

FOR LEASE

\$3,000/Month

4014-D Mountville Road, Jefferson, Maryland 21755

MacRo
COMMERCIAL REAL ESTATE^{LTD.}



Prime Visibility Space for Lease

Conveniently located off Rt. 340, in Jefferson, Maryland, this 1,902 SF space with ample parking offers prime visibility for a restaurant, office, or retail business.

PRESENTING

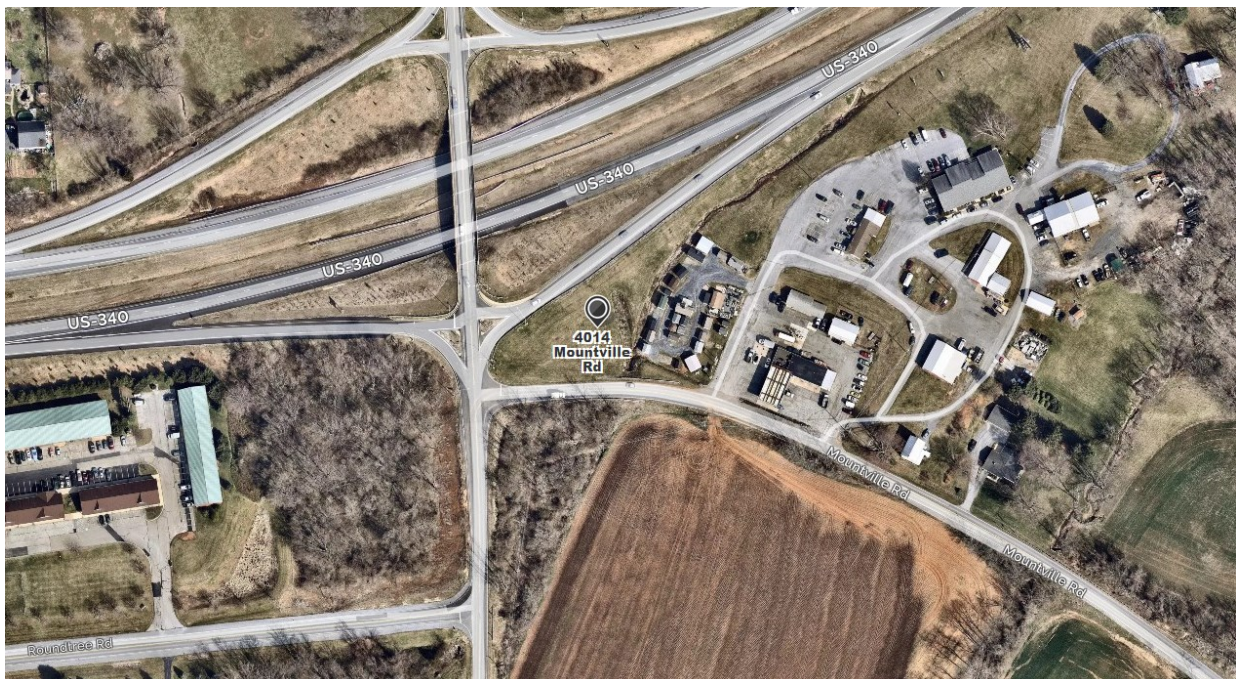
- Location:** 4014-D Mountville Road
- Legal:** Tax Map 0424, Parcel 2142
- Zoning:** Frederick County: GC — The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.
- Unit Size:** 1,902 SF
- Utilities:** Well and Septic, Electric HVAC
- Contact:** Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@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

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PHOTOS

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PHOTOS (Continued)

