

FOR SALE

\$690,000

65 Thomas Johnson Drive, Unit D, Frederick, Maryland 21702



Frederick Professional Office Condominium for Sale

3,699 SF professional/medical office condominium available in this single-story brick office condominium building. The space contains a waiting room with a reception counter, handicapped accessible restroom, exam rooms, kitchenette, additional restroom and an open treatment area.

Property Details

- Landmark Location
- Covenants and By-Laws Applicable
- Ample Parking
- 2 Miles to Frederick Memorial Hospital

PRESENTING

Location: 65 Thomas Johnson Drive, Unit D, Frederick, Maryland

Legal: Tax Map 0401, Parcel 1138

Zoning: Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**** Subject to the Covenants and By-Laws of 63 & 65 Thomas Johnson Drive Condominium, Inc.**

Suite Size: Approx. 3,699 SF

Utilities: Public Water & Sewer

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

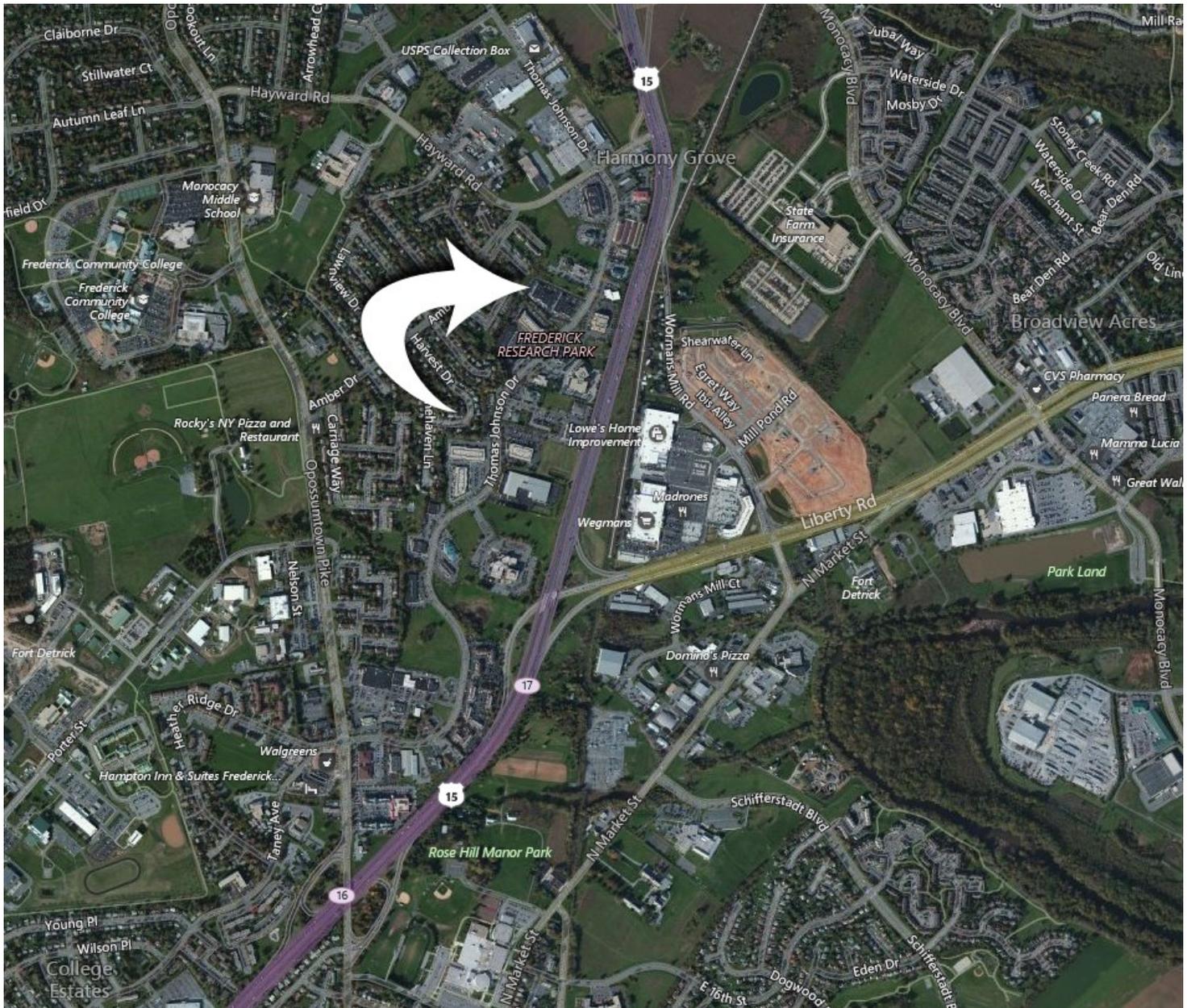
Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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: 65 Thomas Johnson Drive, Unit D, Frederick, MD 21702

