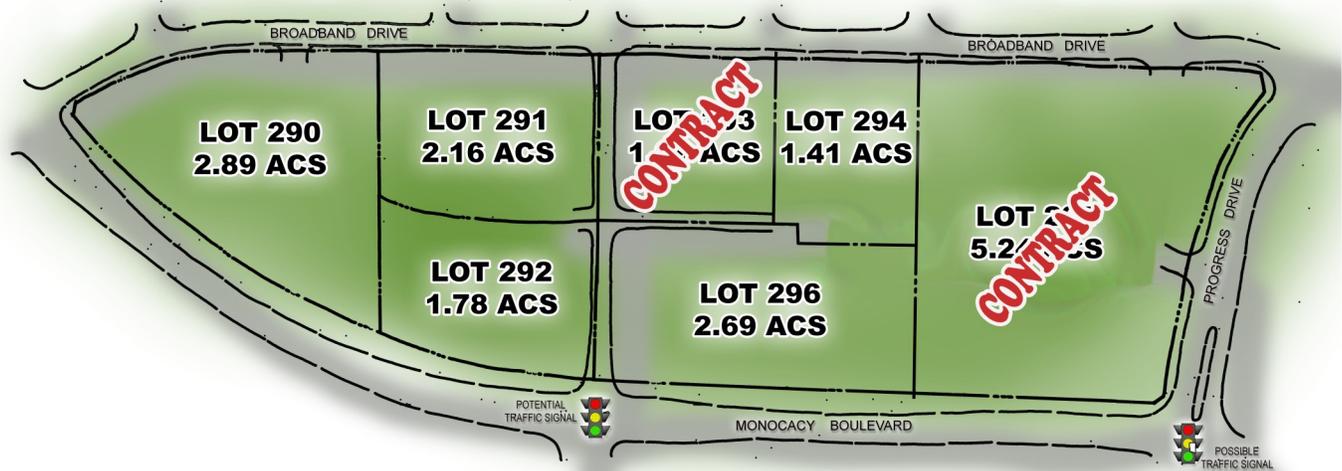


# FOR SALE

Monocacy Boulevard & Progress Drive, Frederick, MD 21703

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE

## Introducing **RIVER RUN** Retail, Commercial & Flex Lots



Lot	Acres	Price
290	2.89	\$ 1,550,000.00
291	2.16	\$ 1,100,000.00
292	1.78	\$ 850,000.00
293	1.69	<b>CONTRACT</b>
294	1.41	\$ 600,000.00
295	5.24	<b>CONTRACT</b>
296	2.69	\$ 1,550,000.00

Retail Commercial and Flex Lots between 1.41 and 6.83 acres are available for sale on Monocacy Boulevard. The adjacent Riverside Corporate Park's tenants include the Mid Atlantic Regional Headquarters for Wells Fargo Home Mortgage, Aldi, Charles River Laboratories, the National Cancer Institute, and Frederick Brickworks among others. Signalized access is planned. River Run is located a short distance from the Shops at the Monocacy, Clemson Corner and Market Square, which all include a variety of national restaurants and retail stores.

