

# FOR SALE

\$1,355,620

75 Thomas Johnson Drive, A&B, Frederick, Maryland 21701

**MacRo** LTD.  
COMMERCIAL REAL ESTATE TM



## Attractive Fully Leased Office Condominium

GREAT investment opportunity on this 5,894 SF medical/professional office condominium with road frontage on Thomas Johnson Drive. Solid tenant occupying the condominium through 2023, with options to renew up to an additional 12 years, and tenant is making improvements, which will be completed in Spring 2021. Additional lease details are available with an executed NDA.

Conveniently located near the new Route 15 North Interchange, allowing for quick and easy access to all major highways, and 2 miles from Frederick Health Hospital.

## PRESENTING

**Location:** 75 Thomas Johnson Drive, Units A&B, Frederick, MD 21702

**Legal:** Tax Map 057H, Parcel 1136

**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.

**\*\* Subject to the Covenants and By-Laws of Catoclin Office Condominium**

**Unit Size:** 5,894 SF

**Showings:** 48 Hours Advance Notice Required

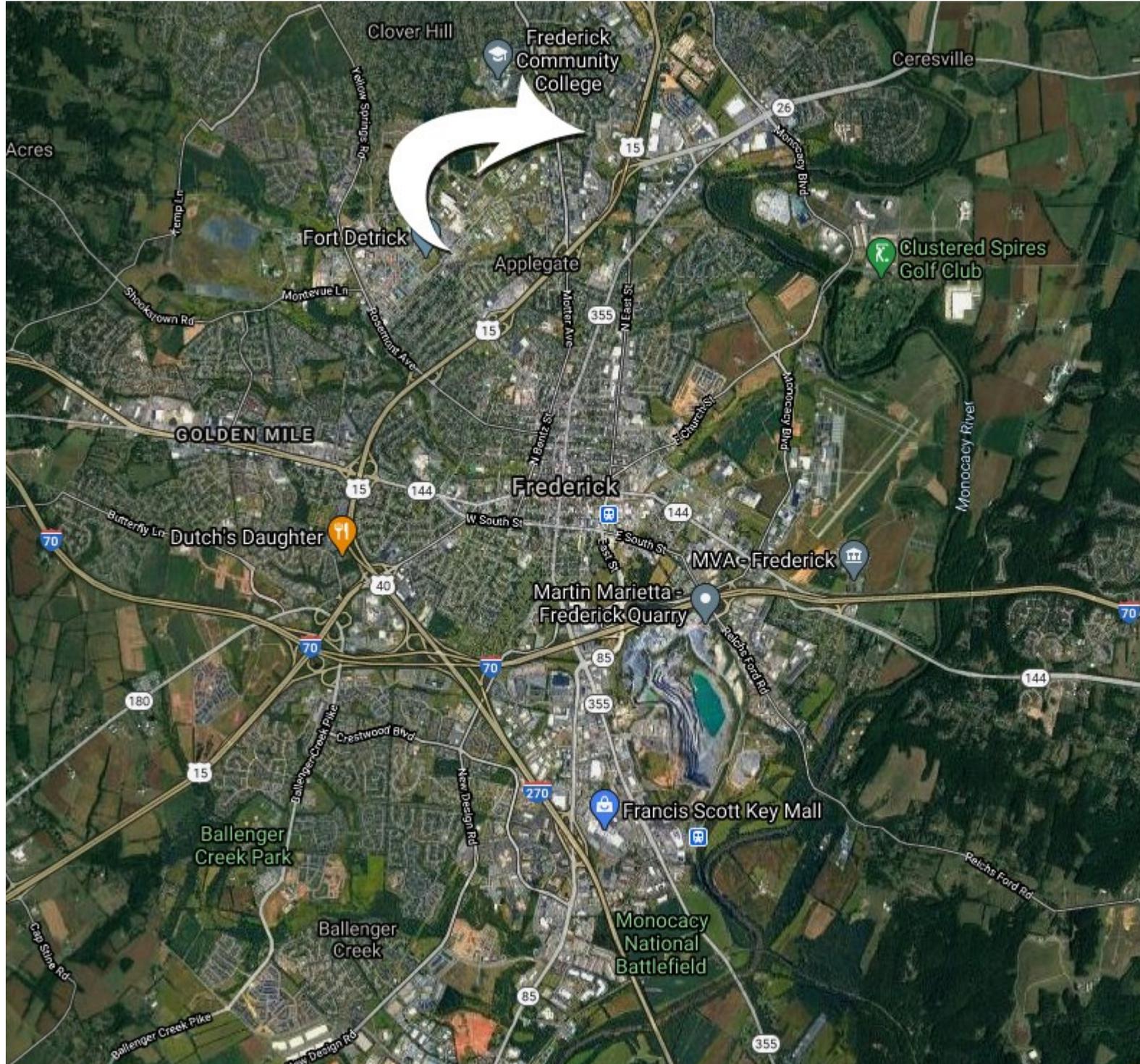
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Email: ashleigh@macro ltd.com

