

FOR LEASE

\$1,465/Month Modified Full Service

1780 N. Market Street, Unit A, Frederick, MD 21701

MacRo
LTD.
COMMERCIAL REAL ESTATE



End-Unit Retail Space for Lease in North Market Center

This end-unit retail space is 1,160 SF is located in North Market Center, an established retail center, with great access and visibility. Come join Dublin Roasters and other local businesses.

Conveniently located a short distance from Clemson Corner and Market Square at Frederick, which include a variety of national restaurants and retail stores.

Property Details

- Street signage available
- Ample parking
- Ready for immediate occupancy

PRESENTING

Location: 1780 North Market Street, Unit A, Frederick, MD 21701

Legal: Tax Map 0405, Parcel 1169

Zoning: Frederick City: GC—The General Commercial district is to intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

Unit Size: Approximately 1,160 SF

Utilities: Public Water and Sewer

Lease Type: Modified full service lease where tenant is responsible for utilities

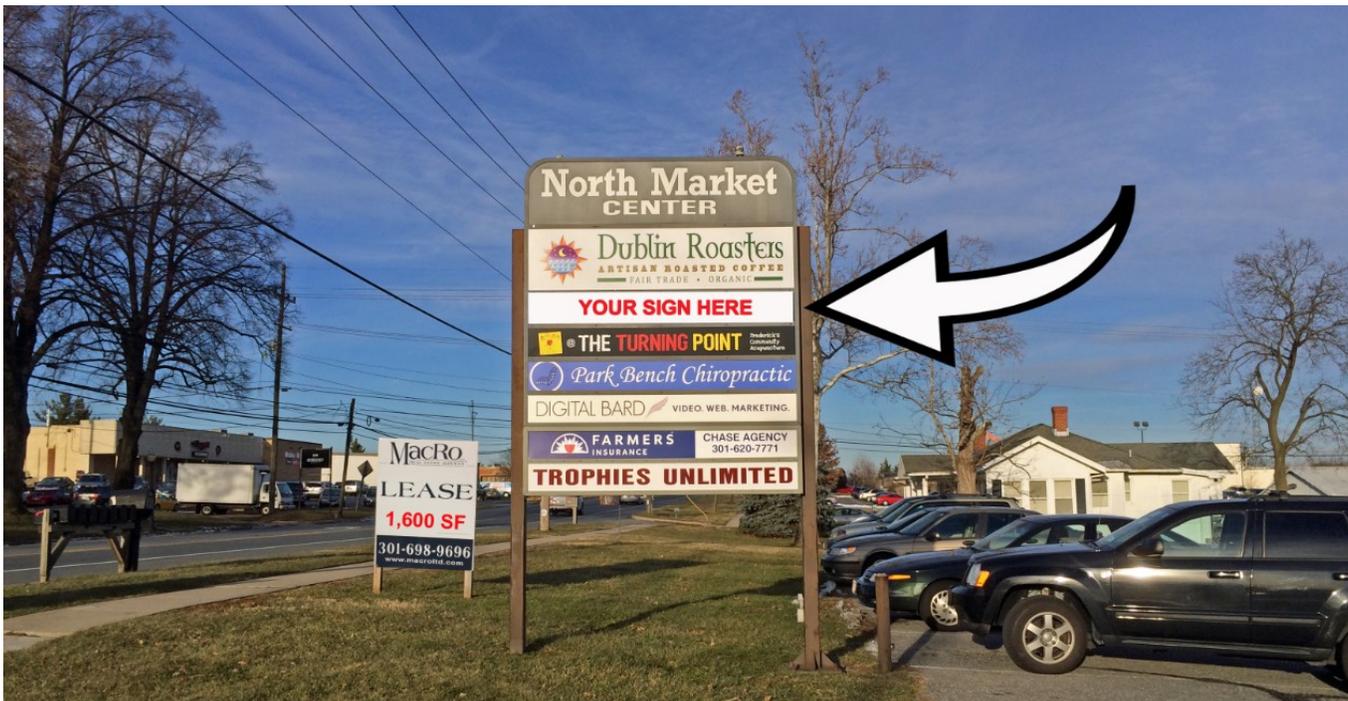
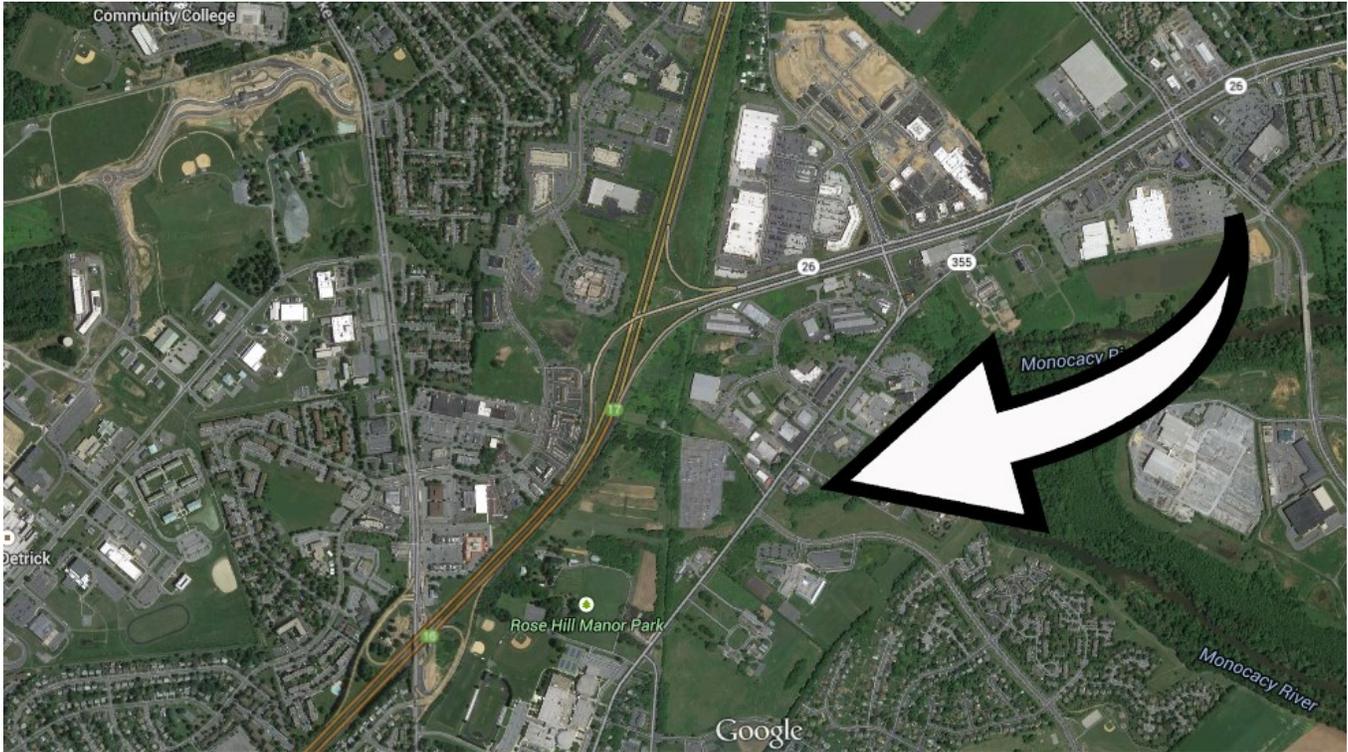
Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069

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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AERIAL