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

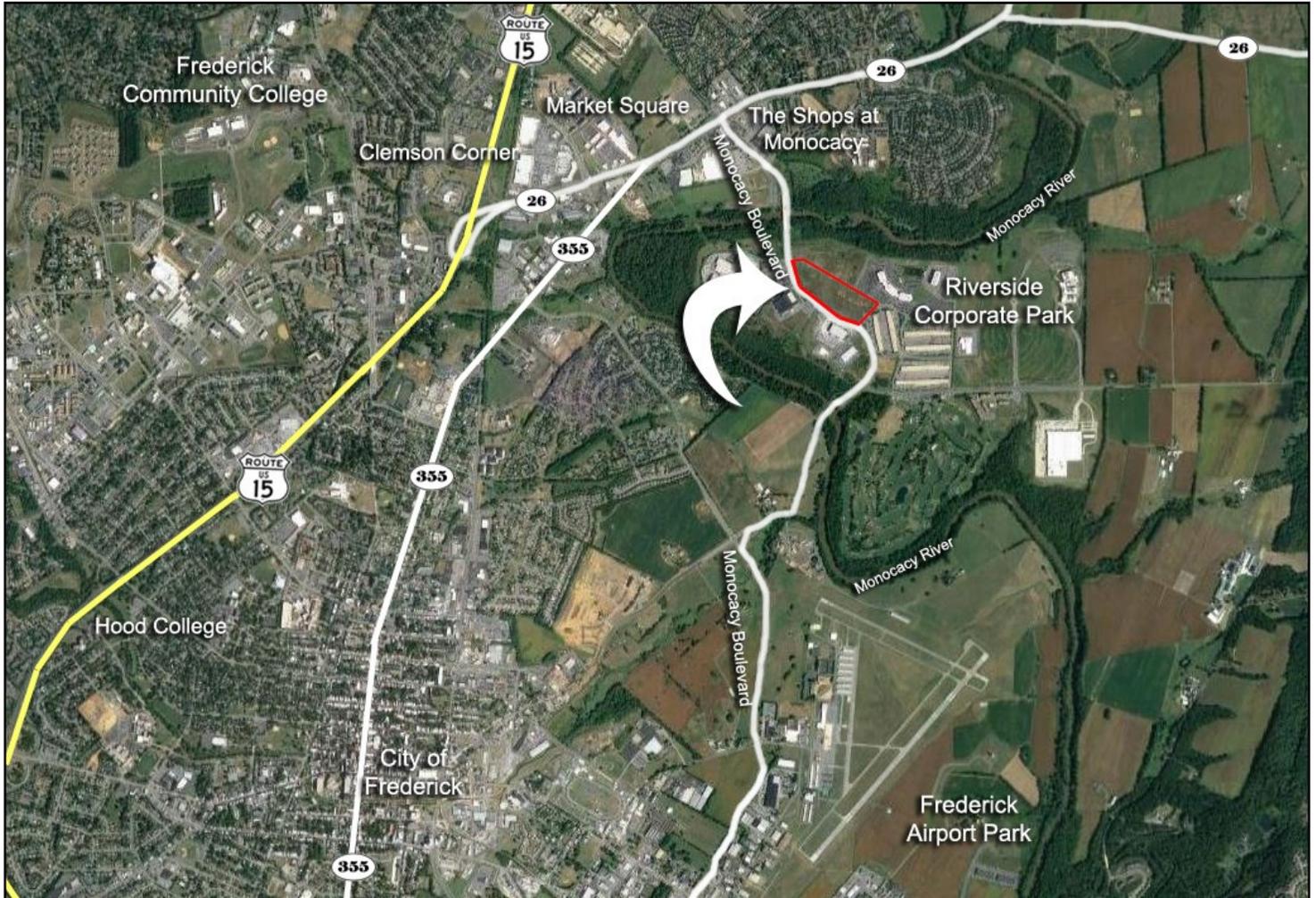
Ashleigh Kiggans, Vice President  
Office: 301-698-9696 ext. 205  
Mobile: 703-507-1069  
Email: ashleigh@macroltd.com

