

FOR SALE

Call for Details

5950 Frederick Crossing Ln, Unit 102, Frederick, MD

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COMMERCIAL REAL ESTATE™



PREMIER FIRST FLOOR PROFESSIONAL OFFICE CONDOMINIUM

This fully leased 2,000 SF office condominium includes six private offices, large work room, kitchenette, reception area, and two bathrooms. It is conveniently situated near the intersection of Guilford Drive and Rt. 85 (adjacent to Wal-Mart, Best Buy, Kohl's, Ross, A.C. Moore, and more). Frederick Crossing is close to major retailers, restaurants, and Interstates 170, 1270 & historic downtown Frederick.

PRESENTING

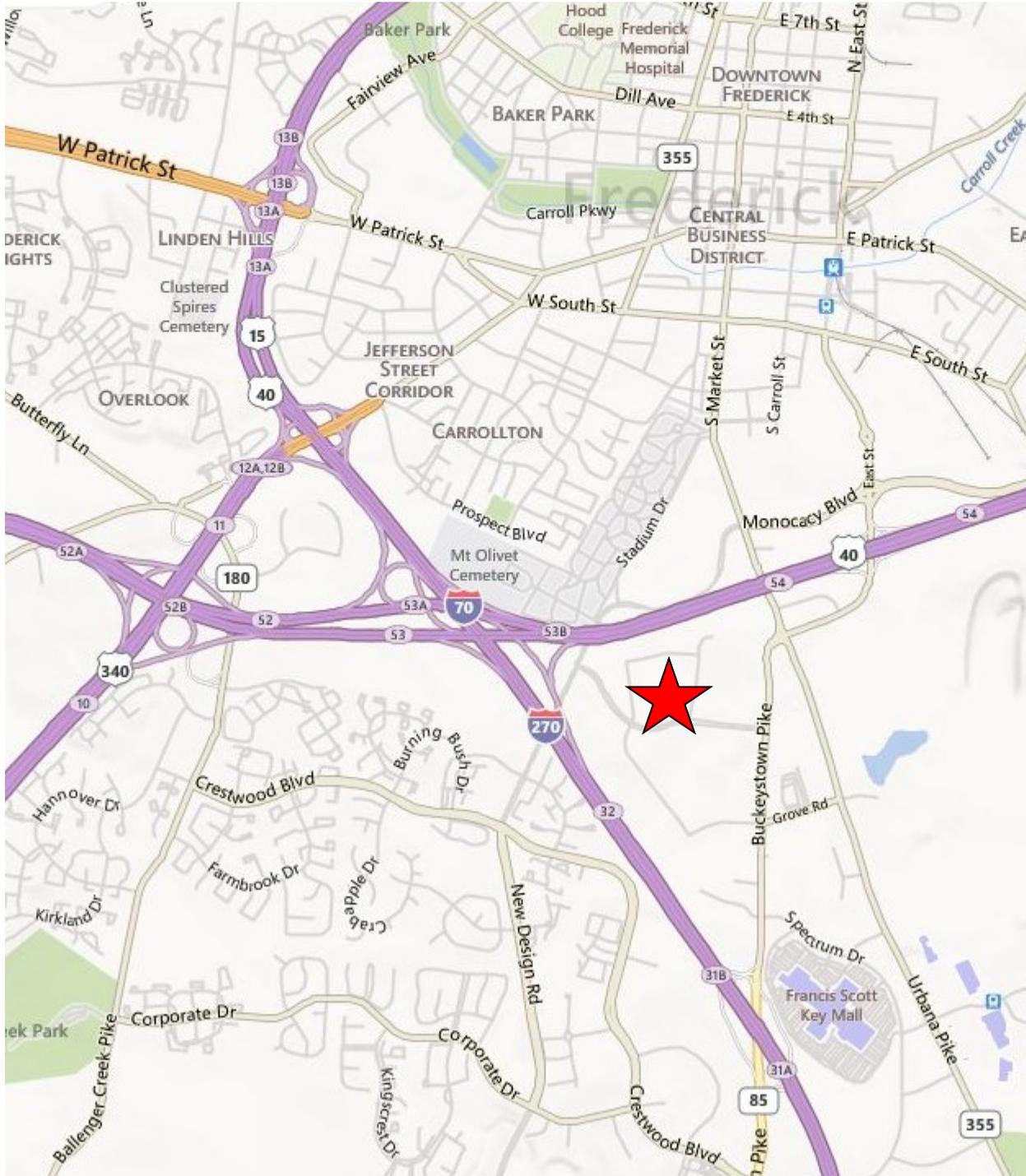
- Location:** 5950 Frederick Crossing Lane, Unit 102, Frederick, Maryland 21704
- Legal:** Tax Map 0077, Parcel 0314
- Zoning:** Frederick County: MXD—The Mixed Use Development District is a floating zone established to provide for new development within identified growth areas that result in an integrated mixture of commercial, employment, residential, recreational, civic and/or cultural land uses as provided within the appropriate Frederick County Comprehensive, Community, or Corridor Plan.
- Unit Size:** 2,000 SF +/-
- Utilities:** Public water and sewer
- Contact:** Dave Wilkinson, Vice President
Office: 301-698-9696 ext. 203
Mobile: 301-748-5670
Email: dave@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