*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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# PHOTOS

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# DEMOGRAPHICS



FOR SALE 75 Thomas Johnson Drive, A&B, Frederick, MD 21702

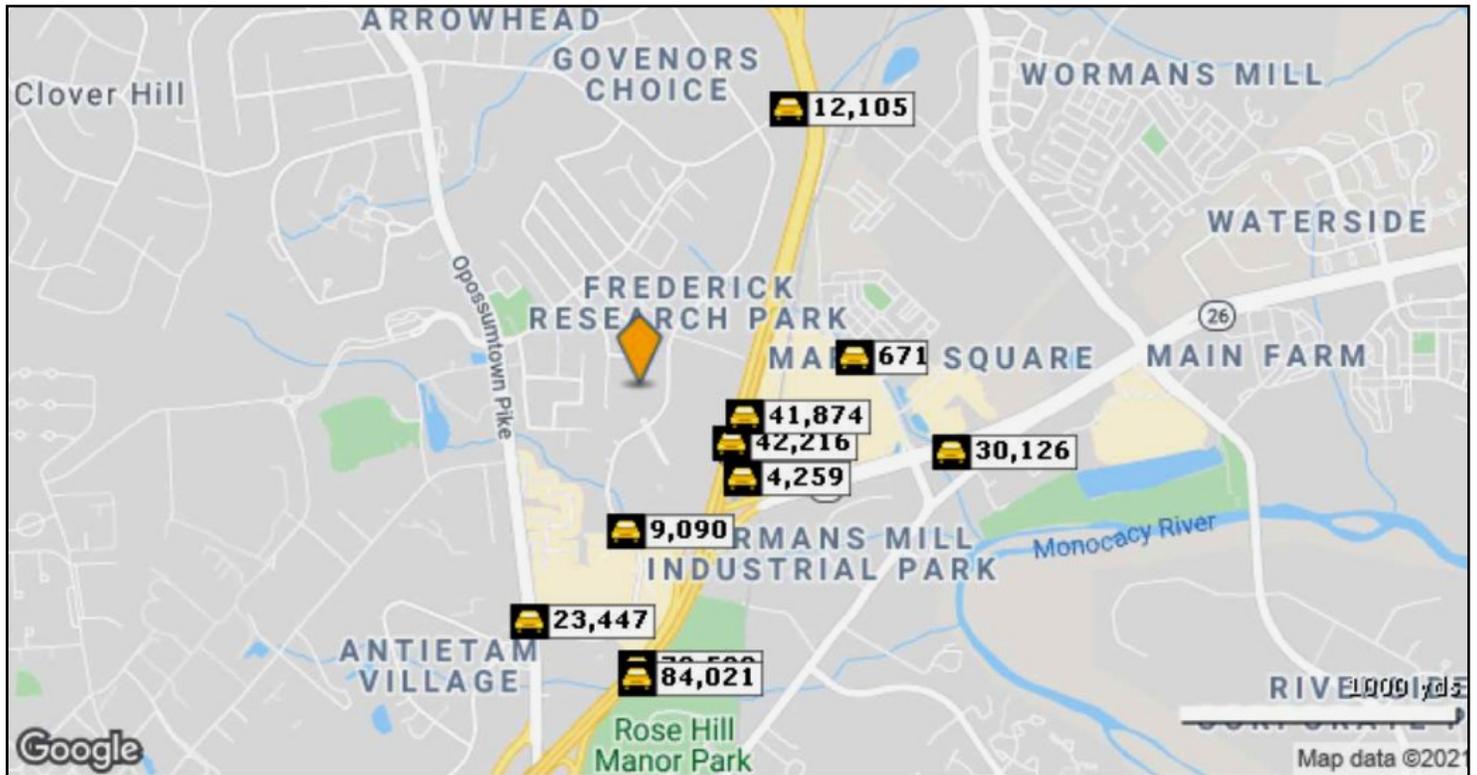
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	7,559	65,166	127,227
2020 Estimate	7,072	61,471	119,907
2010 Census	5,977	54,969	106,592
Growth 2020 - 2025	6.89%	6.01%	6.10%
Growth 2010 - 2020	18.32%	11.83%	12.49%
<b>2020 Population by Hispanic Origin</b>	1,198	7,645	17,709
<b>2020 Population</b>	7,072	61,471	119,907
White	4,753 67.21%	43,960 71.51%	87,058 72.60%
Black	1,523 21.54%	11,254 18.31%	20,325 16.95%
Am. Indian & Alaskan	52 0.74%	341 0.55%	855 0.71%
Asian	404 5.71%	3,441 5.60%	7,071 5.90%
Hawaiian & Pacific Island	22 0.31%	94 0.15%	167 0.14%
Other	318 4.50%	2,380 3.87%	4,430 3.69%
U.S. Armed Forces	36	449	539
<b>Households</b>			
2025 Projection	2,933	25,807	48,767
2020 Estimate	2,740	24,341	45,918
2010 Census	2,307	21,894	40,826
Growth 2020 - 2025	7.04%	6.02%	6.20%
Growth 2010 - 2020	18.77%	11.18%	12.47%
Owner Occupied	1,797 65.58%	15,735 64.64%	30,071 65.49%
Renter Occupied	943 34.42%	8,606 35.36%	15,847 34.51%
<b>2020 Households by HH Income</b>	2,740	24,339	45,918
Income: <\$25,000	502 18.32%	2,980 12.24%	5,544 12.07%
Income: \$25,000 - \$50,000	607 22.15%	4,604 18.92%	8,604 18.74%
Income: \$50,000 - \$75,000	355 12.96%	3,365 13.83%	6,774 14.75%