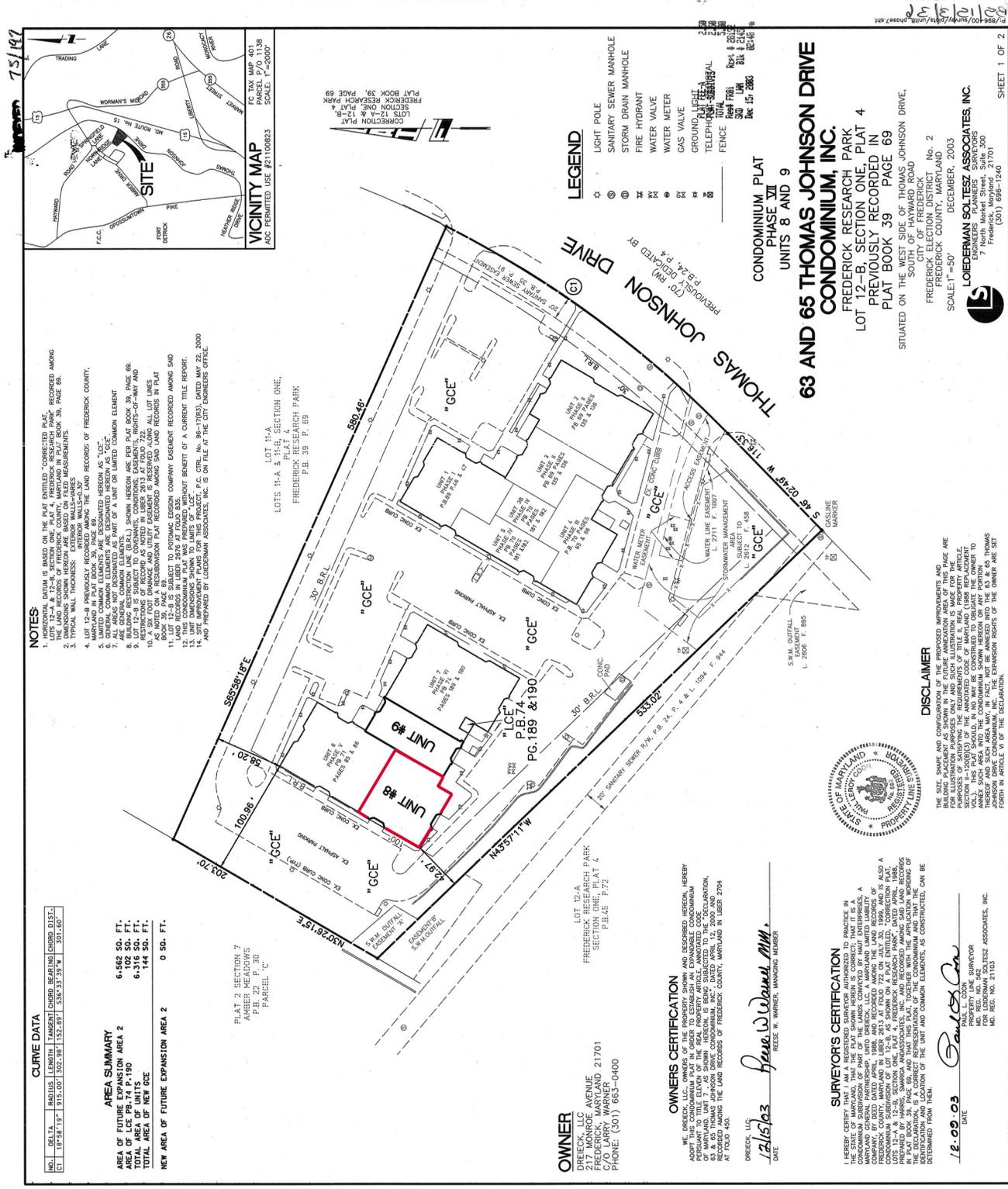
MacRo
LTD.
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PLAT

