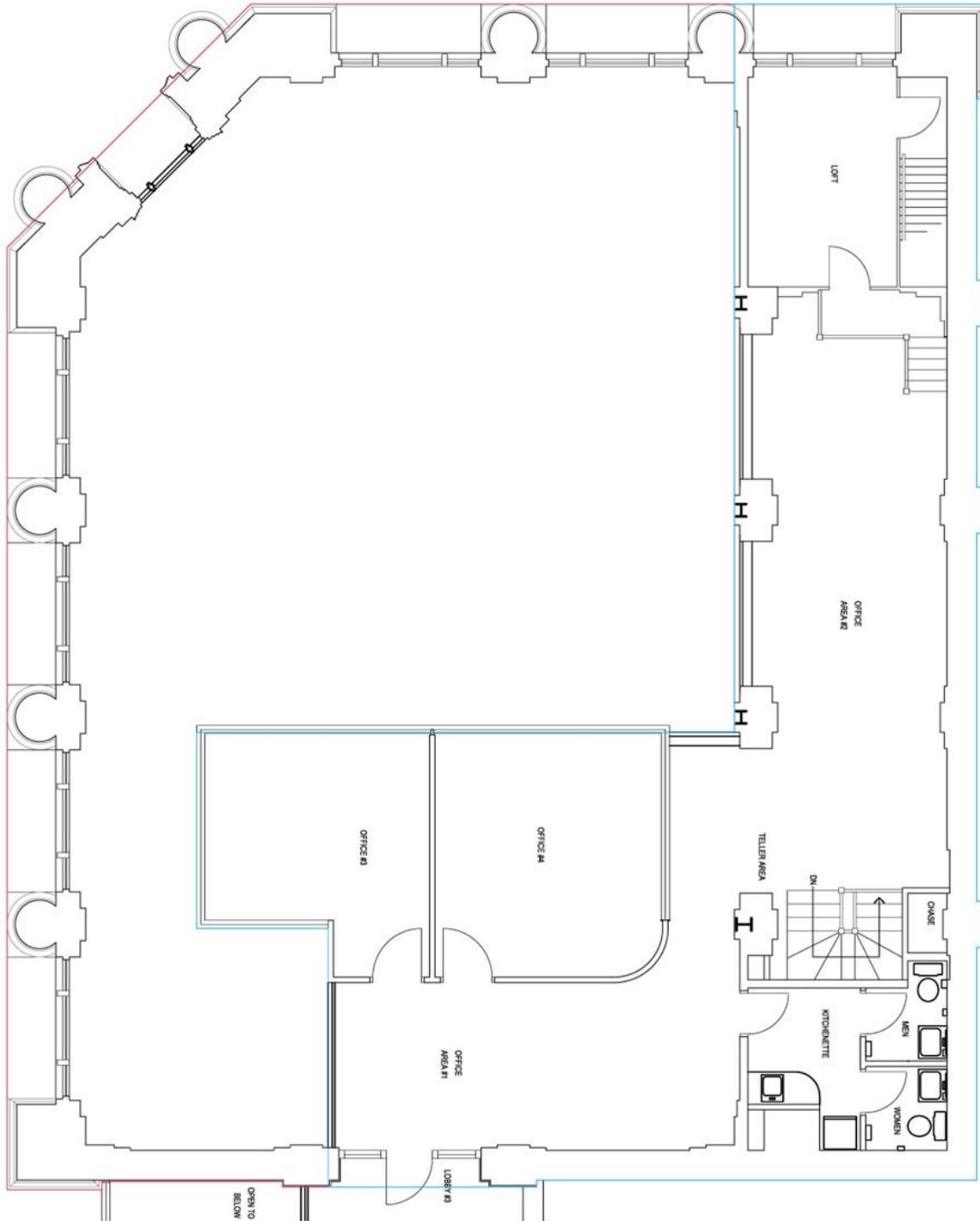


## First Floor - 4,222 SF

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## Mezzanine - 1,879 SF

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# DEMOGRAPHICS

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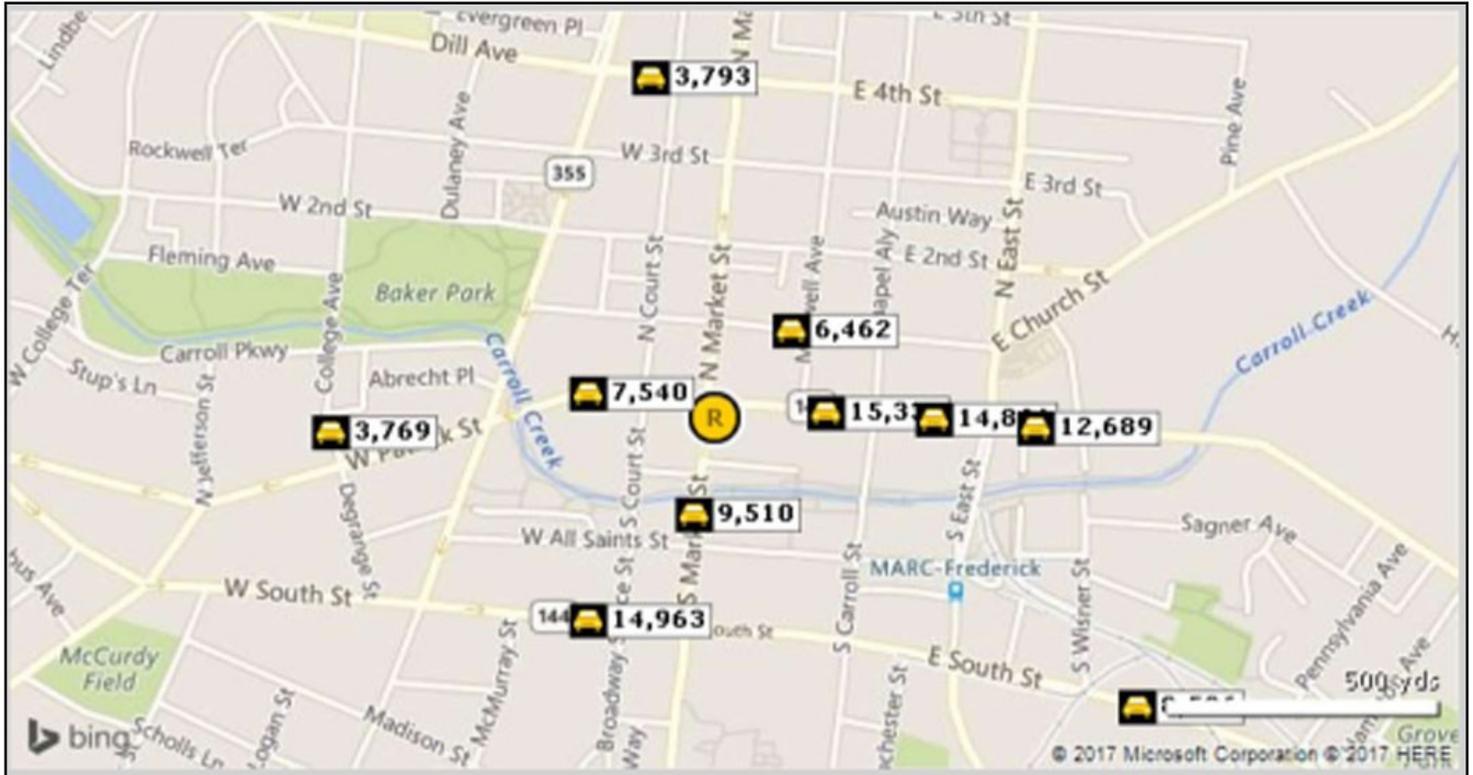


Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2021 Projection	13,145		118,095		195,804	
2016 Estimate	12,659		113,072		187,673	
2010 Census	12,109		104,750		174,886	
Growth 2016 - 2021	3.84%		4.44%		4.33%	
Growth 2010 - 2016	4.54%		7.94%		7.31%	
<b>2016 Population by Hispanic Origin</b>	840		14,709		18,758	
<b>2016 Population</b>	12,659		113,072		187,673	
White	9,841	77.74%	82,568	73.02%	148,750	79.26%
Black	2,081	16.44%	18,593	16.44%	21,620	11.52%
Am. Indian & Alaskan	62	0.49%	784	0.69%	978	0.52%
Asian	273	2.16%	6,898	6.10%	10,332	5.51%
Hawaiian & Pacific Island	5	0.04%	186	0.16%	228	0.12%
Other	397	3.14%	4,042	3.57%	5,765	3.07%
U.S. Armed Forces	21		521		699	
<b>Households</b>						
2021 Projection	5,937		45,198		72,223	
2016 Estimate	5,718		43,254		69,188	
2010 Census	5,485		40,071		64,469	
Growth 2016 - 2021	3.83%		4.49%		4.39%	
Growth 2010 - 2016	4.25%		7.94%		7.32%	
Owner Occupied	2,807	49.09%	28,126	65.03%	50,902	73.57%
Renter Occupied	2,910	50.89%	15,128	34.97%	18,286	26.43%
<b>2016 Households by HH Income</b>	5,716		43,252		69,186	
Income: <\$25,000	1,179	20.63%	5,646	13.05%	7,317	10.58%
Income: \$25,000 - \$50,000	1,360	23.79%	8,643	19.98%	11,628	16.81%
Income: \$50,000 - \$75,000	944	16.52%	7,713	17.83%	11,287	16.31%
