

FOR LEASE

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6103 Spring Ridge Parkway, Frederick, Maryland 21701



Spring Ridge Shopping Center

Located at the entrance of Spring Ridge Community, the Spring Ridge Shopping Center serves the community consisting of 823 single family homes, 609 townhomes, 308 residential condominiums, 28 business condominiums, and surrounding areas. The Spring Ridge Community is located minutes away from historic downtown Frederick and is convenient to Washington DC and Baltimore, MD.

- 4,800 SF Prime Corner Retail Space
- At the intersection of Ridgfield Lane and Spring Ridge Parkway, just off MD Route 144

PRESENTING

Location: Spring Ridge Parkway, Frederick, MD

Legal: Tax Map 0078, Parcel 0712

Zoning: Frederick County: PUD—The Planned Unit Development district is a floating zone established to provide for new development and redevelopment within identified growth areas that result in an integrated mixture of commercial, employment, residential, recreational, civic and/or cultural land uses as provided within the appropriate Frederick County Comprehensive, Community, or Corridor Plan. (Ord. 10-26-561, 11-9-2010; Ord. 11-25-591, 10-27-2011)

Utilities: Public Water & Sewer

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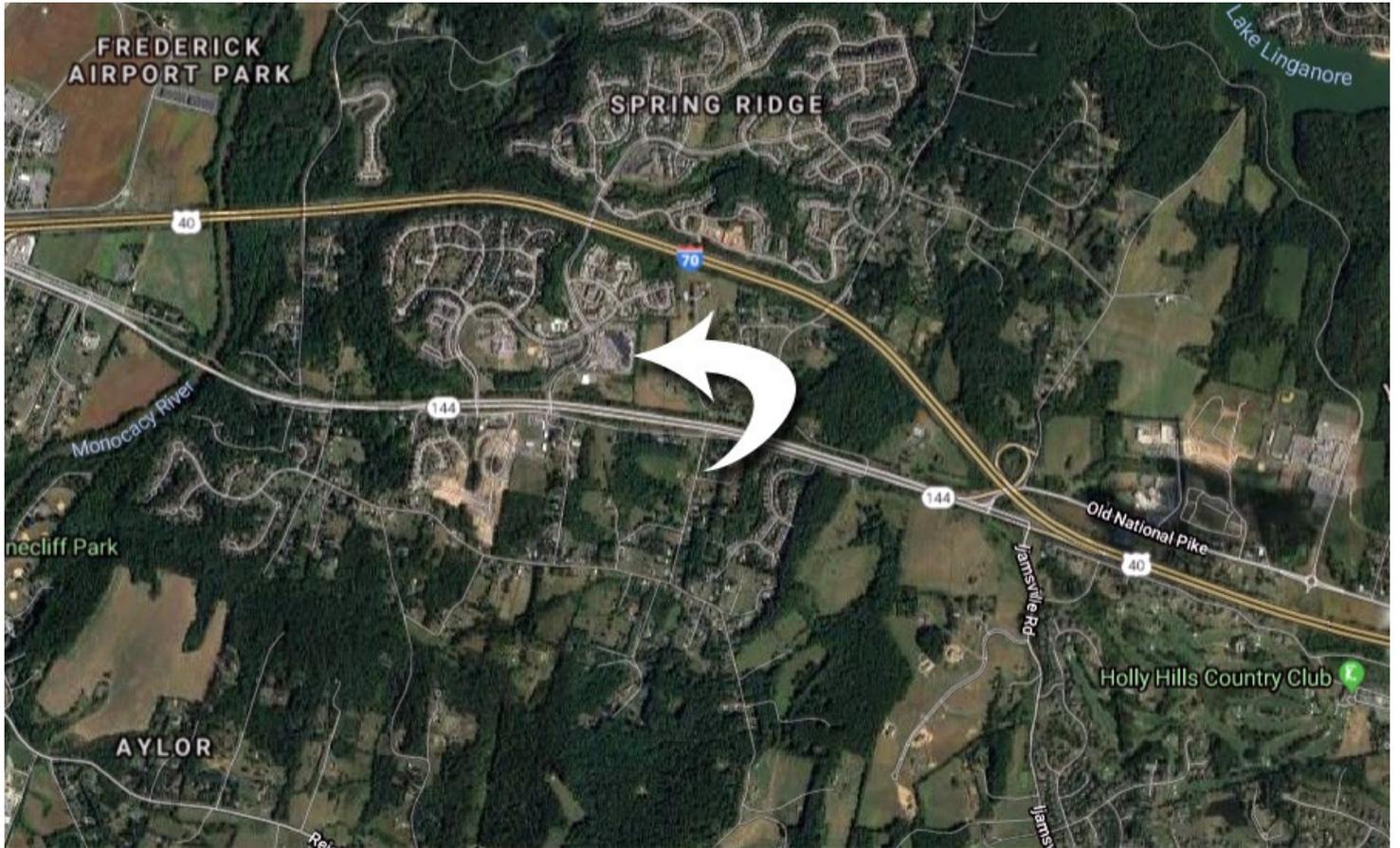
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