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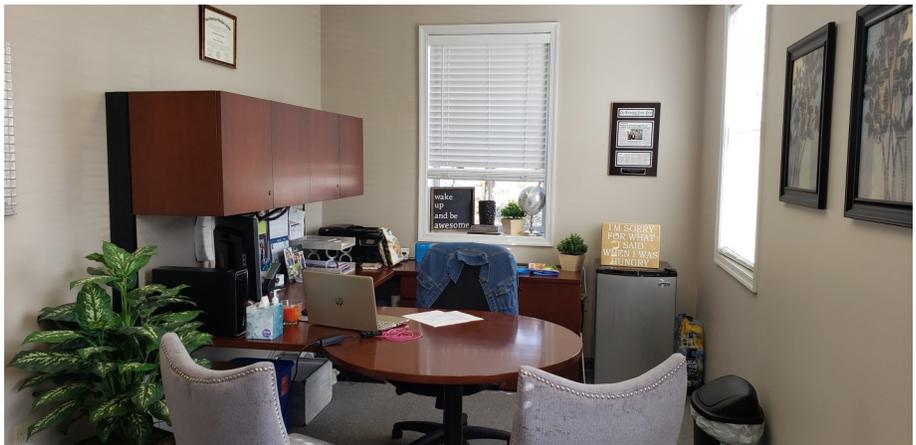


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PHOTOS

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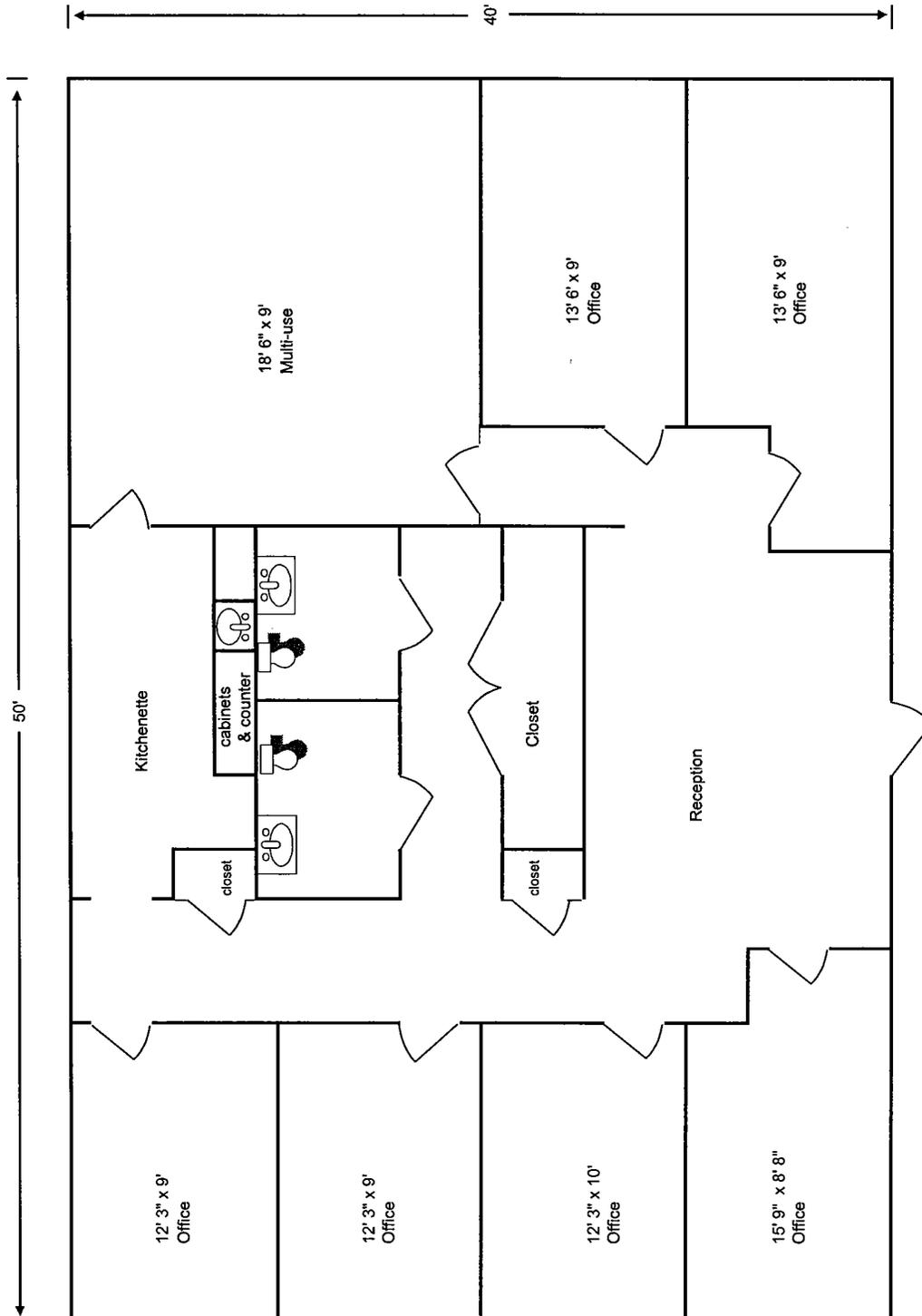


