

FOR SUBLEASE

\$37.16/SF NNN

2430 Osprey Way South, Suite B, Frederick MD 21701

MacRo^{LTD.}
COMMERCIAL REAL ESTATE™



Retail Space Available in Market Square at Frederick

This 1,439 SF retail space, formerly Menchie's Frozen Yogurt, is located in Market Square at Frederick, which includes plenty of parking, great visibility, and signage opportunity.

Current Market Square at Frederick retailers include PetSmart, HomeGoods, Mattress Firm, OneLife Fitness, Shoe Fly, Phenix Salon Suites, Manhattan Pizza, Buffalo Wild Wings, Bank of America, and many more.

Market Square is located at the intersection of Route 26 and Wormans Mill Road in North Frederick. It's adjacent to Clemson Corner and a short distance from The Shops at Monocacy, both of which include a variety of additional national restaurants and retail stores.

PRESENTING

Location: 2430 Osprey Way S, Suite B, Frederick, MD 21701

Legal: Tax Map 0571, Parcel 1168

Zoning: Frederick City: MU1— The Mixed Use District (MU-1) is intended to: provide a planned district that allows for the integration of residential and nonresidential uses; provide for mixed dwelling unit types and housing densities; provide for compatible and complimentary retail, office, and employment uses; provide for greater flexibility than single-use districts through a planned review process that insures safe, efficient, convenient, harmonious groupings of structures, uses, facilities, and support uses; and provide for the appropriate relationships of space, inside and outside buildings. See § 417.

Unit Size: 1,439 SF

Sublease: 3 years remain on the current lease, and landlord may consider longer lease terms. Sublease requires landlord approval.

Utilities: Public water and 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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DEMOGRAPHICS