FOR SALE: 65 Thomas Johnson Drive, Unit D, Frederick, MD 21702



VICINITY MAP
 FC TAX MAP 401
 1997
 ACC. PERMITTED USE #21100823
 SCALE: 1" = 2000'

- NOTES:**
- HORIZONTAL DATUM IS BASED ON THE PLAT ENTITLED "CORRECTED PLAT, LOTS 10-A, 10-B, SECTION ONE, PLAT 4, FREDERICK RESEARCH PARK, FREDERICK COUNTY, MARYLAND, 1997, AS AMENDED BY PLAT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 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786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CURVE DATA

NO.	BEV. A	RADIUS	LENGTH	CHORD	CHORD DIST.
1	18.28	131.24	131.24	131.24	0.00
2	18.28	131.24	131.24	131.24	0.00

AREA SUMMARY
 AREA OF FUTURE EXPANSION AREA 2
 6,562 SQ. FT.
 AREA OF LCE PB-74 P-190
 102 SQ. FT.
 TOTAL AREA OF UNITS
 6,316 SQ. FT.
 TOTAL AREA OF NEW USE
 174 SQ. FT.
 NEW AREA OF FUTURE EXPANSION AREA 2
 0 SQ. FT.

PLAT 2, SECTION 7
 FREDERICK RESEARCH PARK
 P. 190, P. 212
 PARCEL 'C'

OWNER
 DRECK, LLC
 217 MONROE AVENUE
 FREDERICK, MARYLAND 21701
 C/O LARRY WARNER
 PHONE: (301) 663-0400

OWNERS CERTIFICATION

WE, DRECK, LLC, OWNERS OF THE PROPERTY SHOWN AND RESIGNED HERON, HERBY PROPERTY, FREDERICK COUNTY, MARYLAND, DO HEREBY CERTIFY THAT THE CONDOMINIUM UNIT SHOWN AND RESIGNED HERON, HERBY PROPERTY, FREDERICK COUNTY, MARYLAND, IS BEING SITED IN ACCORDANCE WITH THE RECORDS AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 2704 AT FOLIO 60.

DRECK, LLC
 12/15/03
 LARRY WARNER, MANAGING MEMBER

SURVEYORS CERTIFICATION

I, HERBY, CERTIFY THAT I AM A REGISTERED SURVEYOR AUTHORIZED TO PRACTICE IN FREDERICK COUNTY, MARYLAND, AND THAT I HAVE PERSONALLY EXAMINED THE CONDOMINIUM SUBDIVISION OF PART OF THE LANDS CONVEYED BY TALENT ENTERPRISES, A MARYLAND GENERAL PARTNERSHIP, INTO DRECK, LLC, A MARYLAND LIMITED LIABILITY COMPANY, FREDERICK COUNTY, MARYLAND, IN LIBER 2713 AT FOLIO 722 ON JULY 30, 1999, AND IS ALSO A FREDERICK COUNTY, MARYLAND, CONDOMINIUM UNIT SHOWN AND RESIGNED HERON, HERBY PROPERTY, FREDERICK COUNTY, MARYLAND, IN LIBER 2704 AT FOLIO 60, AND IS ALSO A FREDERICK COUNTY, MARYLAND, CONDOMINIUM UNIT SHOWN AND RESIGNED HERON, HERBY PROPERTY, FREDERICK COUNTY, MARYLAND, IN PLAT BOOK 39, PAGE 69, AND THAT THIS PLAT, TOGETHER WITH THE APPLICATION, WORDING OF THE RECORDS, AND THE RECORDS OF REPRESENTATION AND RECORDS, CAN BE DETERMINED FROM THEM.

12-09-03
 DATE
 Paul J. Con
 PROPERTY LINE SURVEYOR
 MD. REG. NO. 162
 1000 W. MARKET STREET, SUITE 300
 FREDERICK, MARYLAND 21701
 MD. REG. NO. 21103

DISCLAIMER

THE SIZE, SHAPE AND CONVEYANCE MEASUREMENTS AND BUILDING PLACEMENT AS SHOWN IN THE FUTURE ANNOTATION AREA OF THIS PAGE ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT CONSTITUTE A WARRANTY OF ANY KIND. SECTION 4 - (PART) OF THE ANNOTATED CODE OF MARYLAND (LARGE REPLICATION ANNEK, SUCH AS AREA INTO THE CONDOMINIUM SHOWN HERON OR ANY PORTION THEREOF) IS NOT TO BE CONSIDERED AS A PART OF THIS PLAT. THE EXPANSION RIGHTS OF THE OWNER ARE SET FORTH IN ARTICLE VI OF THE DECLARATION.