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FLOOR PLAN



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5950 Frederick Crossing, Unit 102
2,000 square feet of office space

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DEMOGRAPHICS



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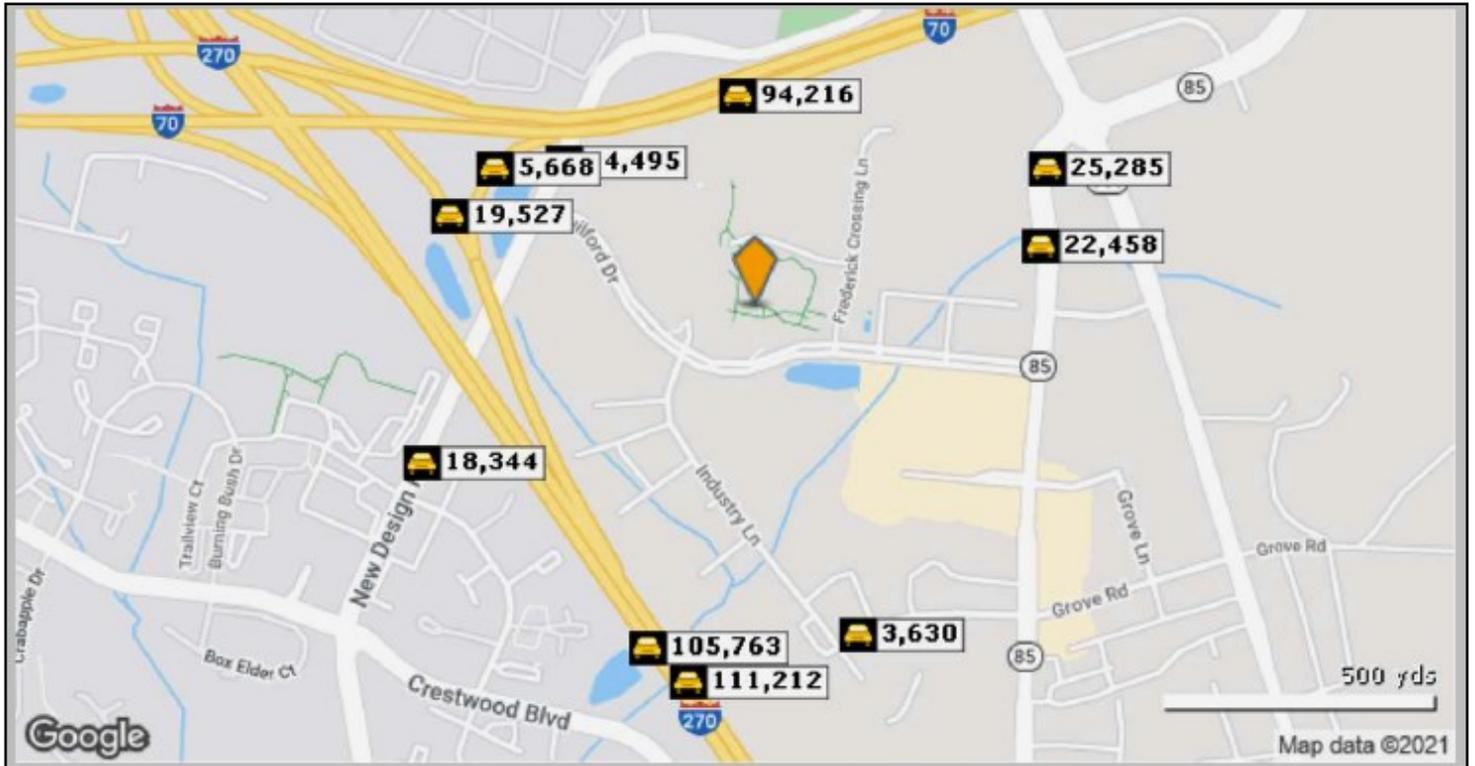
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	8,312		72,004		124,489	
2020 Estimate	7,866		67,609		116,943	
2010 Census	7,185		58,595		101,664	
Growth 2020 - 2025	5.67%		6.50%		6.45%	
Growth 2010 - 2020	9.48%		15.38%		15.03%	
2020 Population by Hispanic Origin	1,151		11,544		17,882	
2020 Population	7,866		67,609		116,943	
White	5,037	64.04%	46,245	68.40%	83,119	71.08%
Black	1,846	23.47%	13,379	19.79%	20,731	17.73%
Am. Indian & Alaskan	30	0.38%	575	0.85%	860	0.74%
Asian	571	7.26%	4,553	6.73%	7,561	6.47%
Hawaiian & Pacific Island	12	0.15%	106	0.16%	183	0.16%
Other	370	4.70%	2,751	4.07%	4,490	3.84%
U.S. Armed Forces	8		114		529	
Households						
2025 Projection	3,330		28,202		47,651	
2020 Estimate	3,148		26,499		44,740	
2010 Census	2,872		23,232		39,014	
Growth 2020 - 2025	5.78%		6.43%		6.51%	
Growth 2010 - 2020	9.61%		14.06%		14.68%	
Owner Occupied	1,799	57.15%	15,292	57.71%	29,049	64.93%
Renter Occupied	1,350	42.88%	11,207	42.29%	15,691	35.07%
2020 Households by HH Income	3,150		26,499		44,738	