Income: \$75,000 - \$100,000	424 15.47%	3,627 14.90%	6,828 14.87%
Income: \$100,000 - \$125,000	308 11.24%	3,010 12.37%	5,878 12.80%
Income: \$125,000 - \$150,000	219 7.99%	1,719 7.06%	3,154 6.87%
Income: \$150,000 - \$200,000	199 7.26%	2,459 10.10%	4,650 10.13%
Income: \$200,000+	126 4.60%	2,575 10.58%	4,486 9.77%
<b>2020 Avg Household Income</b>	\$84,248	\$105,055	\$103,208
<b>2020 Med Household Income</b>	\$68,088	\$83,412	\$82,458

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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	Catoctin Mountain Hwy	Liberty Rd	0.14 S	2020	42,216	MPSI	.22
2	Catoctin Mountain Highway	Catoctin Mountain Hwy	0.21 S	2020	41,874	MPSI	.23
3	Catoctin Mountain Hwy	Liberty Rd	0.09 SW	2020	4,259	MPSI	.29
4	Thomas Johnson Dr	Opossumtown Pike	0.30 SW	2020	9,090	MPSI	.29
5	Wormans Mill Rd	Liberty Rd	0.24 SE	2020	671	MPSI	.46
6	Opossumtown Pike	Thomas Johnson Dr	0.04 S	2020	23,447	MPSI	.53
7	Catoctin Mountain Hwy	Liberty Rd	0.01 NE	2020	73,500	MPSI	.58
8	Frederick Freeway	Liberty Rd	0.03 N	2020	84,021	MPSI	.60
9	Hayward Rd	Catoctin Mountain Hwy	0.04 NE	2018	12,105	MPSI	.67
10	Liberty Rd	Wormans Mill Rd	0.08 W	2020	30,126	MPSI	.67

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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 Catoctin Office Condominium**

**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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