

# FOR LEASE

\$22.00 Full Service Lease

411 Aviation Way, Frederick, Maryland 21701

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE



## Class A Office Suites for Lease

1,567 SF and 2,271 SF attractive office suites are available in this high quality concrete and glass office building, with abundant natural light, located in a serene setting offering beautiful views of Frederick airport and surrounding area. Located minutes from Historic Downtown Frederick and within 45 miles of 3 international airports.

## Property Details

- Building amenities include conference rooms, common area kitchen, and more
- Ample free parking

## PRESENTING

**Location:** 411 Aviation Way, Frederick, Maryland 21701

**Legal:** Tax Map 0419, Parcel 1176

**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:** Suite 230—2,271 SF  
Suite 245—1,567 SF

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

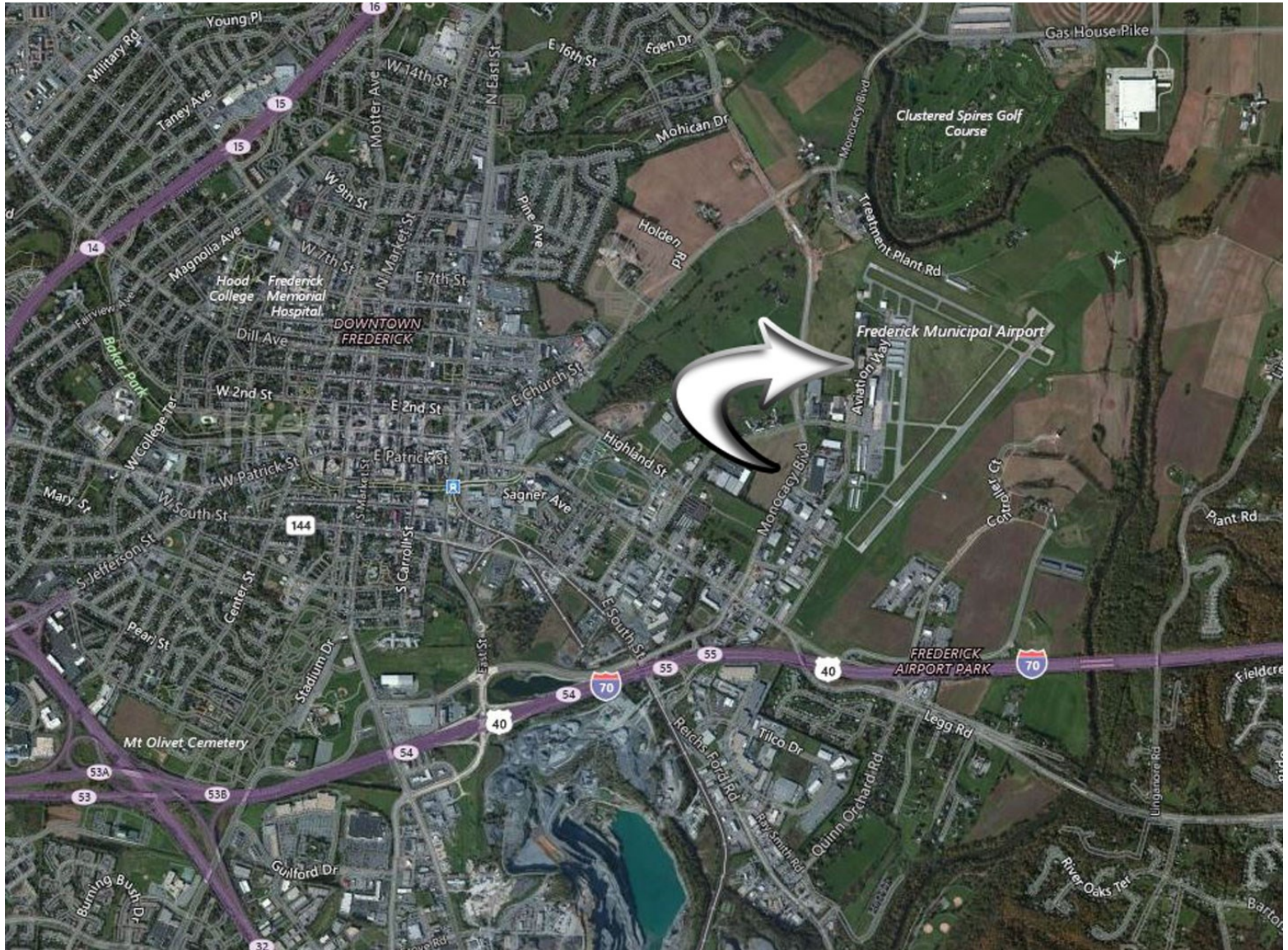
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# LOCATION MAP

