

FOR LEASE

\$2,700/SF (Modified Gross Lease)

630 North Market Street, 1st Floor, Frederick, Maryland 21701



Downtown Frederick Retail/Office Space for Lease

This 2,100 SF space features a large, open floor plan, private office area, and lots of natural light. Located on the corner of a busy downtown intersection.

Property Details

- Convenient downtown Frederick location
- Rare off-street parking lot located in the back of the building (off E. 7th Street)
- Just a few blocks from downtown restaurants, shops and entertainment

PRESENTING

Location: 630 North Market Street, 1st Floor, Frederick, MD 21701

Legal: Tax Map 0414, Parcel 1993A

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.

Space Size: Approx. 2,100 SF

Utilities: Public Water & Sewer

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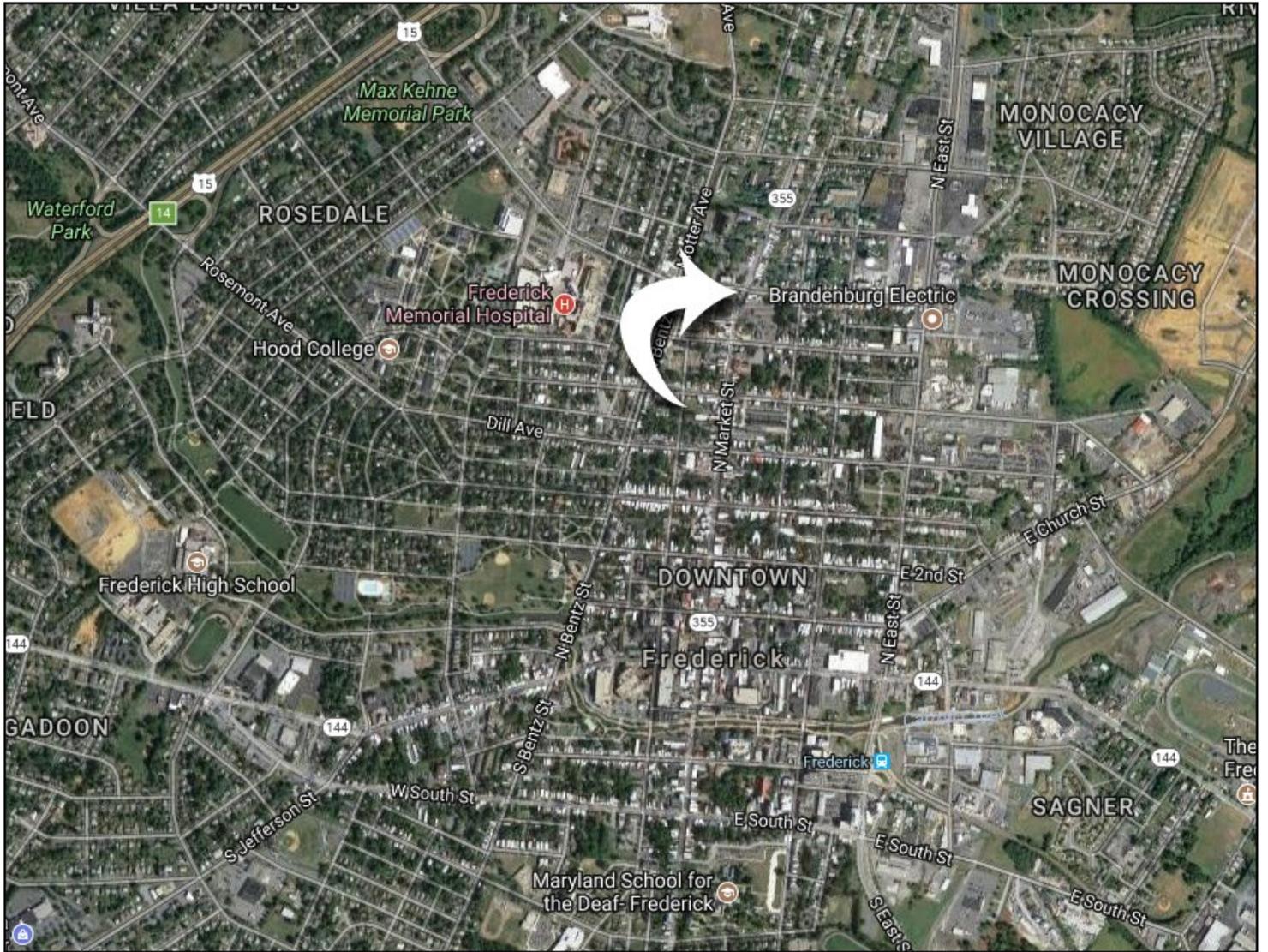
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