FOR SUBLEASE 2430 Osprey Way S, Suite B, Frederick, MD 21701

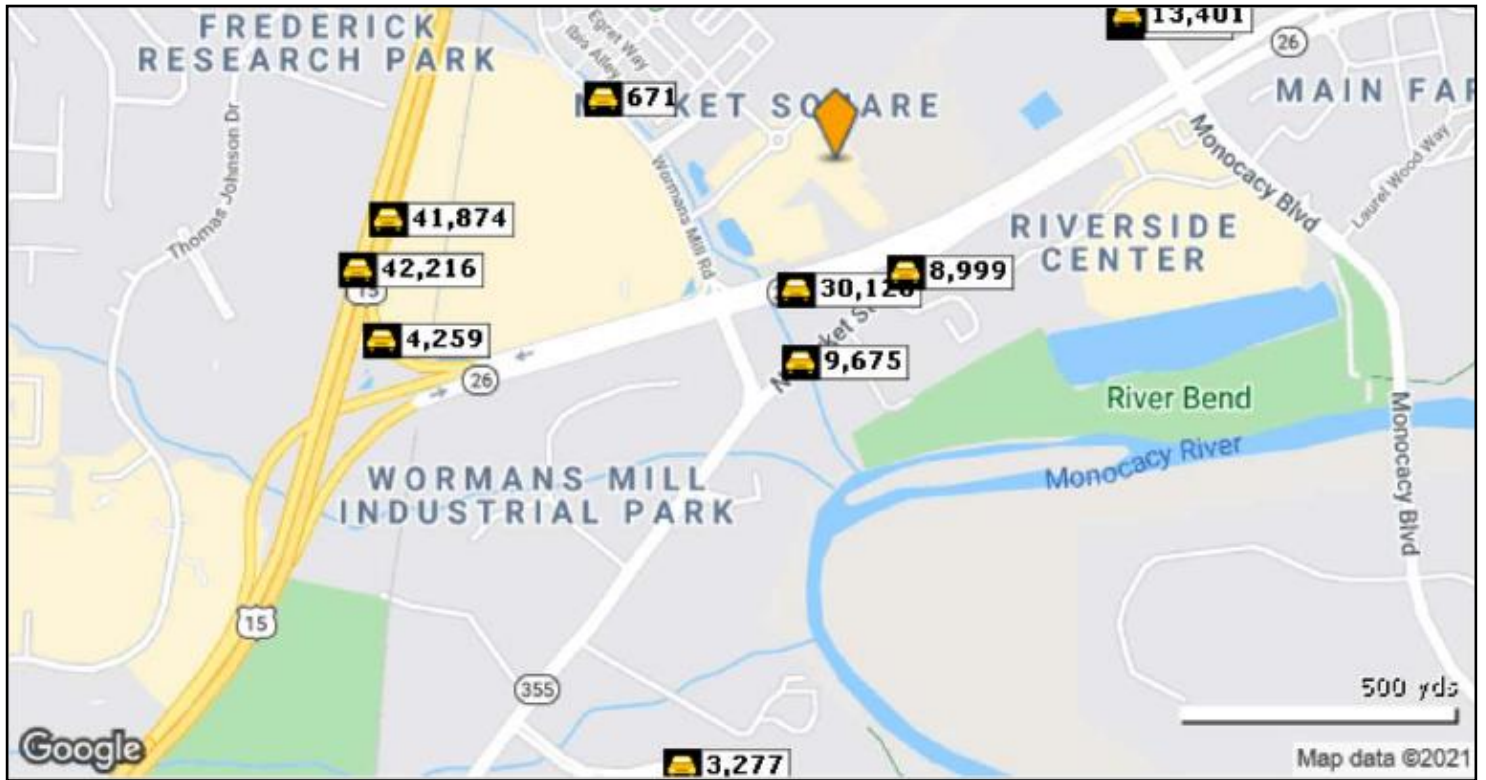
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|-----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2025 Projection | 10,157 | | 55,130 | | 125,724 | |
| 2020 Estimate | 9,452 | | 51,995 | | 118,557 | |
| 2010 Census | 7,674 | | 46,448 | | 105,791 | |
| Growth 2020 - 2025 | 7.46% | | 6.03% | | 6.05% | |
| Growth 2010 - 2020 | 23.17% | | 11.94% | | 12.07% | |
| 2020 Population by Hispanic Origin | 1,119 | | 5,640 | | 17,280 | |
| 2020 Population | 9,452 | | 51,995 | | 118,557 | |
| White | 6,885 | 72.84% | 37,844 | 72.78% | 86,744 | 73.17% |
| Black | 1,668 | 17.65% | 9,164 | 17.62% | 19,780 | 16.68% |
| Am. Indian & Alaskan | 44 | 0.47% | 267 | 0.51% | 840 | 0.71% |
| Asian | 443 | 4.69% | 2,702 | 5.20% | 6,684 | 5.64% |
| Hawaiian & Pacific Island | 25 | 0.26% | 68 | 0.13% | 162 | 0.14% |
| Other | 386 | 4.08% | 1,950 | 3.75% | 4,347 | 3.67% |
| U.S. Armed Forces | 20 | | 443 | | 519 | |
| Households | | | | | | |
| 2025 Projection | 3,891 | | 21,887 | | 48,022 | |
| 2020 Estimate | 3,611 | | 20,636 | | 45,244 | |
| 2010 Census | 2,897 | | 18,517 | | 40,387 | |
| Growth 2020 - 2025 | 7.75% | | 6.06% | | 6.14% | |
| Growth 2010 - 2020 | 24.65% | | 11.44% | | 12.03% | |
| Owner Occupied | 3,058 | 84.69% | 13,756 | 66.66% | 29,858 | 65.99% |
| Renter Occupied | 553 | 15.31% | 6,879 | 33.33% | 15,385 | 34.00% |
| 2020 Households by HH Income | 3,613 | | 20,637 | | 45,242 | |
| Income: <\$25,000 | 233 | 6.45% | 2,536 | 12.29% | 5,423 | 11.99% |
| Income: \$25,000 - \$50,000 | 550 | 15.22% | 3,808 | 18.45% | 8,532 | 18.86% |
| Income: \$50,000 - \$75,000 | 450 | 12.46% | 2,807 | 13.60% | 6,619 | 14.63% |
| Income: \$75,000 - \$100,000 | 585 | 16.19% | 3,097 | 15.01% | 6,668 | 14.74% |
| Income: \$100,000 - \$125,000 | 632 | 17.49% | 2,564 | 12.42% | 5,664 | 12.52% |
| Income: \$125,000 - \$150,000 | 352 | 9.74% | 1,514 | 7.34% | 3,100 | 6.85% |
| Income: \$150,000 - \$200,000 | 445 | 12.32% | 2,143 | 10.38% | 4,634 | 10.24% |
| Income: \$200,000+ | 366 | 10.13% | 2,168 | 10.51% | 4,602 | 10.17% |
| 2020 Avg Household Income | \$115,385 | | \$105,564 | | \$104,158 | |
| 2020 Med Household Income | \$99,508 | | \$84,424 | | \$82,674 | |