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PHOTOS

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DEMOGRAPHICS



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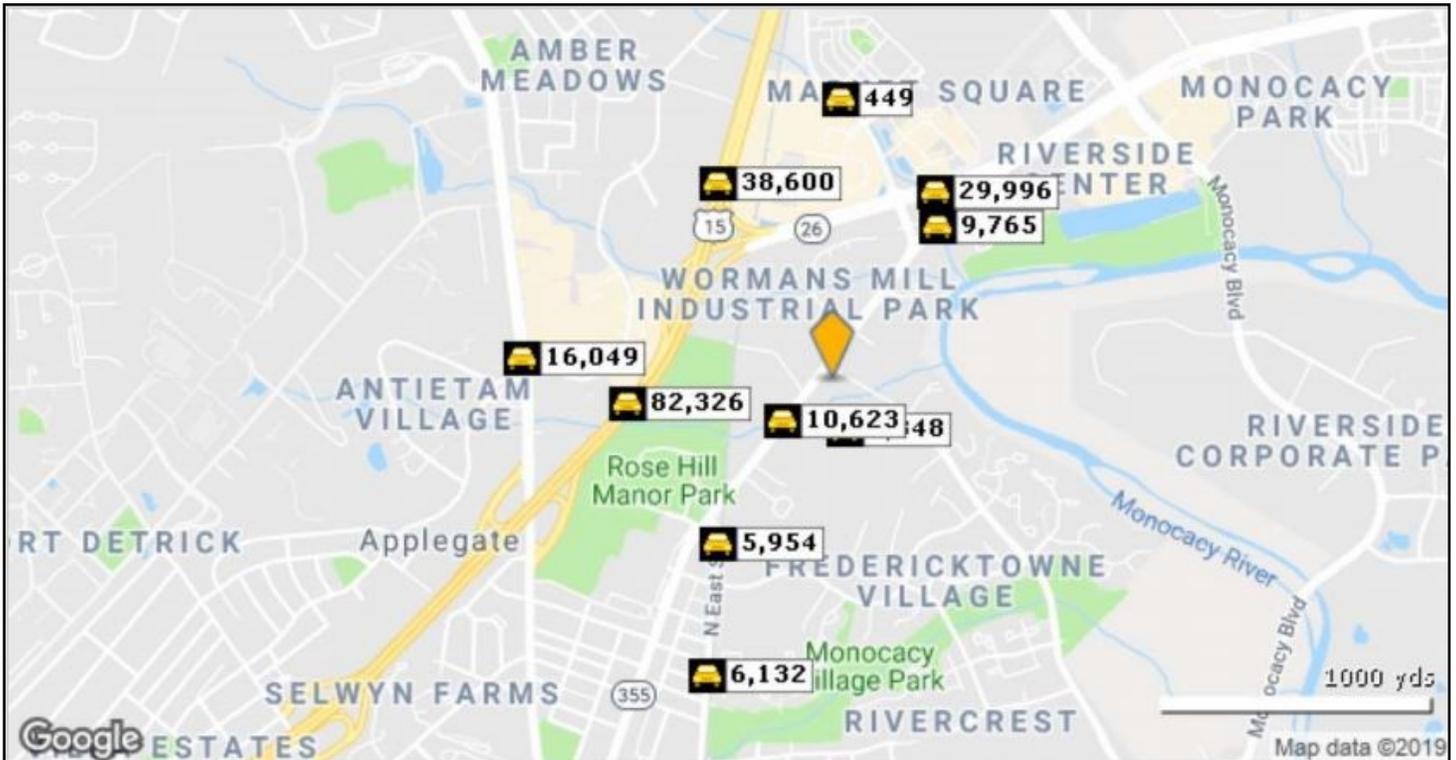
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	8,883		62,243		124,038	
2019 Estimate	8,379		59,110		118,361	
2010 Census	7,087		52,355		108,158	
Growth 2019 - 2024	6.02%		5.30%		4.80%	
Growth 2010 - 2019	18.23%		12.90%		9.43%	
2019 Population by Hispanic Origin	1,435		7,098		16,623	
2019 Population	8,379		59,110		118,361	
White	5,678	67.76%	42,211	71.41%	86,487	73.07%
Black	1,810	21.60%	10,833	18.33%	19,430	16.42%
Am. Indian & Alaskan	49	0.58%	343	0.58%	831	0.70%
Asian	479	5.72%	3,345	5.66%	7,105	6.00%
Hawaiian & Pacific Island	16	0.19%	87	0.15%	173	0.15%
Other	347	4.14%	2,292	3.88%	4,336	3.66%
U.S. Armed Forces	35		449		584	
Households						
2024 Projection	3,482		24,860		47,427	
2019 Estimate	3,289		23,610		45,228	
2010 Census	2,826		21,001		41,339	
Growth 2019 - 2024	5.87%		5.29%		4.86%	
Growth 2010 - 2019	16.38%		12.42%		9.41%	
Owner Occupied	1,814	55.15%	14,257	60.39%	28,724	63.51%
Renter Occupied	1,476	44.88%	9,354	39.62%	16,504	36.49%
2019 Households by HH Income	3,292		23,611		45,226	
Income: <\$25,000	690	20.96%	3,559	15.07%	6,400	14.15%
Income: \$25,000 - \$50,000	644	19.56%	3,893	16.49%	6,875	15.20%
Income: \$50,000 - \$75,000	543	16.49%	4,210	17.83%	8,144	18.01%
Income: \$75,000 - \$100,000	510	15.49%	3,568	15.11%	6,718	14.85%
Income: \$100,000 - \$125,000	350	10.63%	2,530	10.72%	5,190	11.48%
Income: \$125,000 - \$150,000	271	8.23%	1,832	7.76%	3,522	7.79%
Income: \$150,000 - \$200,000	179	5.44%	2,149	9.10%	4,511	9.97%
Income: \$200,000+	105	3.19%	1,870	7.92%	3,866	8.55%
2019 Avg Household Income	\$77,190		\$95,801		\$99,467	
2019 Med Household Income	\$62,167		\$76,005		\$79,443	