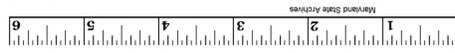


- LEGEND**
- LIGHT POLE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GROUND LIGHT
 - TELEPHONE
 - FENCE TOTAL

CONDOMINIUM PLAT
 PHASE VII
 UNITS 8 AND 9
 63 AND 65 THOMAS JOHNSON DRIVE
 CONDOMINIUM, INC.
 FREDERICK RESEARCH PARK
 LOT 12-B, SECTION ONE, PLAT 4
 PREVIOUSLY RECORDED IN
 PLAT BOOK 39, PAGE 69
 SITUATED ON THE WEST SIDE OF THOMAS JOHNSON DRIVE,
 CITY OF FREDERICK,
 FREDERICK COUNTY, MARYLAND

LOEDERMAN SOLTESZ ASSOCIATES, INC.
 7 North Market Street, Suite 300
 Frederick, Maryland 21701
 (301) 669-1640

SHEET 1 OF 2
 PROJECT # 1986-00
 DATE 12/15/03



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PHOTOS

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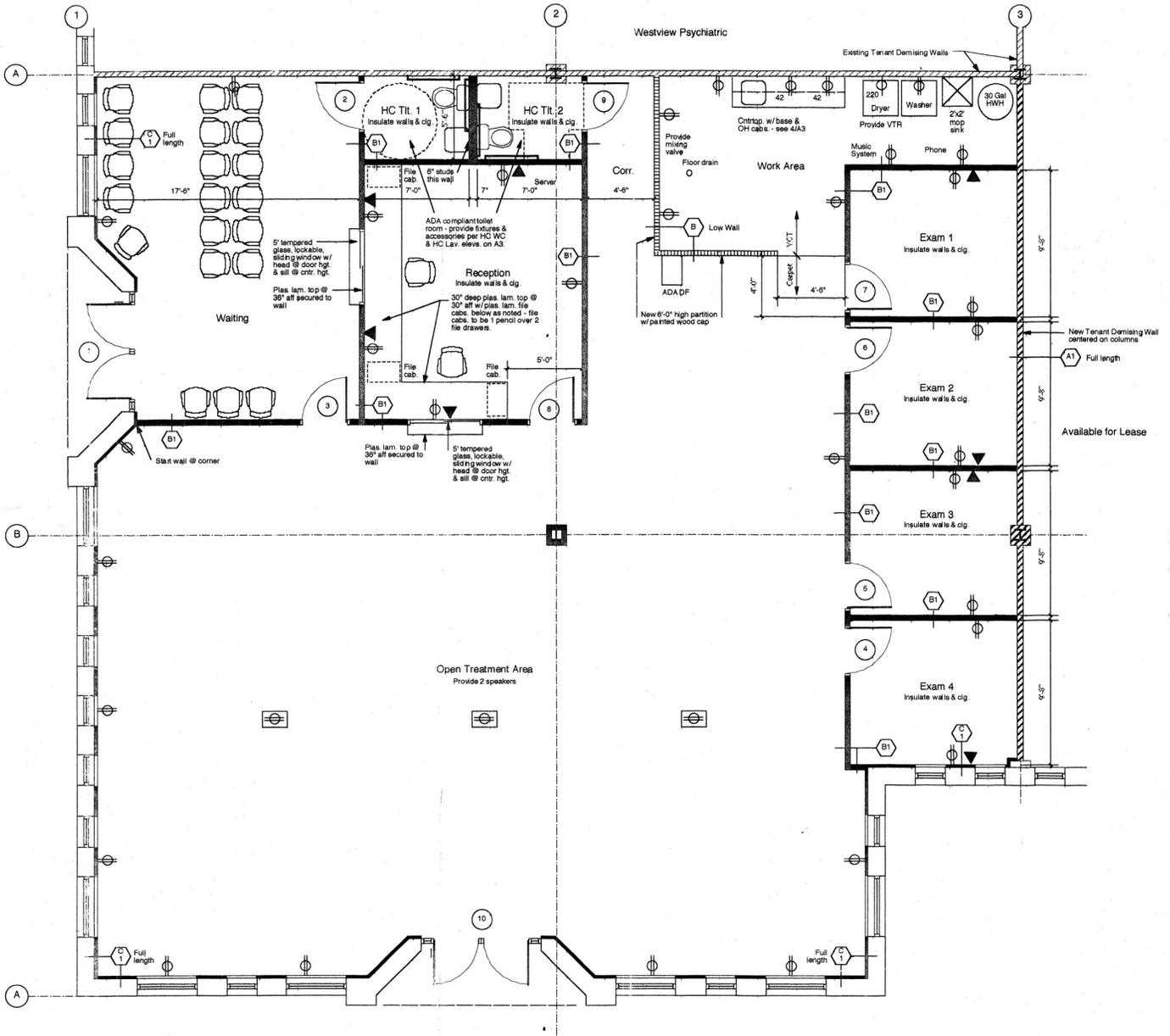
MacRo^{LTD.}
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FLOOR PLAN