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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 Liberty Rd | Wormans Mill Rd | 0.08 W | 2020 | 30,126 | MPSI | .13 |
| 2 North Market Street | Liberty Rd | 0.04 NE | 2020 | 8,999 | MPSI | .14 |
| 3 N Market St | Routzahn Way | 0.06 SW | 2020 | 9,675 | MPSI | .21 |
| 4 Wormans Mill Rd | Liberty Rd | 0.24 SE | 2020 | 671 | MPSI | .25 |
| 5 Trading Ln | Monocacy Blvd | 0.04 SE | 2020 | 8,224 | MPSI | .34 |
| 6 Monocacy Boulevard | Liberty Rd | 0.09 SE | 2020 | 13,401 | MPSI | .34 |
| 7 Catoctin Mountain Highway | Catoctin Mountain Hwy | 0.21 S | 2020 | 41,874 | MPSI | .47 |
| 8 Catoctin Mountain Hwy | Liberty Rd | 0.09 SW | 2020 | 4,259 | MPSI | .51 |
| 9 Catoctin Mountain Hwy | Liberty Rd | 0.14 S | 2020 | 42,216 | MPSI | .51 |
| 10 Schifferstadt Boulevard | Schifferstadt Blvd | 0.15 SE | 2020 | 3,277 | MPSI | .65 |

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ZONING

FOR SUBLEASE 2430 Osprey Way S, Suite B, Frederick, MD 21701

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Frederick City Zoning – Mixed Use District (MU-1)

The Mixed Use District (MU-1) is intended to: provide a planned district that allows for the integration of residential and nonresidential uses; provide for mixed dwelling unit types and housing densities; provide for compatible and complimentary retail, office, and employment uses; provide for greater flexibility than single-use districts through a planned review process that insures safe, efficient, convenient, harmonious groupings of structures, uses, facilities, and support uses; and provide for the appropriate relationships of space, inside and outside buildings. See § 417.

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Accessory Apartments
- Accessory Detached Dwelling Unit
- Duplex
- Multi-Family
- Multi-Family with Accessory Retail
- Single-Family
- Townhouse
- Two-Family
- Bed and Breakfast
- Group Home
- Hotel, Motel, and Tourist Court
- Senior Living and Retirement Facilities
- Nursing home/Domiciliary Care/Adult Living Facilities
- Rooming House
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Filling Station
- Bakery, Baked Goods Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Locksmith
- Business Machines/Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Car Wash
- Cards, Stationary
- Commercial Use in Historic Structures
- Convenience Stores, with/without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Stores
- Discount Stores
- Drugs, Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Grocery Stores
- Handcraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- 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
- Photographic Studio
- Picture Framing
- Professional Service not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General/Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Clothing, Cloth Goods Manufacturing and Processing
- Distilled Products, Manufacturing and Processing
- Electrical Equipment, Assembly Production
- Continued.....

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ZONING (Continued)



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- Glass, Ceramic Products, Manufacturing and Processing
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Laboratories, Testing, Manufacturing & Processing in Conjunction with Scientific or Industrial Research & Development
- Paper Product, Manufacturing and Processing
- Printing, Bulk Photo Processing, Blueprinting Services
- Storage Warehouse
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course & Club
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Residential Development / HOA Specific-Accessory)
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Cultural Centers (Museum, Library, etc.)
- Funeral Home with/without Crematorium
- Vo-Tech, Trade Schools & Training Centers
- Heliport / Helistop
- 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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