

# FOR LEASE

CALL FOR PRICING

125 East All Saints Street, Frederick, Maryland 21701



## Ideal Downtown Frederick Location for Retail, Restaurant or Fitness

Here is where the downtown action is today and will be for a long time. This 3,100 SF space at street level is built out into two large areas with 100 feet of glass front, which makes this a highly desirable location for your downtown retail, restaurant or fitness business. Located at the base of the All Saints Street garage, and only steps to Carroll Creek and its new expansion, along with being next to the Delaplaine Visual Art Center, this location offers plenty of foot and car traffic to keep your business busy.

## PRESENTING

**Location:** 125 East All Saints Street, Frederick, Maryland 21701

**Legal:** Tax Map 0418, Parcel 0963

**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.

**Suite Size:** Approx. 3,100 SF

**Utilities:** Public Water and Sewer

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

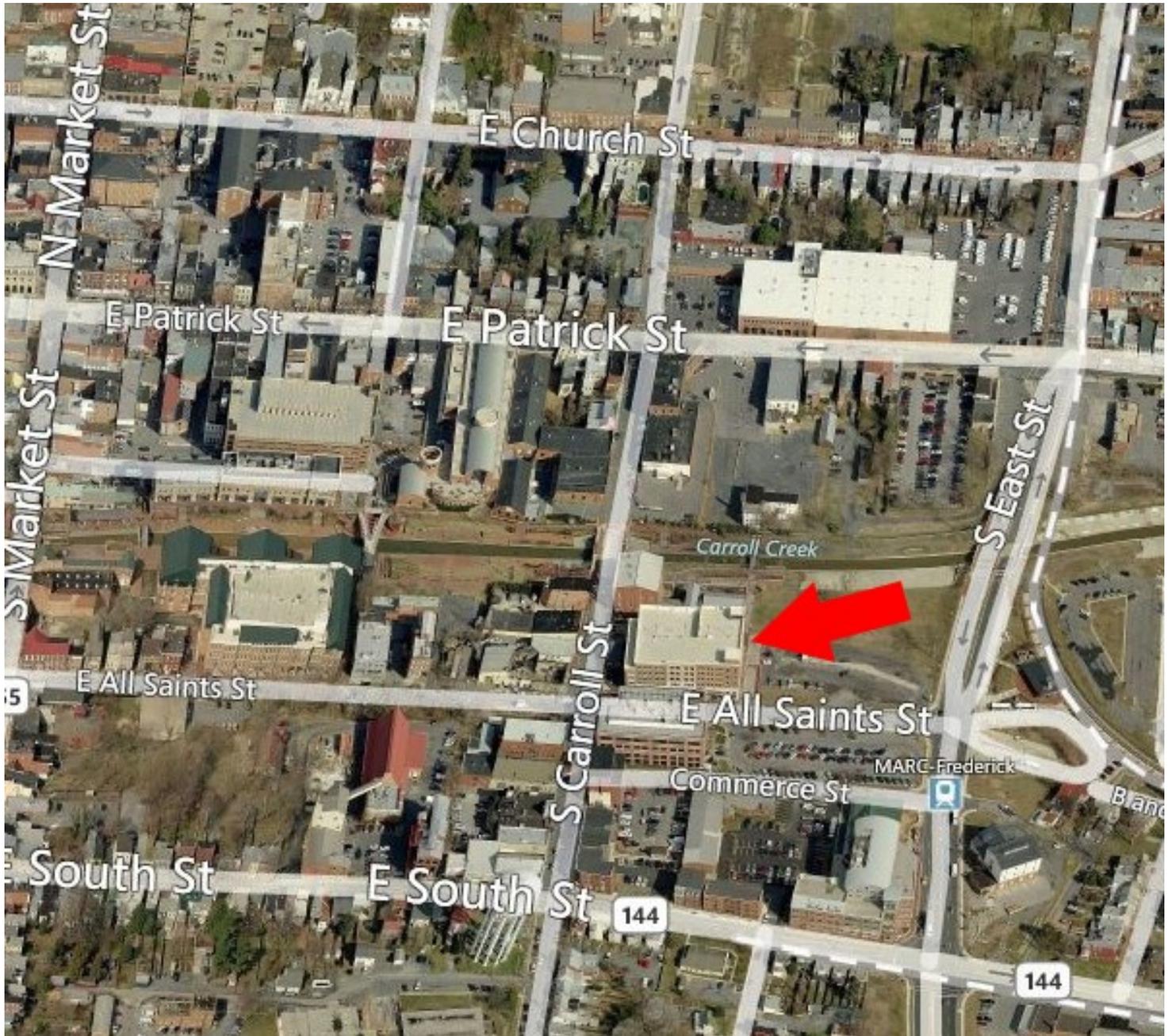
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Mobile: 703-507-1069  
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*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