FOR SALE: 65 Thomas Johnson Drive, Unit D, Frederick, MD 21702



1 Floor Plan
A1
1/4" = 1'-0"

Notes:
1. Provide fire extinguishers in semi-recessed cabinets as req'd. & as approved by Tenant.

Electrical Legend

- Duplex receptacle
- Duplex receptacle @ hgt. noted aff
- Duplex floor receptacle
- 220V receptacle
- Combo phone / data jack

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DEMOGRAPHICS

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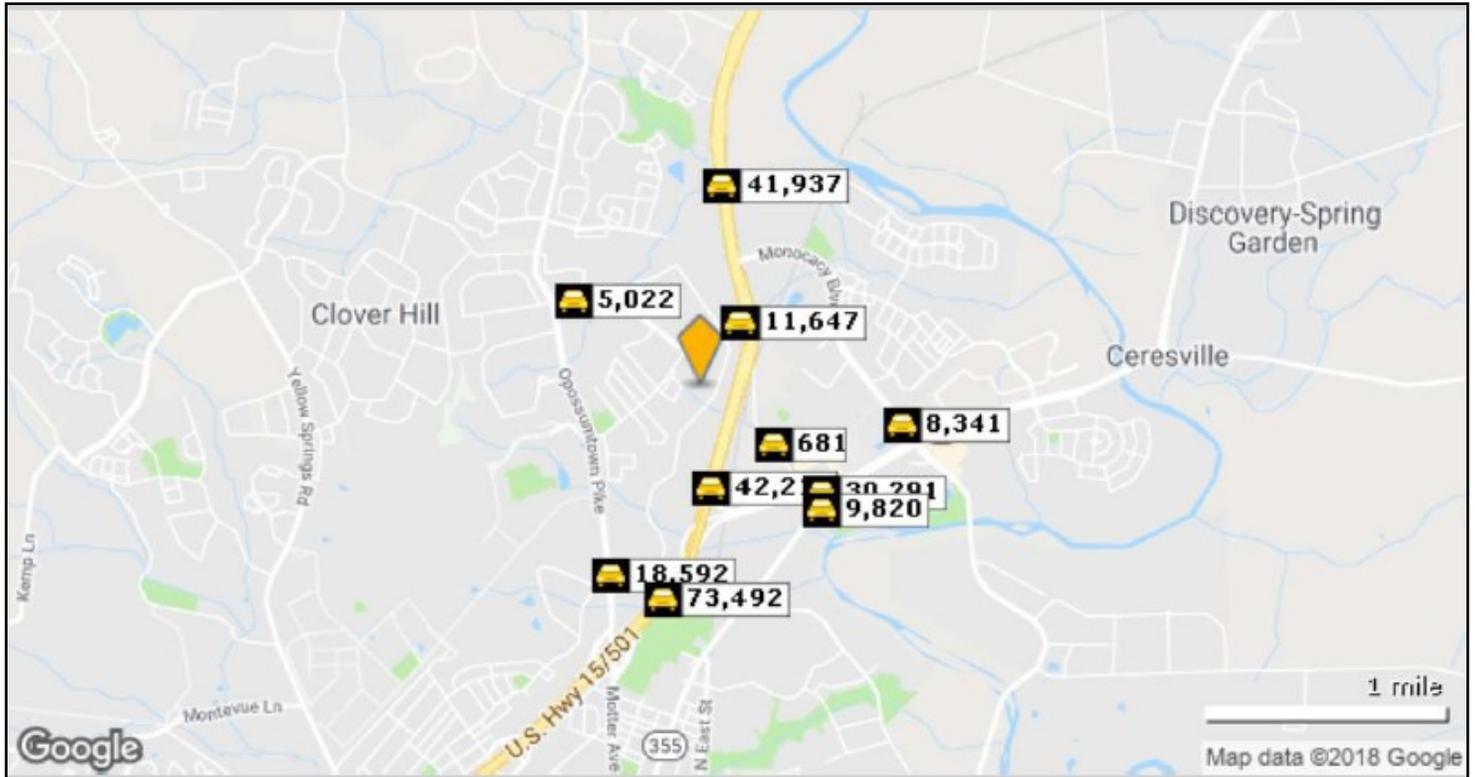


Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	8,807		57,541		114,863	
2018 Estimate	8,402		55,283		110,504	
2010 Census	7,383		50,837		102,455	
Growth 2018 - 2023	4.82%		4.08%		3.94%	
Growth 2010 - 2018	13.80%		8.75%		7.86%	
2018 Population by Hispanic Origin						
2018 Population	8,402		55,283		110,504	
White	5,922	70.48%	40,480	73.22%	81,140	73.43%
Black	1,616	19.23%	9,339	16.89%	18,043	16.33%
Am. Indian & Alaskan	44	0.52%	291	0.53%	782	0.71%
Asian	461	5.49%	3,072	5.56%	6,432	5.82%
Hawaiian & Pacific Island	20	0.24%	73	0.13%	163	0.15%
Other	339	4.03%	2,028	3.67%	3,943	3.57%
U.S. Armed Forces	46		382		506	
Households						
2023 Projection	3,247		22,867		43,969	
2018 Estimate	3,092		21,959		42,276	
2010 Census	2,696		20,206		39,206	
Growth 2018 - 2023	5.01%		4.13%		4.00%	
Growth 2010 - 2018	14.69%		8.68%		7.83%	
Owner Occupied	2,517	81.40%	14,484	65.96%	27,866	65.91%
Renter Occupied	575	18.60%	7,476	34.05%	14,411	34.09%
2018 Households by HH Income						
Income: <\$25,000	260	8.41%	3,182	14.49%	6,163	14.58%
Income: \$25,000 - \$50,000	335	10.83%	3,280	14.94%	6,652	15.74%
Income: \$50,000 - \$75,000	531	17.17%	3,848	17.52%	7,840	18.55%
Income: \$75,000 - \$100,000	547	17.69%	3,414	15.55%	6,058	14.33%
Income: \$100,000 - \$125,000	458	14.81%	2,491	11.34%	4,506	10.66%
Income: \$125,000 - \$150,000	296	9.57%	1,656	7.54%	3,040	7.19%
Income: \$150,000 - \$200,000	403	13.03%	2,284	10.40%	4,522	10.70%
Income: \$200,000+	263	8.50%	1,803	8.21%	3,494	8.26%
2018 Avg Household Income	\$110,195		\$98,878		\$98,190	
2018 Med Household Income	\$94,218		\$79,899		\$76,991	

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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	Hayward Rd	Catoctin Mountain Hwy	0.04 NE	2017	11,647	MPSI	.33
2	Wormans Mill Rd	Liberty Rd	0.24 SE	2017	681	MPSI	.38
3	Catoctin Mountain Hwy	Liberty Rd	0.14 S	2017	42,212	MPSI	.41
4	Hayward Rd	Honey Clover Ct	0.02 W	2017	5,022	MPSI	.65
5	Liberty Rd	Wormans Mill Rd	0.08 W	2017	30,291	MPSI	.67
6	N Market St	Routzahn Way	0.06 SW	2017	9,820	MPSI	.72
7	Catoctin Mountain Hwy	Willow Rd	0.06 N	2017	41,937	MPSI	.86
8	Opossumtown Pike	Thomas Johnson Dr	0.04 S	2017	18,592	MPSI	.87
9	Trading Ln	Monocacy Blvd	0.04 SE	2017	8,341	MPSI	.87
10	Catoctin Mountain Hwy	Liberty Rd	0.01 NE	2017	73,492	MPSI	.89

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ZONING

FOR SALE: 65 Thomas Johnson Drive, Unit D, Frederick, MD 21702



Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**** Subject to the Covenants and By-Laws of 63 & 65 Thomas Johnson Drive Condominium, Inc.**

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

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, 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
- And More...

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