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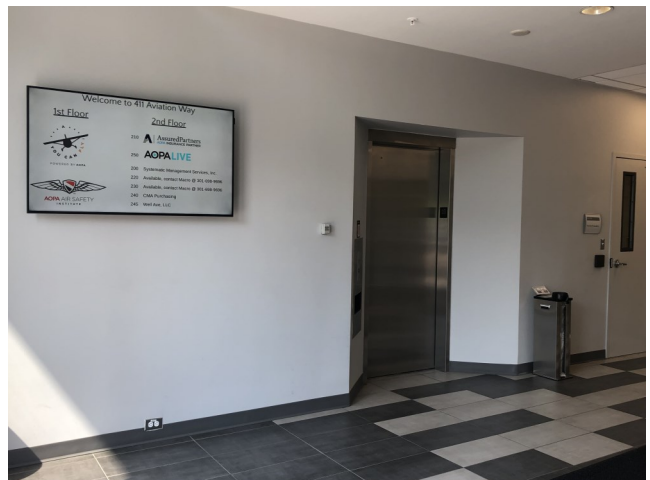
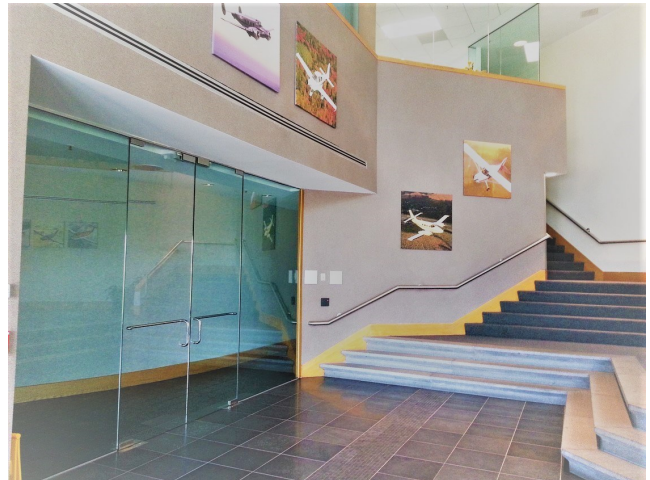
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# PHOTOS