# LOCATION MAP

FOR LEASE 125 East All Saints Street, Frederick, MD 21701

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE™



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# PHOTOS

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# DEMOGRAPHICS

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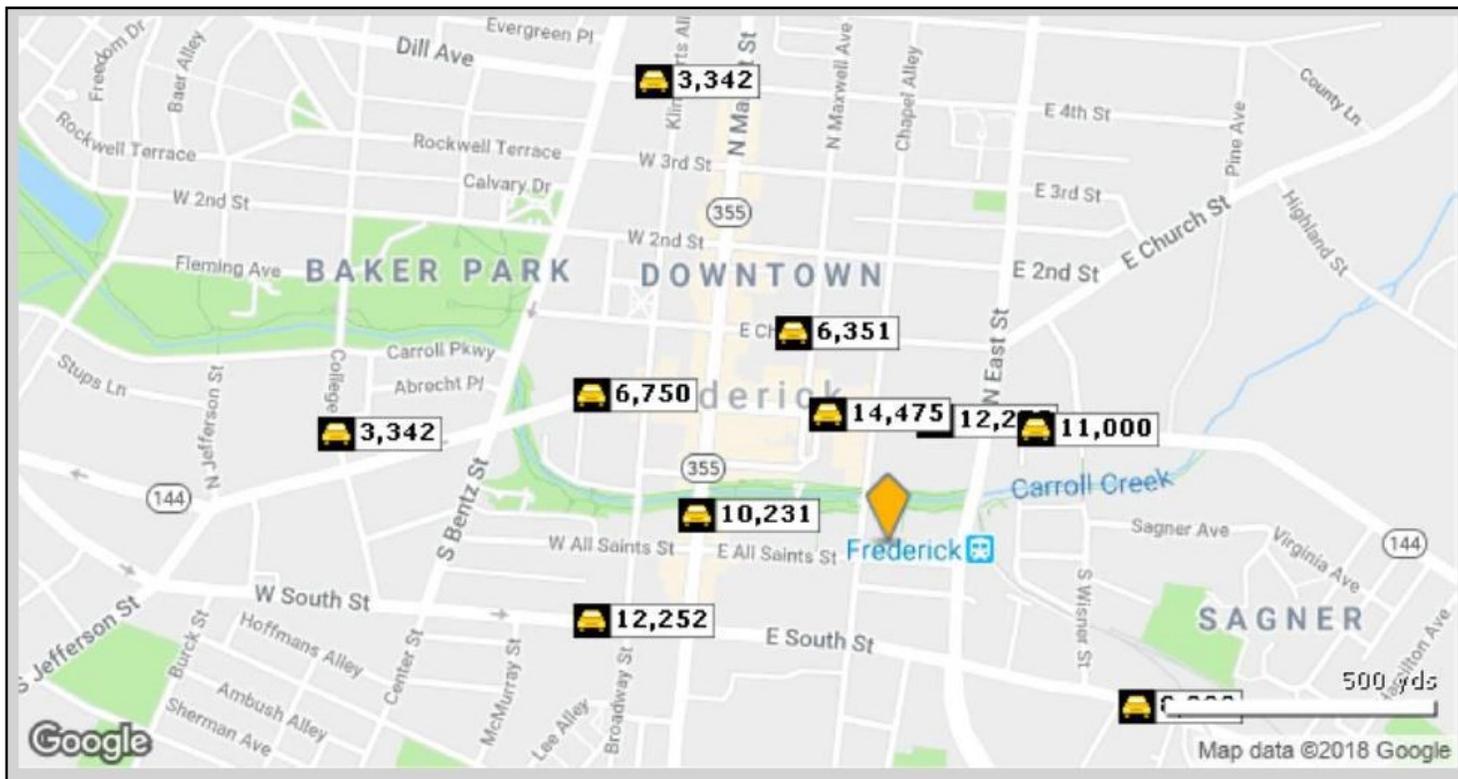


