

# FOR SALE

Sale - \$1,700,000

52 Thomas Johnson Drive, Frederick, Maryland 21702



## Frederick Medical Office Building for Sale

This 7,237 SF single-story medical office building is designed for an owner-user or single tenant. It sits on an acre of land and includes a large waiting room, large reception area, multiple exam rooms, x-ray room, office support area, many doctors' offices, kitchenette/break room, and much more.

### Property Details

- Conveniently located near the new Route 15 North Interchange allowing for a quick and easy access to all major highways.
- 2 miles to Frederick Memorial Hospital
- Ample on-site parking (1 space/200 SF—36 Total)

## PRESENTING

**Location:** 52 Thomas Johnson Drive, Unit D, Frederick, Maryland

**Legal:** Tax Map 0401, Parcel 1142

**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.

**Suite Size:** Approx. 7,237 SF

**Asking Prices:** Sale - \$1,700,000

**Utilities:** Public Water & Sewer

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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

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# PHOTOS

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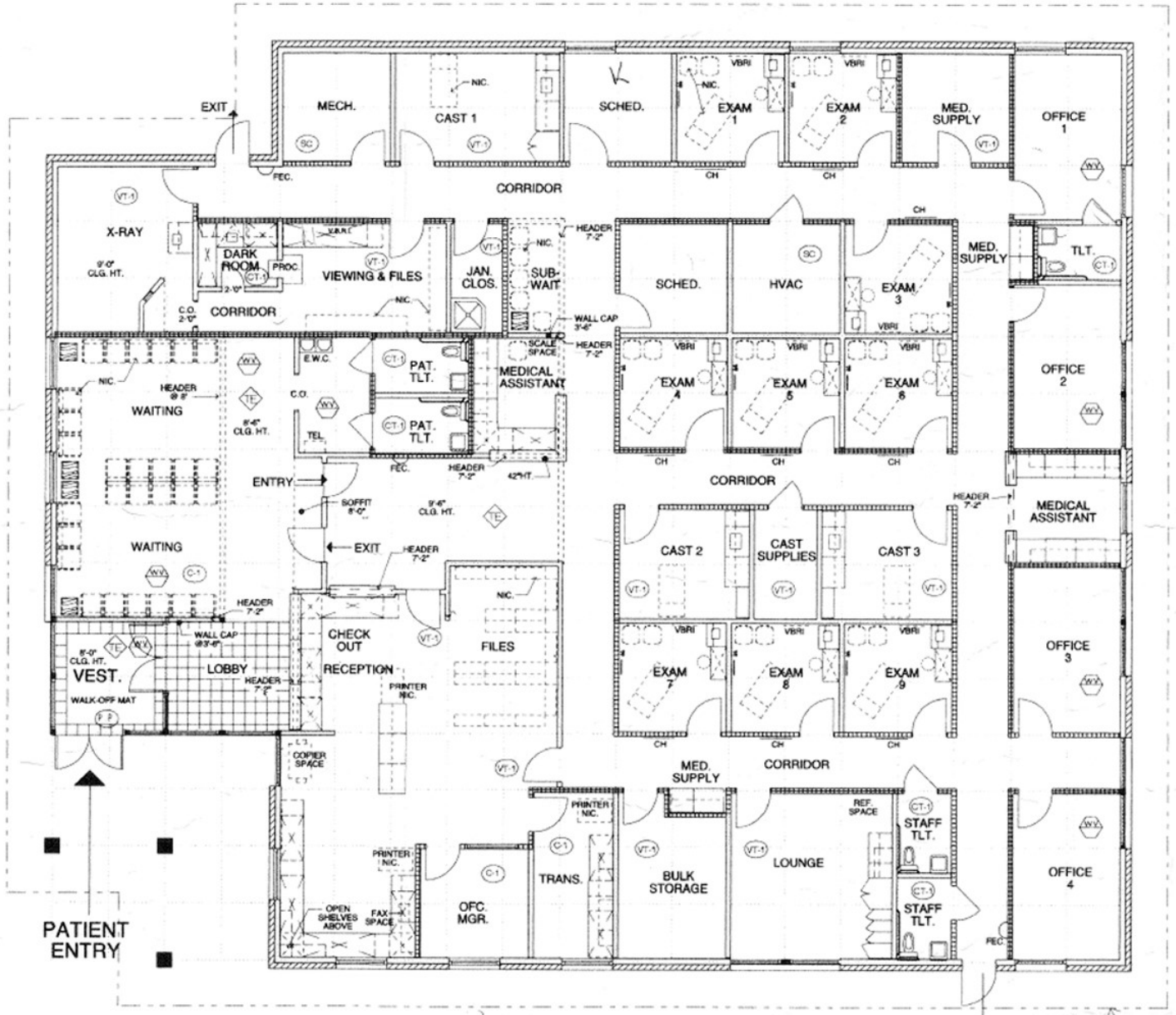
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# FLOOR PLAN