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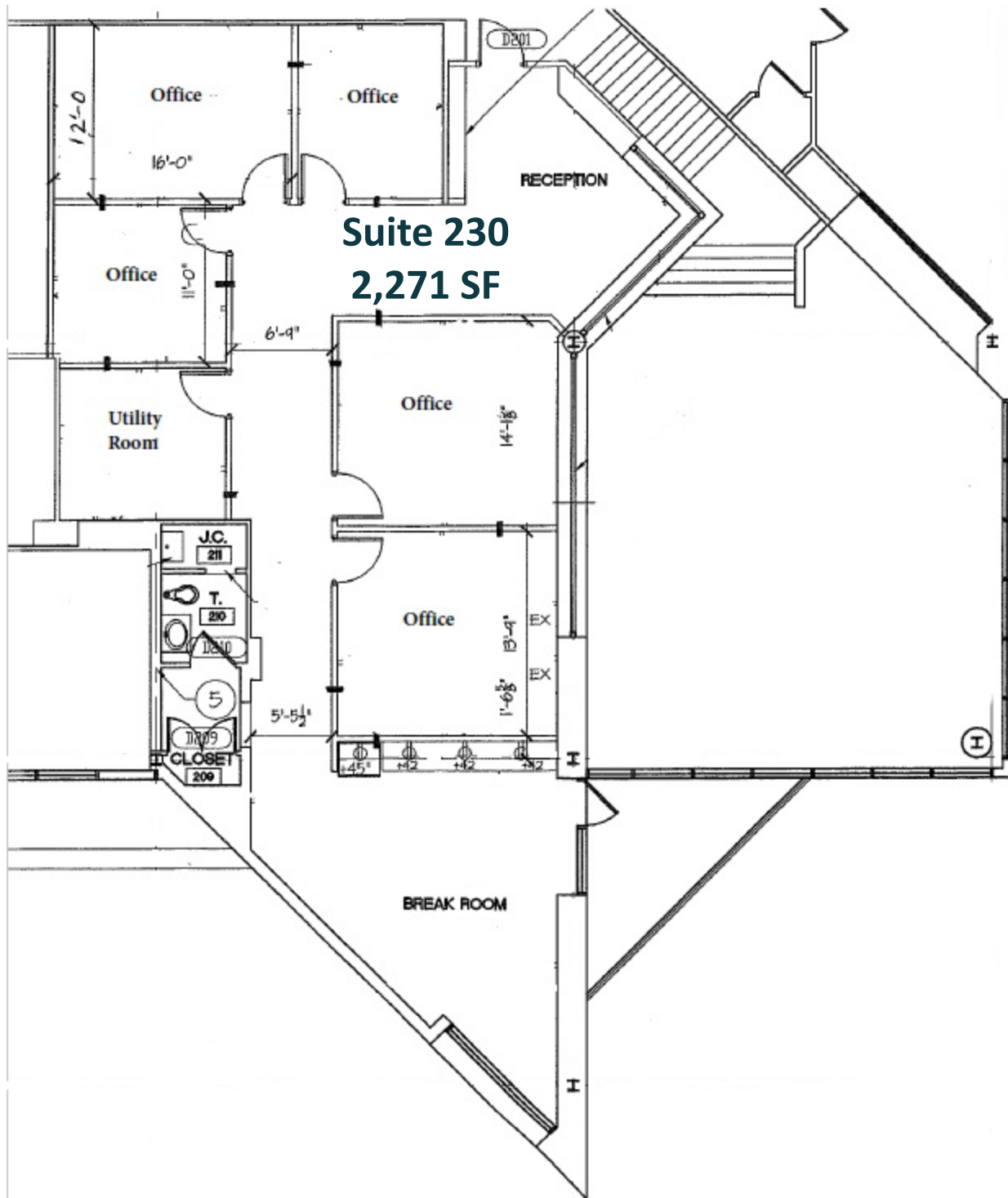


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# FLOOR PLAN-SUITE 230