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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	Schifferstadt Blvd	N Market St	0.12 NW	2018	3,348	MPSI	.10
2	N Market St	Schifferstadt Blvd	0.04 NE	2018	10,623	MPSI	.13
3	N Market St	Routzahn Way	0.06 SW	2018	9,765	MPSI	.40
4	East St	N Market St	0.06 NW	2018	5,954	MPSI	.42
5	Catoclin Mountain Hwy	Liberty Rd	0.01 NE	2018	82,326	MPSI	.44
6	Liberty Rd	Wormans Mill Rd	0.08 W	2018	29,996	MPSI	.47
7	Catoclin Mountain Hwy	Liberty Rd	0.14 S	2018	38,600	MPSI	.49
8	Wormans Mill Rd	Liberty Rd	0.24 SE	2018	449	MPSI	.61
9	Opossumtown Pike	Thomas Johnson Dr	0.04 S	2018	16,049	MPSI	.66
10	East St	E 14th St	0.03 N	2018	6,132	MPSI	.67

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ZONING

FOR LEASE 1780 N Market Street, Unit A, Frederick, MD 21701

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Frederick City Zoning – GC (General Commercial)

The GC district is to intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

- Accessory Apartments
- Hotel, Motel and Tourist Court
- Animal Care Services (including Grooming & Boarding)
- Animal Grooming (excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery (including Framing)
- Automobile Filling Station
- Automobile Parts or Accessories
- Automobile Sales & Services Center (Dealership)
- Automobile Sales Lot (New or Used)
- Bakery, Baked Goods Store
- Barber/ Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Boats and Marine Supplies
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Business Machines / Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Carwash
- Cards, Stationary
- Caterer
- Commercial Use in Historic Buildings
- Construction Equipment: Sales, Service and Rental
- Convenience Stores, with or without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Store
- Discount Store
- Drugs and Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Sales)
- 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)
- Gun Sales
- Grocery Stores
- Handicraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Continued Next Page

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ZONING (Continued)



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- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Music & Records, Sales and Repair
- Musical Instruments
- 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
- Photography Studio
- Picture Framing
- Professional Service Not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General and/or Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (with or without Engraving)
- Tailoring
- Tires, Batteries, Mufflers
- Tobacco Products
- Toys
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Video/DVD (Sales or Rental)
- Warehouse Clubs and Superstores
- Appliances, Assembly Production
- Construction Equipment, Assembly Production
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratory & Testing Offices in Conjunction with Scientific or Industrial Research and Development
- Printing, Bulk Photo Processing, Blueprinting Services
- Moving and Storage Facility
- Self Storage
- Storage Warehouse
- Trucking Offices & Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course and Club / Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Church
- Funeral Home (with or without Crematorium)
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over sixty 60 Feet 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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