FOR LEASE 6103 Spring Ridge Parkway, Frederick, MD 21701

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PHOTOS

FOR LEASE 6103 Spring Ridge Parkway, Frederick, MD 21701

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DEMOGRAPHICS

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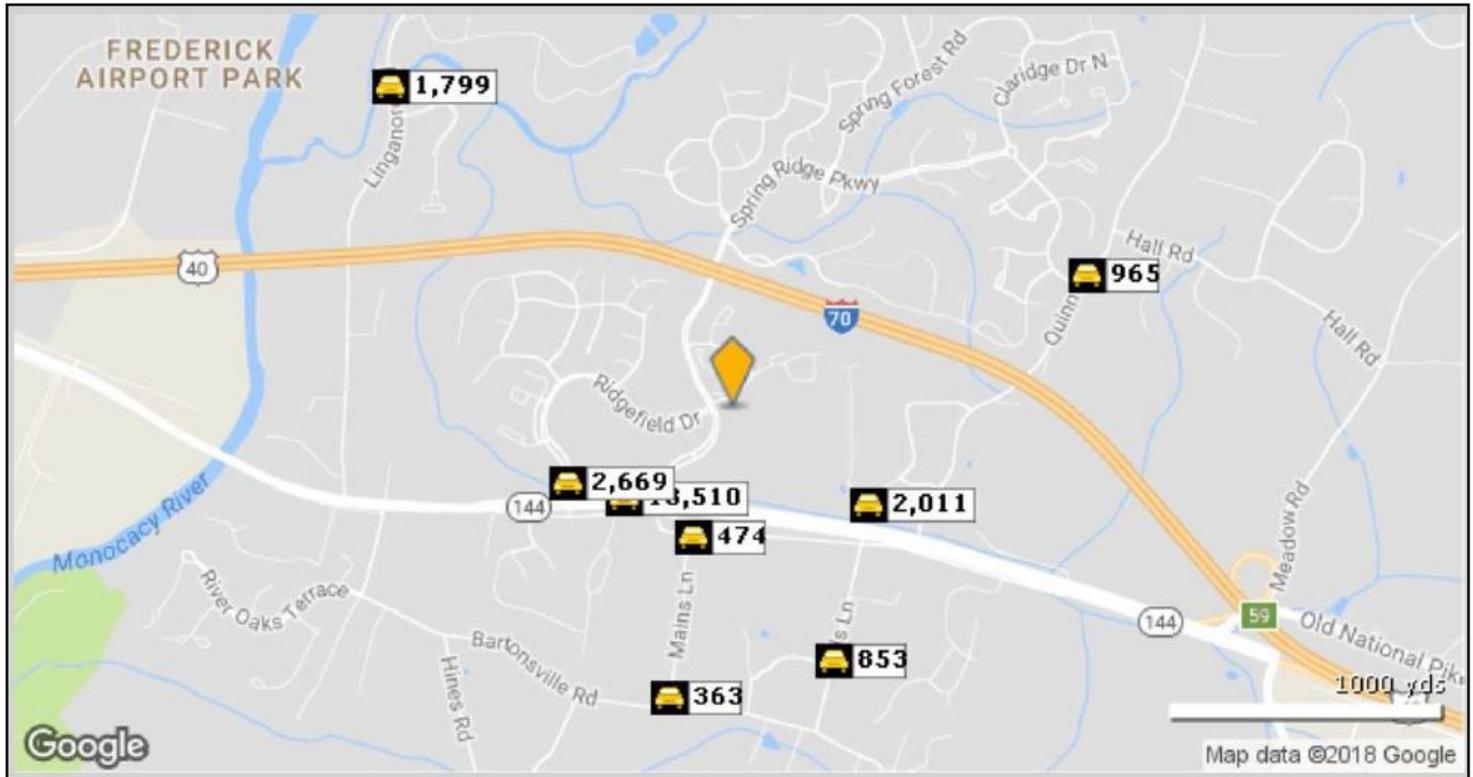


Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	6,857		19,092		92,022	
2017 Estimate	6,627		18,419		88,232	
2010 Census	6,289		17,316		79,954	
Growth 2017 - 2022	3.47%		3.65%		4.30%	
Growth 2010 - 2017	5.37%		6.37%		10.35%	
2017 Population by Hispanic Origin	341		974		7,847	
2017 Population	6,627		18,419		88,232	
White	5,777	87.17%	16,192	87.91%	68,076	77.16%
Black	394	5.95%	1,081	5.87%	11,182	12.67%
Am. Indian & Alaskan	21	0.32%	69	0.37%	362	0.41%
Asian	281	4.24%	593	3.22%	5,483	6.21%
Hawaiian & Pacific Island	0	0.00%	1	0.01%	81	0.09%
Other	154	2.32%	483	2.62%	3,048	3.45%
U.S. Armed Forces	25		39		135	
Households						
2022 Projection	2,475		6,815		35,096	
2017 Estimate	2,388		6,568		33,629	
2010 Census	2,253		6,157		30,464	
Growth 2017 - 2022	3.64%		3.76%		4.36%	
Growth 2010 - 2017	5.99%		6.68%		10.39%	
Owner Occupied	2,018	84.51%	5,398	82.19%	23,814	70.81%
Renter Occupied	370	15.49%	1,170	17.81%	9,815	29.19%
2017 Households by HH Income	2,388		6,566		33,629	
Income: <\$25,000	413	17.29%	756	11.51%	4,325	12.86%
Income: \$25,000 - \$50,000	283	11.85%	899	13.69%	5,105	15.18%
Income: \$50,000 - \$75,000	249	10.43%	835	12.72%	5,756	17.12%
Income: \$75,000 - \$100,000	342	14.32%	820	12.49%	4,442	13.21%
Income: \$100,000 - \$125,000	244	10.22%	784	11.94%	4,288	12.75%
Income: \$125,000 - \$150,000	174	7.29%	538	8.19%	2,562	7.62%
Income: \$150,000 - \$200,000	345	14.45%	1,028	15.66%	3,972	11.81%
Income: \$200,000+	338	14.15%	906	13.80%	3,179	9.45%
2017 Avg Household Income	\$115,937		\$119,942		\$104,131	
2017 Med Household Income	\$93,201		\$99,176		\$84,165	

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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	Mains Ln	Baltimore Rd	0.03 N	2016	474	MPSI	.28
2	Main St	Spring Ridge Pkwy	0.08 E	2016	13,510	MPSI	.29
3	Quinn Rd	Main St	0.05 S	2016	2,011	MPSI	.36
4	Ridgefield Dr	Main St	0.03 S	2016	2,669	MPSI	.38
5	Bells Ln	Bartonsville Rd	0.16 S	2016	853	MPSI	.57
6	Mains Ln	Bartonsville Rd	0.02 S	2016	363	MPSI	.62
7	Quinn Rd	Claridge Dr S	0.03 SW	2016	965	MPSI	.81
8	Linganore Rd	Plant Rd	0.14 N	2016	1,799	MPSI	.99

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ZONING

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Frederick County Zoning – Planned Unit Development District 1 (PUD)

The Planned Unit Development district is a floating zone established to provide for new development and redevelopment within identified growth areas that result in an integrated mixture of commercial, employment, residential, recreational, civic and/or cultural land uses as provided within the appropriate Frederick County Comprehensive, Community, or Corridor Plan. (Ord. 10-26-561, 11-9-2010; Ord. 11-25-591, 10-27-2011)

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

- Nursery Retail and/or Wholesale
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Food Stores
- Book and Magazine
- Camera
- Convenience Stores
- Department Store or Variety Store
- Florist
- Furniture Repair
- Shopping Center
- Gift/Souvenir
- Hardware/Garden Center
- Hobby Shop
- Household Furnishing
- Jewelry
- 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
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Barber and Beauty Shops
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Medical Clinic
- Pawn Shop
- Photography Studio
- Restaurant
- Carpet or Rug Cleaning
- Animal Hospital or Veterinary Clinic
- Night Club, Tavern, Lounge
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Assisted Living Facility
- Place of Worship
- And more...

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