*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

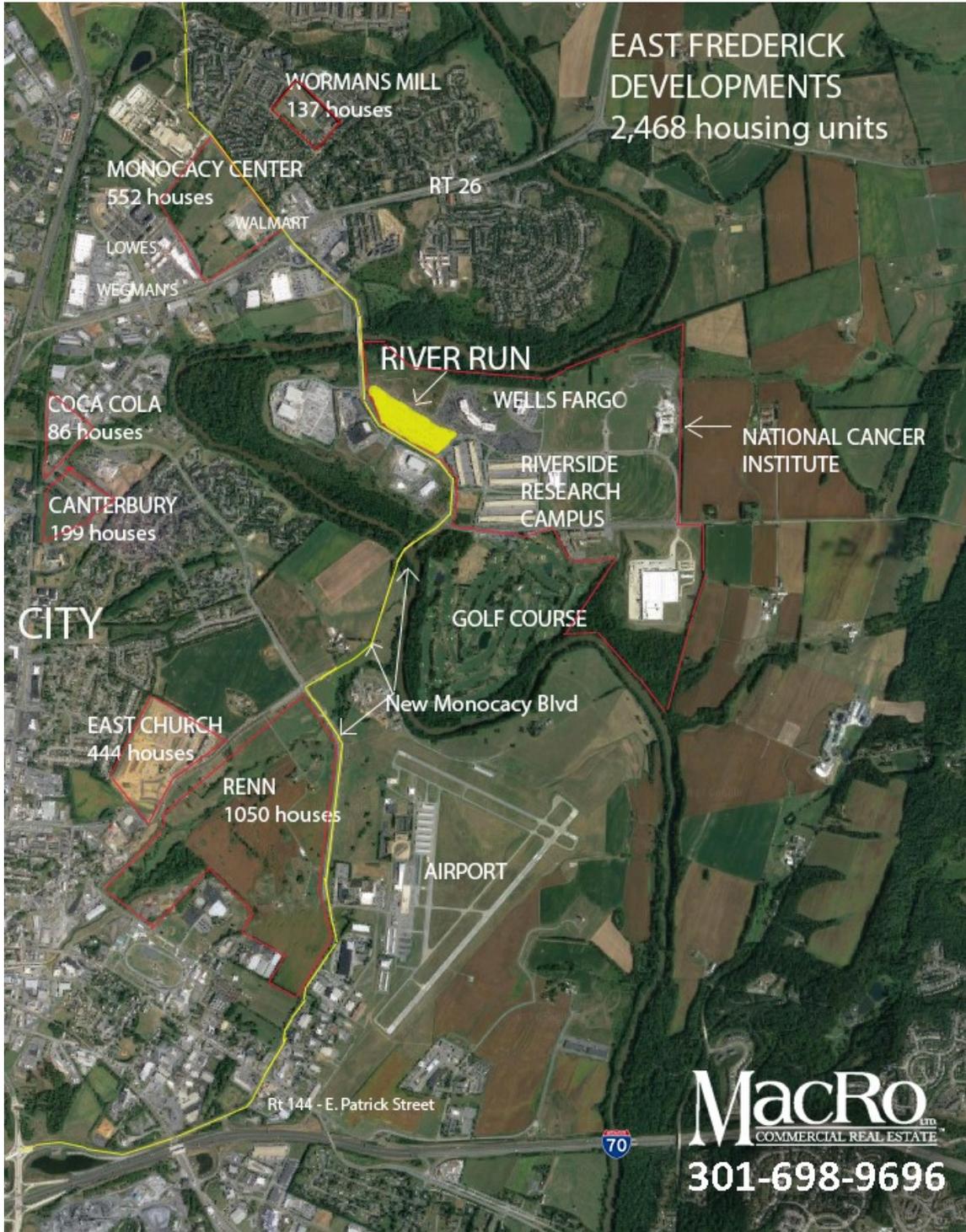
FOR SALE Monocacy Boulevard & Progress Drive, Frederick, MD 21703

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## Neighborhood Development Plans