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	11,196		74,616		120,457	
2018 Estimate	10,806		71,703		115,529	
2010 Census	10,216		66,023		105,083	
Growth 2018 - 2023	3.61%		4.06%		4.27%	
Growth 2010 - 2018	5.78%		8.60%		9.94%	
<b>2018 Population by Hispanic Origin</b>	782		11,474		16,055	
<b>2018 Population</b>	10,806		71,703		115,529	
White	8,155	75.47%	49,350	68.83%	83,286	72.09%
Black	1,986	18.38%	14,167	19.76%	19,527	16.90%
Am. Indian & Alaskan	60	0.56%	601	0.84%	829	0.72%
Asian	231	2.14%	4,617	6.44%	7,424	6.43%
Hawaiian & Pacific Island	4	0.04%	128	0.18%	179	0.15%
Other	369	3.41%	2,840	3.96%	4,285	3.71%
U.S. Armed Forces	13		194		497	
<b>Households</b>						
2023 Projection	5,166		29,389		45,998	
2018 Estimate	4,990		28,242		44,102	
2010 Census	4,761		26,095		40,176	
Growth 2018 - 2023	3.53%		4.06%		4.30%	
Growth 2010 - 2018	4.81%		8.23%		9.77%	
Owner Occupied	2,369	47.47%	15,960	56.51%	28,865	65.45%
Renter Occupied	2,621	52.53%	12,282	43.49%	15,237	34.55%
<b>2018 Households by HH Income</b>	4,991		28,241		44,100	
Income: <\$25,000	1,225	24.54%	4,846	17.16%	6,204	14.07%
Income: \$25,000 - \$50,000	900	18.03%	5,171	18.31%	6,803	15.43%
Income: \$50,000 - \$75,000	878	17.59%	5,740	20.33%	8,016	18.18%
Income: \$75,000 - \$100,000	778	15.59%	3,781	13.39%	6,376	14.46%
Income: \$100,000 - \$125,000	384	7.69%	2,803	9.93%	5,045	11.44%
Income: \$125,000 - \$150,000	209	4.19%	1,816	6.43%	3,233	7.33%
Income: \$150,000 - \$200,000	308	6.17%	2,534	8.97%	4,805	10.90%
Income: \$200,000+	309	6.19%	1,550	5.49%	3,618	8.20%
<b>2018 Avg Household Income</b>	\$78,924		\$86,261		\$99,088	
<b>2018 Med Household Income</b>	\$60,955		\$67,809		\$79,027	

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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	E Patrick St	East St	0.06 E	2017	12,275	MPSI	.14
2	E Patrick St	Maxwell Ave	0.03 W	2017	14,475	MPSI	.16
3	E Patrick St	Water St	0.01 W	2017	11,000	MPSI	.20
4	S Market St	W All Saints St	0.04 S	2017	10,231	MPSI	.21
5	E Church St	Maxwell Ave	0.02 E	2017	6,351	MPSI	.25
6	E South St	S Wisner St	0.06 W	2017	8,999	MPSI	.32
7	W South St	Broadway St	0.04 E	2017	12,252	MPSI	.33
8	W Patrick St	N Court St	0.06 E	2017	6,750	MPSI	.35
9	W 4th St	Klinehart Aly	0.03 E	2017	3,342	MPSI	.56
10	College Ave	Carroll Pkwy	0.08 N	2017	3,342	MPSI	.60

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# ZONING

FOR LEASE 125 East All Saints Street, 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



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- 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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