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# DEMOGRAPHICS

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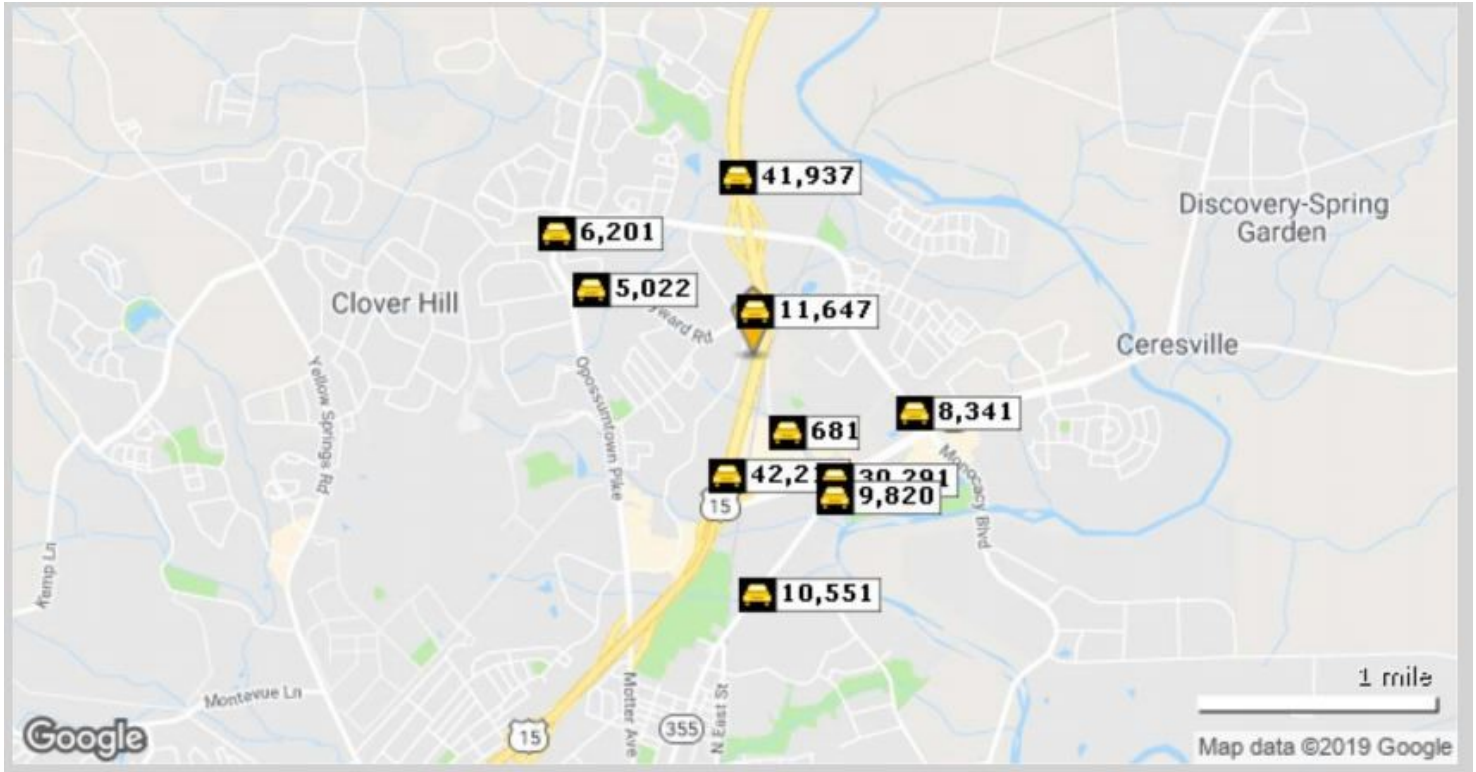