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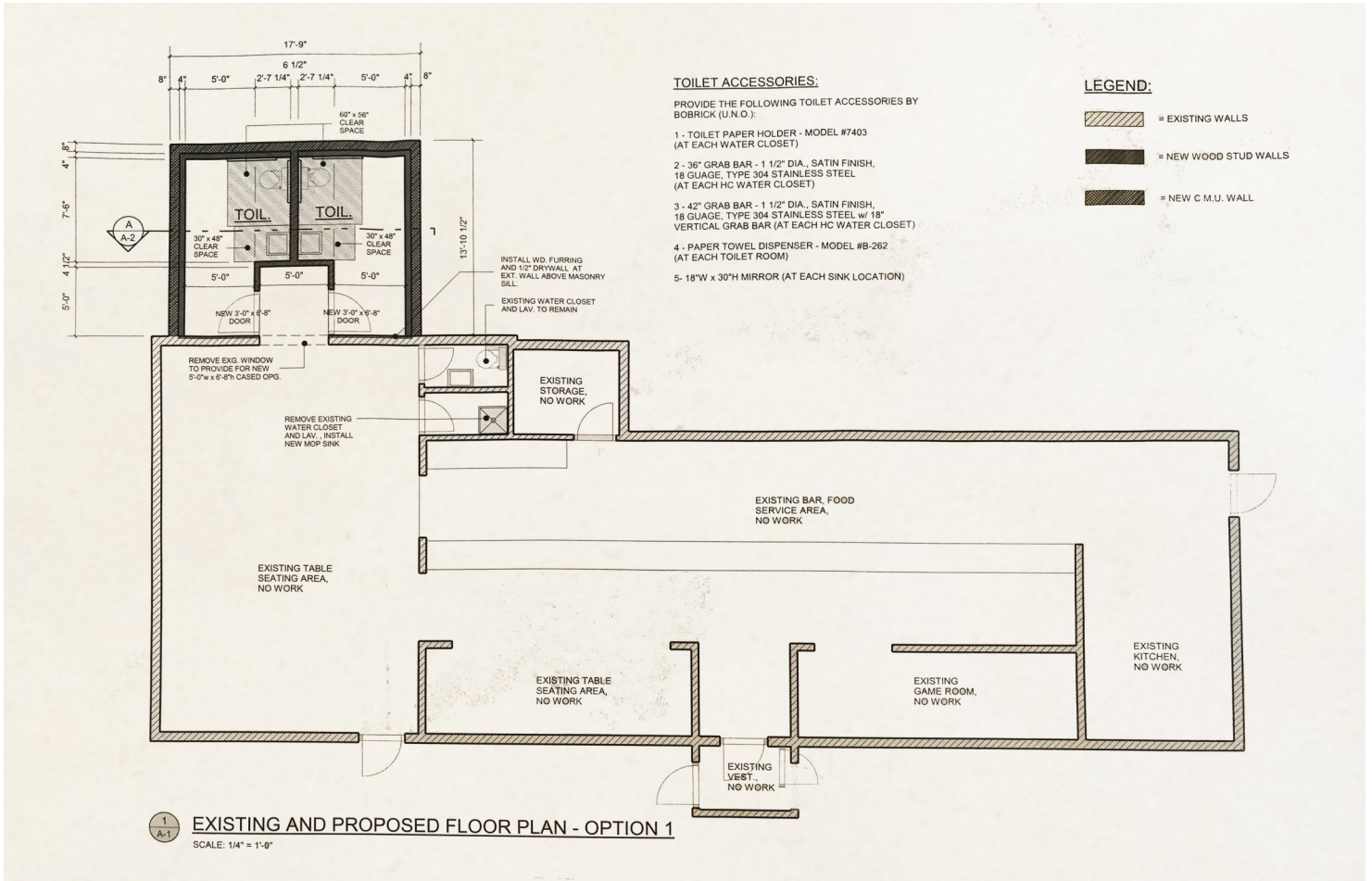
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FLOOR PLAN