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# DEMOGRAPHICS

FOR SALE Monocacy Boulevard & Progress Drive, Frederick, MD 21703

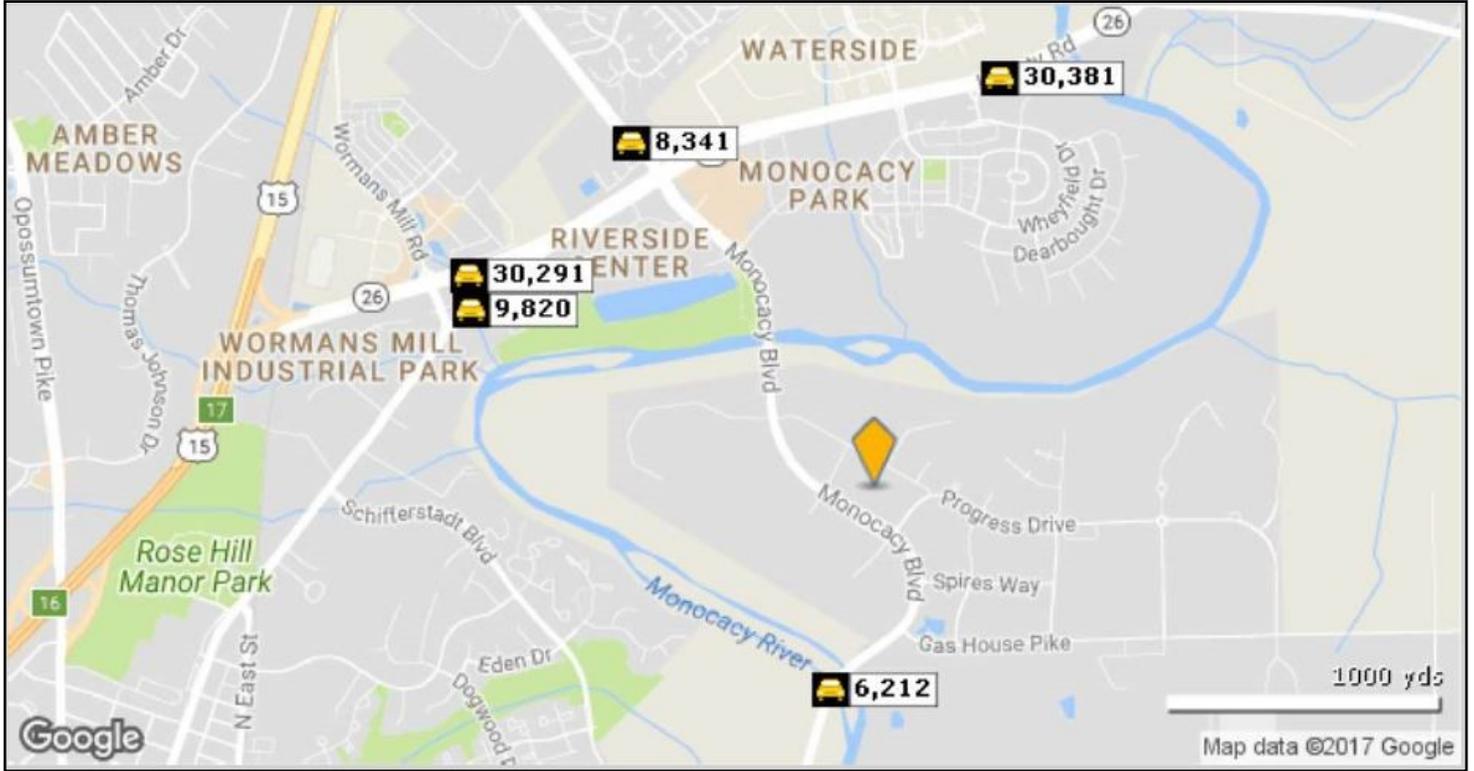


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	5,838		46,491		118,819	
2017 Estimate	5,601		44,694		114,321	
2010 Census	5,096		41,138		105,744	
Growth 2017 - 2022	4.23%		4.02%		3.93%	
Growth 2010 - 2017	9.91%		8.64%		8.11%	
<b>2017 Population by Hispanic Origin</b>	509		4,050		14,503	
<b>2017 Population</b>	5,601		44,694		114,321	
White	4,183	74.68%	33,782	75.59%	85,063	74.41%
Black	865	15.44%	7,141	15.98%	17,960	15.71%
Am. Indian & Alaskan	13	0.23%	219	0.49%	734	0.64%
Asian	326	5.82%	1,924	4.30%	6,347	5.55%
Hawaiian & Pacific Island	11	0.20%	63	0.14%	171	0.15%
Other	203	3.62%	1,566	3.50%	4,044	3.54%
U.S. Armed Forces	0		282		547	
<b>Households</b>						
2022 Projection	2,132		18,461		45,225	
2017 Estimate	2,042		17,733		43,492	
2010 Census	1,846		16,303		40,261	
Growth 2017 - 2022	4.41%		4.11%		3.98%	
Growth 2010 - 2017	10.62%		8.77%		8.03%	
Owner Occupied	1,662	81.39%	11,646	65.67%	28,802	66.22%
Renter Occupied	380	18.61%	6,086	34.32%	14,691	33.78%
<b>2017 Households by HH Income</b>	2,044		17,731		43,492	
Income: <\$25,000	183	8.95%	2,547	14.36%	5,528	12.71%
Income: \$25,000 - \$50,000	229	11.20%	3,196	18.02%	8,149	18.74%
Income: \$50,000 - \$75,000	336	16.44%	3,183	17.95%	8,753	20.13%
Income: \$75,000 - \$100,000	260	12.72%	2,392	13.49%	5,659	13.01%
Income: \$100,000 - \$125,000	384	18.79%	2,253	12.71%	5,072	11.66%
Income: \$125,000 - \$150,000	199	9.74%	1,220	6.88%	2,872	6.60%
Income: \$150,000 - \$200,000	223	10.91%	1,717	9.68%	4,299	9.88%
Income: \$200,000+	230	11.25%	1,223	6.90%	3,160	7.27%
<b>2017 Avg Household Income</b>	\$115,123		\$93,269		\$94,392	
<b>2017 Med Household Income</b>	\$100,911		\$74,413		\$72,760	

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# TRAFFIC COUNT

FOR SALE Monocacy Boulevard & Progress Drive, Frederick, MD 21703