Income: \$75,000 - \$100,000	927	16.22%	6,822	15.77%	10,500	15.18%
Income: \$100,000 - \$125,000	584	10.22%	4,996	11.55%	9,008	13.02%
Income: \$125,000 - \$150,000	232	4.06%	3,328	7.69%	6,673	9.65%
Income: \$150,000 - \$200,000	261	4.57%	3,354	7.75%	6,590	9.53%
Income: \$200,000+	229	4.01%	2,750	6.36%	6,183	8.94%
<b>2016 Avg Household Income</b>	\$73,348		\$90,878		\$103,392	
<b>2016 Med Household Income</b>	\$57,856		\$73,711		\$85,383	

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# TRAFFIC COUNT

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Market St	W All Saints St	0.04 S	2015	9,510	MPSI	.11
2 E Patrick St	Maxwell Ave	0.03 W	2015	15,334	MPSI	.12
3 E Church St	Maxwell Ave	0.02 E	2015	6,462	MPSI	.12
4 W Patrick St	N Court St	0.06 E	2015	7,540	MPSI	.13
5 E Patrick St	East St	0.06 E	2015	14,861	MPSI	.23
6 W South St	Broadway St	0.04 E	2015	14,963	MPSI	.25
7 E Patrick St	Water St	0.01 W	2015	12,689	MPSI	.34
8 W 4th St	Klinehart Aly	0.03 E	2015	3,793	MPSI	.37
9 College Ave	Carroll Pkwy	0.08 N	2015	3,769	MPSI	.41
10 E South St	S Wisner St	0.06 W	2015	8,586	MPSI	.54

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## Frederick City Zoning – Downtown Commercial/Residential District (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
- Continued Next Page...

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# ZONING—Continued



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- Novelties, Souvenirs, Gifts
- Office Furniture
- 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...

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