FOR LEASE 411 Aviation Way, Frederick, MD 21701

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Disclaimer:

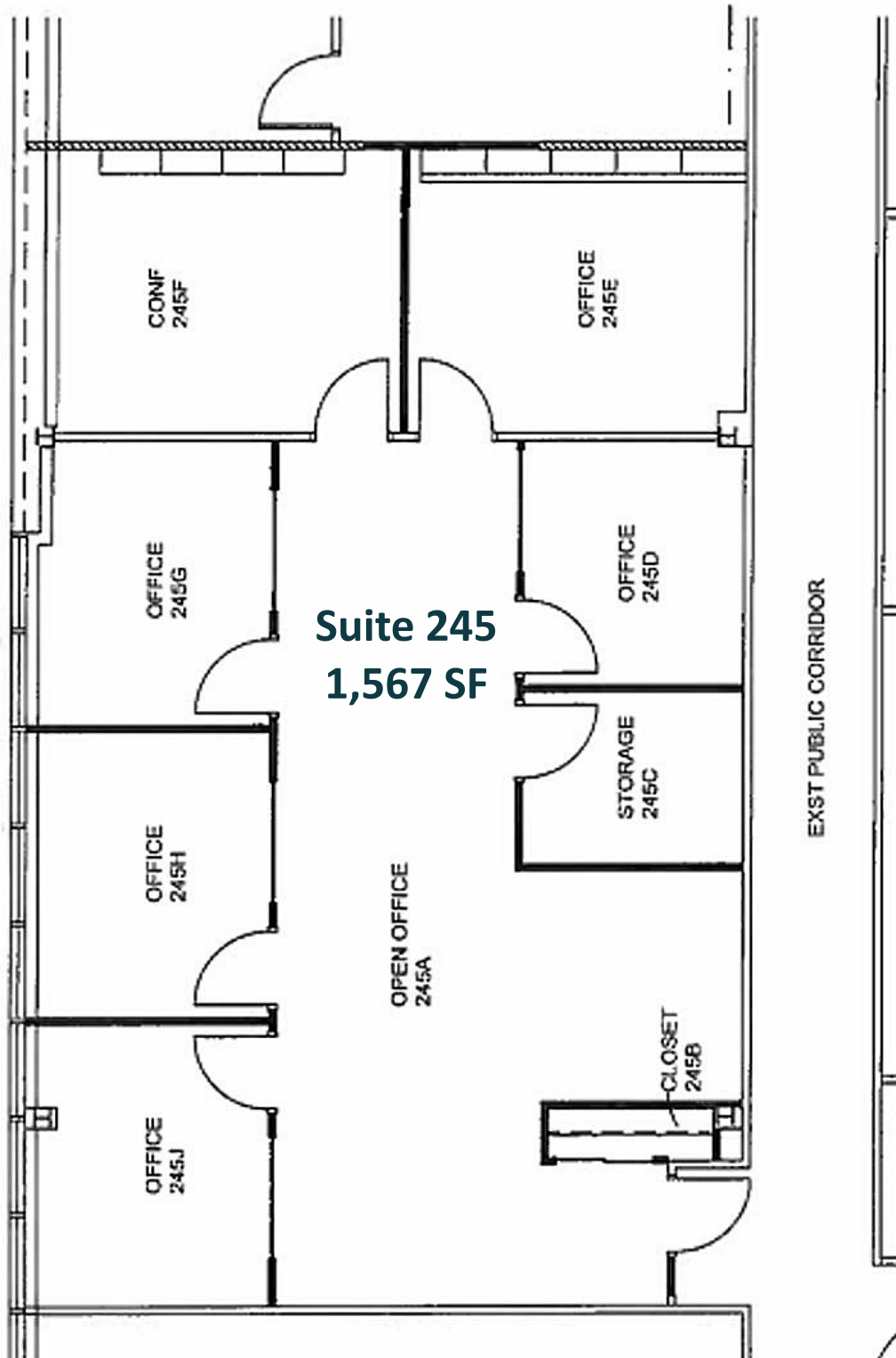
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Information