Income: <\$25,000	537	17.05%	3,782	14.27%	5,219	11.67%
Income: \$25,000 - \$50,000	628	19.94%	5,388	20.33%	8,306	18.57%
Income: \$50,000 - \$75,000	504	16.00%	4,256	16.06%	6,592	14.73%
Income: \$75,000 - \$100,000	454	14.41%	4,108	15.50%	6,748	15.08%
Income: \$100,000 - \$125,000	484	15.37%	3,539	13.36%	5,870	13.12%
Income: \$125,000 - \$150,000	210	6.67%	1,576	5.95%	3,089	6.90%
Income: \$150,000 - \$200,000	198	6.29%	2,066	7.80%	4,520	10.10%
Income: \$200,000+	135	4.29%	1,784	6.73%	4,394	9.82%
2020 Avg Household Income	\$83,358		\$91,428		\$103,787	
2020 Med Household Income	\$70,137		\$74,068		\$83,343	

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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	I- 70	New Design Rd	0.16 W	2020	94,216	MPSI	.23
2	New Design Rd	I- 70	0.04 N	2020	14,495	MPSI	.26
3	Buckeystown Pike	Guilford Dr	0.13 S	2020	22,458	MPSI	.31
4	New Design Rd	Guilford Dr	0.05 SE	2020	5,668	MPSI	.31
5	New Design Rd	Guilford Dr	0.09 E	2020	19,527	MPSI	.34
6	Buckeystown Pike	Urbana Pike	0.06 NE	2020	25,285	MPSI	.35
7	Grove Rd	Industry Ln	0.03 SW	2018	3,630	MPSI	.36
8	I- 270	New Design Rd	0.35 NW	2020	105,763	MPSI	.38
9	New Design Road	New Design Rd	0.04 SW	2020	18,344	MPSI	.39
10	Eisenhower Memorial Highway	Crestwood Ct	0.15 W	2020	111,212	MPSI	.40

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