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	8,860		54,407		114,103	
2018 Estimate	8,463		52,234		109,785	
2010 Census	7,496		47,812		101,861	
Growth 2018 - 2023	4.69%		4.16%		3.93%	
Growth 2010 - 2018	12.90%		9.25%		7.78%	
<b>2018 Population by Hispanic Origin</b>	990		5,136		14,919	
<b>2018 Population</b>	8,463		52,234		109,785	
White	6,087	71.92%	38,609	73.92%	80,691	73.50%
Black	1,541	18.21%	8,536	16.34%	17,891	16.30%
Am. Indian & Alaskan	42	0.50%	263	0.50%	776	0.71%
Asian	442	5.22%	2,861	5.48%	6,354	5.79%
Hawaiian & Pacific Island	19	0.22%	68	0.13%	161	0.15%
Other	332	3.92%	1,896	3.63%	3,911	3.56%
U.S. Armed Forces	35		381		506	
<b>Households</b>						
2023 Projection	3,298		21,582		43,663	
2018 Estimate	3,144		20,707		41,988	
2010 Census	2,763		18,950		38,969	
Growth 2018 - 2023	4.90%		4.23%		3.99%	
Growth 2010 - 2018	13.79%		9.27%		7.75%	
Owner Occupied	2,682	85.31%	13,852	66.90%	27,681	65.93%
Renter Occupied	462	14.69%	6,854	33.10%	14,307	34.07%
<b>2018 Households by HH Income</b>	3,144		20,705		41,988	
Income: <\$25,000	193	6.14%	2,863	13.83%	6,154	14.66%
Income: \$25,000 - \$50,000	323	10.27%	3,027	14.62%	6,625	15.78%
Income: \$50,000 - \$75,000	519	16.51%	3,619	17.48%	7,808	18.60%
Income: \$75,000 - \$100,000	578	18.38%	3,249	15.69%	6,024	14.35%
Income: \$100,000 - \$125,000	509	16.19%	2,394	11.56%	4,457	10.61%
Income: \$125,000 - \$150,000	312	9.92%	1,606	7.76%	3,006	7.16%
Income: \$150,000 - \$200,000	410	13.04%	2,214	10.69%	4,445	10.59%
Income: \$200,000+	300	9.54%	1,733	8.37%	3,469	8.26%
<b>2018 Avg Household Income</b>	\$115,148		\$100,323		\$97,972	
<b>2018 Med Household Income</b>	\$98,226		\$81,490		\$76,689	

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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	.21
2 Wormans Mill Rd	Liberty Rd	0.24 SE	2017	681	MPSI	.35
3 Catoctin Mountain Hwy	Liberty Rd	0.14 S	2017	42,212	MPSI	.50
4 Liberty Rd	Wormans Mill Rd	0.08 W	2017	30,291	MPSI	.62
5 N Market St	Routzahn Way	0.06 SW	2017	9,820	MPSI	.69
6 Trading Ln	Monocacy Blvd	0.04 SE	2017	8,341	MPSI	.74
7 Hayward Rd	Honey Clover Ct	0.02 W	2017	5,022	MPSI	.74
8 Catoctin Mountain Hwy	Willow Rd	0.06 N	2017	41,937	MPSI	.77
9 Opossumtown Pike	Poole Jones Rd	0.05 S	2017	6,201	MPSI	.98
10 N Market St	Schifferstadt Blvd	0.04 NE	2017	10,551	MPSI	1.00

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# ZONING

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## 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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