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
<b>1</b> Gas House Pike	Monocacy Blvd	0.11 NE	2016	6,212	MPSI	.43
<b>2</b> Trading Ln	Monocacy Blvd	0.04 SE	2016	8,341	MPSI	.90
<b>3</b> Liberty Rd	Latham Dr	0.07 W	2016	30,381	MPSI	.92
<b>4</b> N Market St	Routzahn Way	0.06 SW	2016	9,820	MPSI	.93
<b>5</b> Liberty Rd	Wormans Mill Rd	0.08 W	2016	30,291	MPSI	.97

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# TRAFFIC ENGINEER LETTER

FOR SALE Monocacy Boulevard & Progress Drive, Frederick, MD 21703



A VETERAN-OWNED  
SMALL BUSINESS

CORPORATE OFFICE  
**Baltimore, MD**  
Suite H  
9900 Franklin Square Drive  
Baltimore, Maryland 21236  
410.931.6600  
fax: 410.931.6601  
1.800.583.8411

DELMARVA OFFICE  
443.513.4128

FIELD LOCATIONS

Arkansas  
Maryland  
New York  
North Carolina  
North Dakota  
Ohio  
Texas  
Virginia  
Washington State  
West Virginia

Merging Innovation and Excellence®  
[www.trafficgroup.com](http://www.trafficgroup.com)

October 7, 2016

Mr. Norman Suss  
Chesapeake Realty and Development  
4750 Owings Mills Blvd.  
Owings Mills, MD 21117

RE: Riverside River Run  
**ADT**  
Frederick, Maryland  
Our Job No.: 2008-0203

Dear Mr. Suss:

In 2014, The Traffic Group, Inc. conducted traffic counts along Monocacy Boulevard in the area of Gas House Pike. We utilized these counts to determine that the ADT along Monocacy Boulevard ranges from 17,000 to 21,000. Since we conducted intersection turning movement counts, we projected the ADT since the peak hour traffic volumes range from 8% to 10% of the ADT.

We also conducted some traffic studies for the Year 2030, with an anticipation of a 1% growth rate per year as well as trips projected to be generated by 13 recently approved but not yet constructed surrounding developments. Based on these studies, which have been approved by The City of Frederick, it is anticipated that the future ADT will range from 35,000 to 43,000 along Monocacy Boulevard.