FOR LEASE 630 North Market Street, 1st Floor, Frederick, MD 21701

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PHOTOS

FOR LEASE 630 North Market Street, 1st Floor, Frederick, MD 21701

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DEMOGRAPHICS

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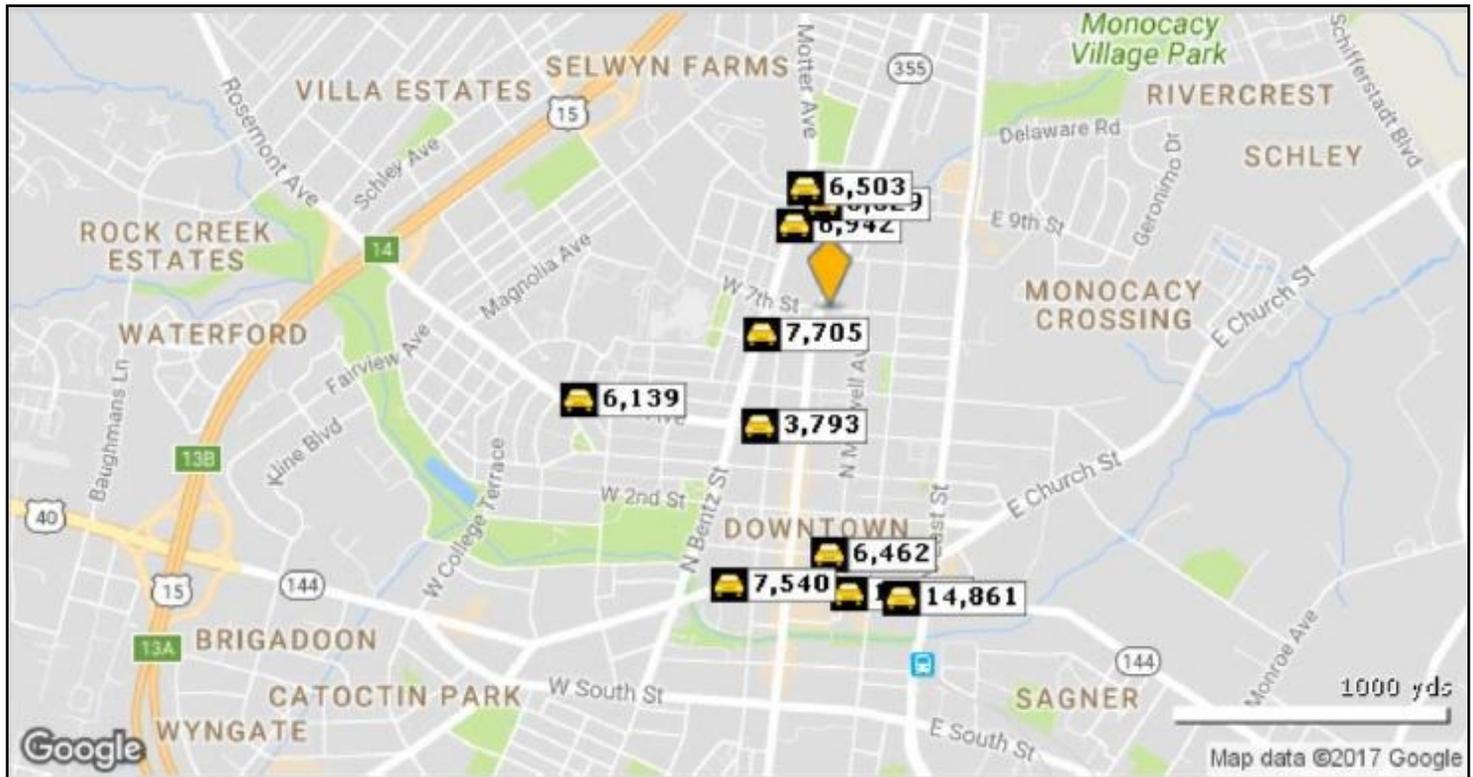


Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	15,120		82,127		119,660	
2017 Estimate	14,620		79,001		115,034	
2010 Census	13,914		72,977		105,876	
Growth 2017 - 2022	3.42%		3.96%		4.02%	
Growth 2010 - 2017	5.07%		8.25%		8.65%	
2017 Population by Hispanic Origin	1,157		11,985		15,336	
2017 Population	14,620		79,001		115,034	
White	11,234	76.84%	54,801	69.37%	83,496	72.58%
Black	2,403	16.44%	15,364	19.45%	19,182	16.68%
Am. Indian & Alaskan	76	0.52%	614	0.78%	767	0.67%
Asian	449	3.07%	5,016	6.35%	7,191	6.25%
Hawaiian & Pacific Island	7	0.05%	147	0.19%	190	0.17%
Other	451	3.08%	3,058	3.87%	4,208	3.66%
U.S. Armed Forces	28		402		526	
Households						
2022 Projection	6,774		32,148		45,736	
2017 Estimate	6,548		30,919		43,950	
2010 Census	6,246		28,629		40,491	
Growth 2017 - 2022	3.45%		3.97%		4.06%	
Growth 2010 - 2017	4.84%		8.00%		8.54%	
Owner Occupied	3,072	46.92%	18,535	59.95%	28,633	65.15%
Renter Occupied	3,476	53.08%	12,384	40.05%	15,317	34.85%
2017 Households by HH Income	6,548		30,920		43,950	
Income: <\$25,000	1,298	19.82%	4,373	14.14%	5,600	12.74%
Income: \$25,000 - \$50,000	1,592	24.31%	6,642	21.48%	8,308	18.90%
Income: \$50,000 - \$75,000	1,114	17.01%	6,671	21.58%	8,767	19.95%
Income: \$75,000 - \$100,000	860	13.13%	3,712	12.01%	5,877	13.37%
Income: \$100,000 - \$125,000	739	11.29%	3,337	10.79%	5,019	11.42%
Income: \$125,000 - \$150,000	254	3.88%	1,810	5.85%	2,794	6.36%
Income: \$150,000 - \$200,000	395	6.03%	2,708	8.76%	4,440	10.10%
Income: \$200,000+	296	4.52%	1,667	5.39%	3,145	7.16%
2017 Avg Household Income	\$76,005		\$85,686		\$94,035	
2017 Med Household Income	\$56,820		\$65,035		\$72,677	

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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 N Bentz St	Maple Ave	0.02 S	2015	7,705	MPSI	.15
2 Motter Ave	Sharpes Ln	0.03 N	2015	6,942	MPSI	.19
3 W 9th St	Motter Pl	0.02 E	2015	5,529	MPSI	.23
4 Motter Ave	W 9th St	0.03 S	2015	6,503	MPSI	.26
5 W 4th St	Klinehart Aly	0.03 E	2015	3,793	MPSI	.28
6 E Church St	Maxwell Ave	0.02 E	2015	6,462	MPSI	.51
7 Dill Ave	College Ave	0.07 E	2015	6,139	MPSI	.55
8 E Patrick St	Maxwell Ave	0.03 W	2015	15,334	MPSI	.60
9 W Patrick St	N Patrick St	0.06 E	2015	7,540	MPSI	.61
10 E Patrick St	East St	0.06 E	2015	14,861	MPSI	.62

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ZONING

FOR LEASE 630 North Market Street, 1st Floor, Frederick, MD 21701



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



FOR LEASE 630 North Market Street, 1st Floor, Frederick, MD 21701

- 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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