# FLOOR PLAN-SUITE 245

FOR LEASE 411 Aviation Way, Frederick, MD 21701

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# DEMOGRAPHICS



FOR LEASE 411 Aviation Way, Frederick, MD 21701

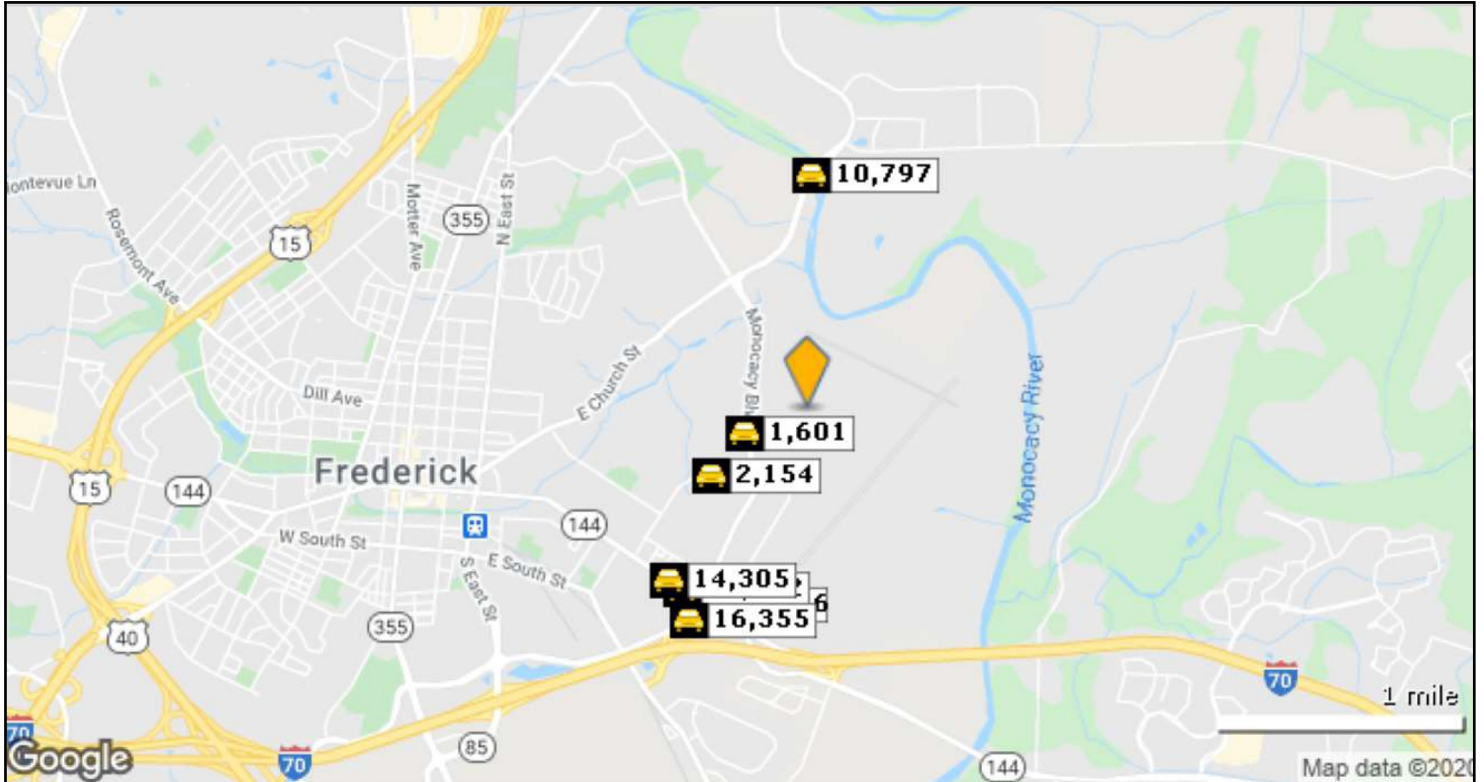
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	806		50,297		137,842	
2020 Estimate	747		47,383		129,507	
2010 Census	589		41,995		112,688	
Growth 2020 - 2025	7.90%		6.15%		6.44%	
Growth 2010 - 2020	26.83%		12.83%		14.93%	
2020 Population by Hispanic Origin	72		4,740		18,869	
2020 Population	747		47,383		129,507	
White	547	73.23%	36,179	76.35%	94,178	72.72%
Black	135	18.07%	7,334	15.48%	21,584	16.67%
Am. Indian & Alaskan	1	0.13%	227	0.48%	897	0.69%
Asian	38	5.09%	1,924	4.06%	7,766	6.00%
Hawaiian & Pacific Island	2	0.27%	47	0.10%	183	0.14%
Other	25	3.35%	1,673	3.53%	4,899	3.78%
U.S. Armed Forces	2		88		579	
Households						
2025 Projection	355		20,658		52,061	
2020 Estimate	329		19,464		48,877	
2010 Census	263		17,379		42,596	
Growth 2020 - 2025	7.90%		6.13%		6.51%	
Growth 2010 - 2020	25.10%		12.00%		14.75%	
Owner Occupied	210	63.83%	12,510	64.27%	32,544	66.58%
Renter Occupied	119	36.17%	6,955	35.73%	16,333	33.42%
2020 Households by HH Income	330		19,466		48,875	
Income: <\$25,000	73	22.12%	2,844	14.61%	5,580	11.42%
Income: \$25,000 - \$50,000	57	17.27%	3,433	17.64%	8,828	18.06%
Income: \$50,000 - \$75,000	33	10.00%	2,711	13.93%	7,010	14.34%
Income: \$75,000 - \$100,000	67	20.30%	3,162	16.24%	7,292	14.92%
Income: \$100,000 - \$125,000	50	15.15%	2,276	11.69%	6,434	13.16%
Income: \$125,000 - \$150,000	24	7.27%	1,284	6.60%	3,437	7.03%
Income: \$150,000 - \$200,000	11	3.33%	1,944	9.99%	5,145	10.53%
Income: \$200,000+	15	4.55%	1,812	9.31%	5,149	10.54%
2020 Avg Household Income	\$80,862		\$100,543		\$106,355	
2020 Med Household Income	\$75,746		\$80,890		\$85,352	

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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	Farm Ln	Hughes Ford Rd	0.13 SE	2018	1,601	MPSI	.26
2	Hughes Ford Rd	Monocacy Blvd	0.18 E	2020	2,154	MPSI	.46
3	Bailes Ln	E Patrick St	0.11 SW	2020	366	MPSI	.81
4	East Patrick Street	King Ave	0.03 SE	2020	11,742	MPSI	.88
5	E Patrick St	Davis Ave	0.03 SE	2020	14,305	MPSI	.89
6	Monocacy Boulevard	Storage Way	0.02 SW	2020	16,355	MPSI	.98
7	Gas House Pike	Monocacy Blvd	0.11 NE	2018	5,941	MPSI	.98
8	Monocacy Boulevard	Monocacy Blvd	0.11 NE	2020	10,797	MPSI	.98

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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.

**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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