Sincerely,

Joseph J. Caloggero, P.E., PTOE, PTP  
Vice President

JJC:rek

(F:\2008\2008-0203\WP\Ltr\_ADt\_Suss.docx)

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## Frederick City Zoning – Mixed Employment (MXE)

The Mixed Employment District (MXE) is a floating zone this intended to encourage the incorporation into larger industrial/light industrial developments of a compatible mixture of commercial, employment, recreational, civic and/or cultural uses, and limited multi-family residential use in larger developments, which are developed under an overall master plan of the unified planned development. The primary objective for a property developed under the Mixed Use Employment Center (MXE) zoning district is to provide for a mixture of uses in an integrated manner while encouraging the efficient use of the land, in an environment that insures the integration and compatibility of the project with existing and proposed surrounding developments, while acting as a focal point for the area of the City in which the MXE is proposed. See § 418.

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

- Accessory Apartments
- Multi-Family
- Hotel, Motel and Tourist Court
- Nursing Home/Domiciliary Care/Adult Living Facility
- Rooming House
- Animal Care Services (Including Grooming & Boarding)
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts, or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Filling Station
- Automobile Parts and Accessories
- Automobile Sales & Service Center (Dealership)
- Automobile Sales Lot (New or Used)
- Bakery, Baked Goods Store
- Barber, Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Boats & Marine Supplies
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (with or without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Business Machines/Business Service Centers
- Camera Sales & Photo Processing (Including Development & Printing Services)
- Car Wash
- Cards, Stationary
- Caterer
- Commercial Use in Historic Structures
- Construction Equipment, Sales, Service & Rental
- 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
- Farm Machinery Rental, Sales and Service
- Farm Supplies & Hardware (Including Landscape and Garden Supply Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- (Continued on next page)

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# ZONING—Continued

FOR SALE Monocacy Boulevard & Progress Drive, Frederick, MD 21703



- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Gun Sales
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods Not Otherwise Listed, Sales and Service, with Outdoor Storage
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Mobile Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Music & Records, Sales and Repair
- Musical Instruments
- 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.), Not Otherwise Listed
- 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 (with/without Engraving)
- Tailoring
- Taxidermy
- Tires, Batteries, Mufflers
- Tobacco Products
- Toys
- Truck Sales & Rental (Over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (1 Ton +) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Video/DVD (Sales or Rental)
- Warehouse Clubs and Superstores
- Aircraft, Industrial Assembly Production
- Appliances, Assembly Production
- Automobile, Assembly Production
- Brick, Tile, Clay Products Manufacture
- Chemicals & Plastics Manufacturing and Processing
- Clothing, Cloth Goods Manufacturing and Processing
- Construction Equipment, Assembly Production
- Distilled Products, Manufacturing and Processing
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Fabricated Metal Products, Manufacturing and Processing
- Food & Beverage Manufacturing
- Glass, Ceramic Products, Manufacturing and Processing
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Solar Energy Products Manufacturing
- Textiles, Synthetic Fabrics
- Tools, Industrial Machinery, Mechanical Equipment
- Trucks, Trailers, and Other Vehicles, Industrial Assembly Production
- Vehicle Storage Yards (RVs, etc.)
- Wood Products
- Distribution Center, Freight Terminal
- Moving and Storage Facility
- Outdoor Storage of Construction Equipment, Generally
- (Continued on next page)

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# ZONING—Continued

FOR SALE Monocacy Boulevard & Progress Drive, Frederick, MD 21703



- Self-Storage
- Storage Warehouse
- Storage Yards
- Trucking Offices and Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course & Club
- Golf Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie/Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museums, Library, etc.)
- Funeral Home, with/without Crematorium
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- Agricultural Production & Support Functions, not Otherwise Mentioned
- Canning
- Commercial Kennel
- Dairy, Bottling
- Feed, Grain Mill
- Feed, Grain & Seed Sales
- Fertilizer Sales
- Greenhouse, Commercial
- Meat, Poultry Packing or Processing
- And More...

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