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DEMOGRAPHICS



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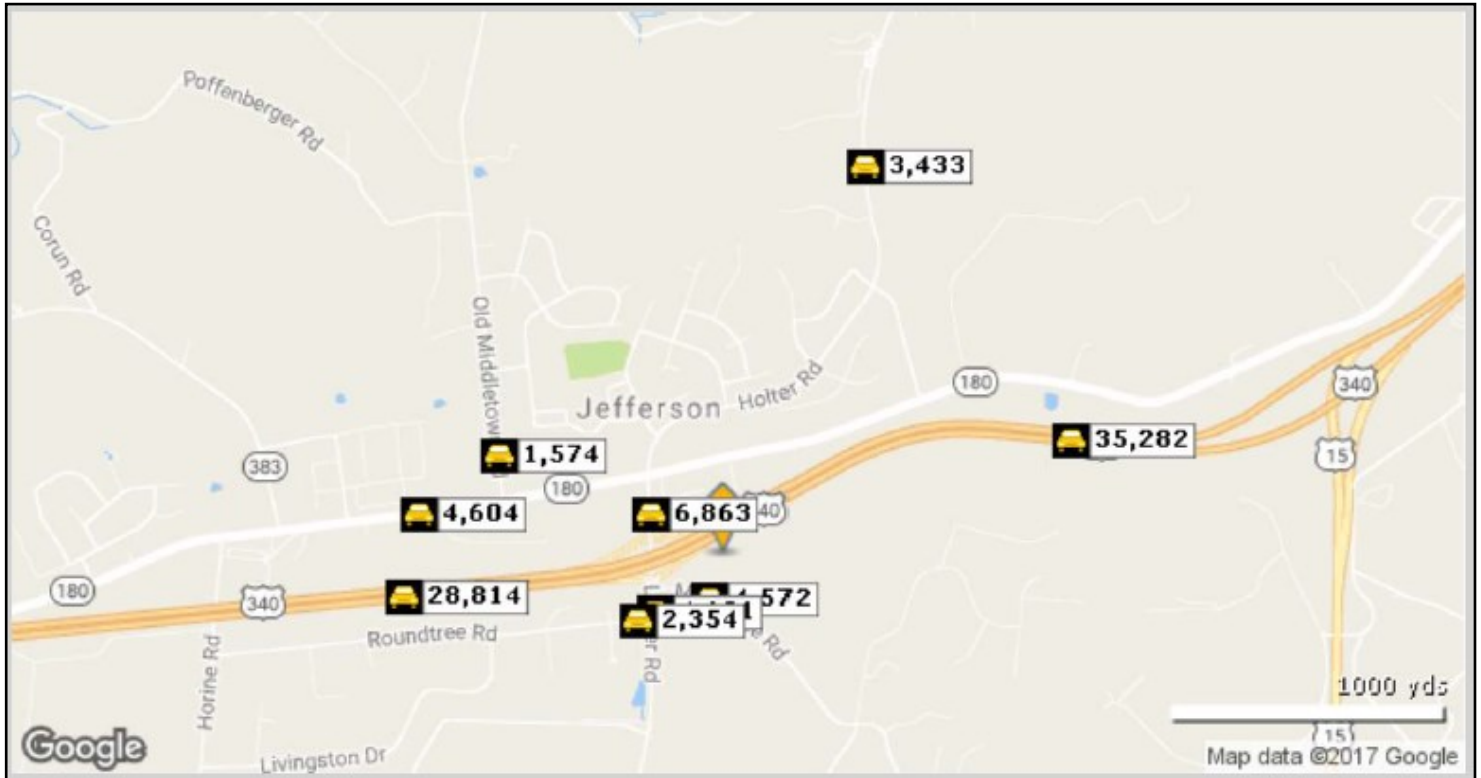
Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	2,163	6,498	24,468
2017 Estimate	2,098	6,322	23,650
2010 Census	2,030	6,227	22,454
Growth 2017 - 2022	3.10%	2.78%	3.46%
Growth 2010 - 2017	3.35%	1.53%	5.33%
2017 Population by Hispanic Origin	151	285	1,586
2017 Population	2,098	6,322	23,650
White	1,957 93.28%	5,930 93.80%	20,107 85.02%
Black	61 2.91%	157 2.48%	1,754 7.42%
Am. Indian & Alaskan	4 0.19%	12 0.19%	67 0.28%
Asian	41 1.95%	113 1.79%	1,094 4.63%
Hawaiian & Pacific Island	1 0.05%	4 0.06%	26 0.11%
Other	35 1.67%	106 1.68%	601 2.54%
U.S. Armed Forces	0	6	47
Households			
2022 Projection	799	2,386	8,589
2017 Estimate	773	2,319	8,296
2010 Census	745	2,275	7,866
Growth 2017 - 2022	3.36%	2.89%	3.53%
Growth 2010 - 2017	3.76%	1.93%	5.47%
Owner Occupied	669 86.55%	2,035 87.75%	7,066 85.17%
Renter Occupied	104 13.45%	284 12.25%	1,230 14.83%
2017 Households by HH Income			
Income: <\$25,000	102 13.21%	236 10.17%	506 6.10%
Income: \$25,000 - \$50,000	84 10.88%	307 13.23%	1,003 12.09%
Income: \$50,000 - \$75,000	128 16.58%	332 14.30%	1,183 14.26%
Income: \$75,000 - \$100,000	78 10.10%	314 13.53%	1,014 12.22%
Income: \$100,000 - \$125,000	119 15.41%	318 13.70%	1,164 14.03%
Income: \$125,000 - \$150,000	71 9.20%	216 9.31%	837 10.09%
Income: \$150,000 - \$200,000	148 19.17%	378 16.29%	1,532 18.47%
Income: \$200,000+	42 5.44%	220 9.48%	1,057 12.74%
2017 Avg Household Income	\$104,389	\$112,513	\$126,101
2017 Med Household Income	\$98,076	\$97,730	\$109,493

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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	Mountville Rd	Lander Rd	0.12 W	2015	4,572	MPSI	.09
2	Lander Rd	Jefferson Pike	0.08 N	2015	6,863	MPSI	.18
3	Lander Rd	Roundtree Rd	0.01 S	2015	4,181	MPSI	.18
4	Roundtree Rd	Lander Rd	0.04 E	2015	2,354	MPSI	.22
5	Old Middletown Rd	Jefferson Pike	0.09 S	2015	1,574	MPSI	.52
6	Jefferson Pike	Southview Ct	0.05 E	2015	4,604	MPSI	.64
7	US Hwy 340	Horine Rd	0.40 W	2015	28,814	MPSI	.68
8	US Hwy 340	US Hwy 15	0.56 E	2015	35,282	MPSI	.78
9	Holter Rd	Wallingford Ct	0.11 S	2015	3,433	MPSI	.88

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ZONING



FOR LEASE 4014-D Mountville Road, Jefferson, Maryland 21755

Frederick County Zoning – General Commercial District (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.

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
- (Continued Next Page)

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ZONING (Continued)



FOR LEASE 4014-D Mountville Road, Jefferson, Maryland 21755

- Landscape Contractor
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Agricultural Products Processing
- 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...

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