

FOR SALE

\$195,000

5 Hillcrest Drive, Unit B-103, Frederick MD 21703

MacRo
COMMERCIAL REAL ESTATE^{LTD.}



Executive Park West Office Condominium For Sale

933 SF executive office condominium has plenty of exterior windows with an abundance of natural light and is located on the 1st floor of an all brick building. This condominium features a reception/waiting area, 2 professional offices, conference room, restroom, and kitchenette.

Executive Park West has ample parking and signage availability, and is conveniently located just off Route 40 in the heart of Frederick's Golden Mile shopping area.

PRESENTING

Location: 5 Hillcrest Drive, Unit B-103, Frederick, Maryland 21703

Legal: Tax Map 0661, Parcel 1119

Zoning: Frederick City: GC—The General Commercial district is 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.

**** Covenants and By-Laws Applicable**

Unit Size: 933 SF

Utilities: Public Water and Sewer

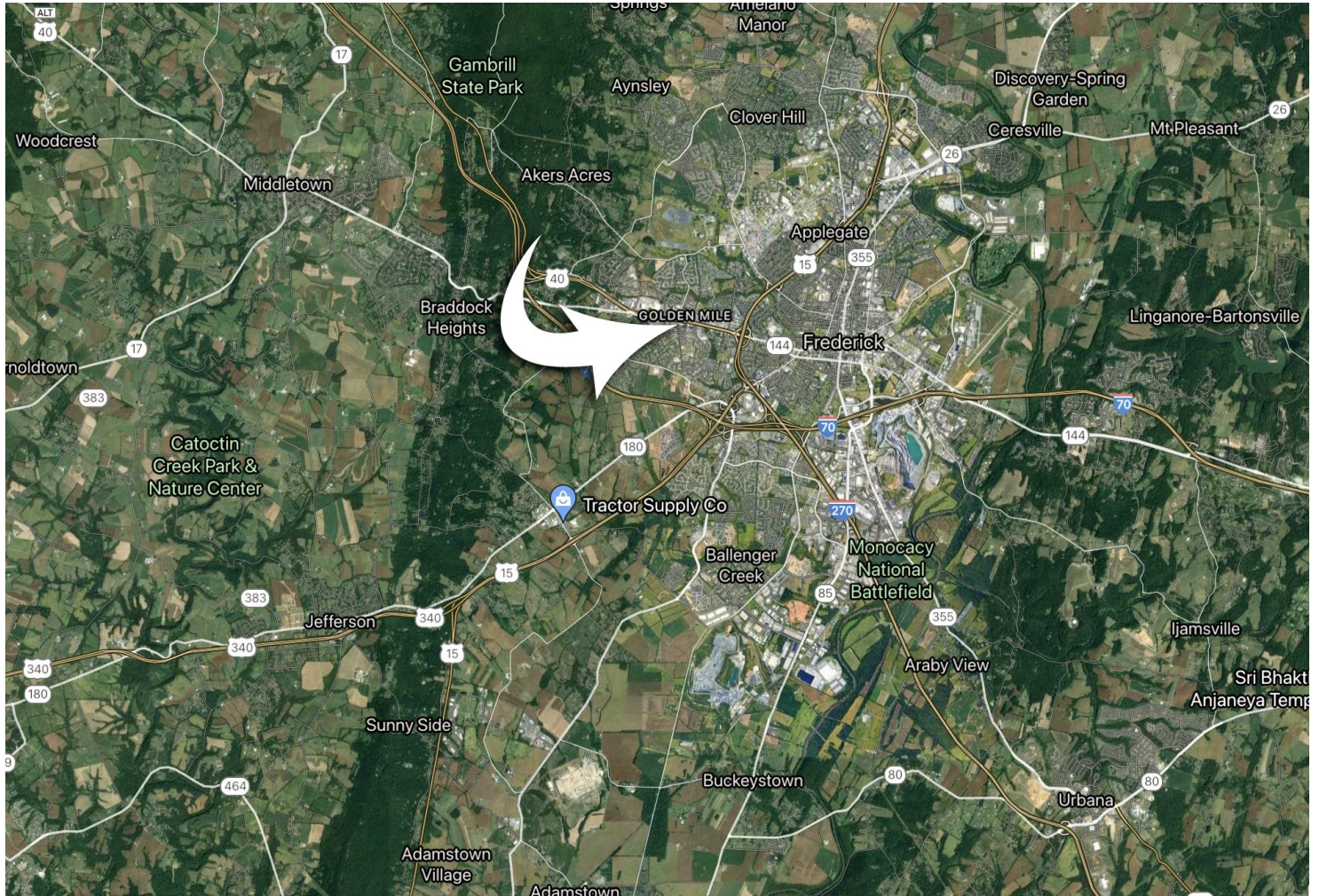
Contact: Ashleigh Kiggans, Vice President
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Email: ashleigh@macroltd.com

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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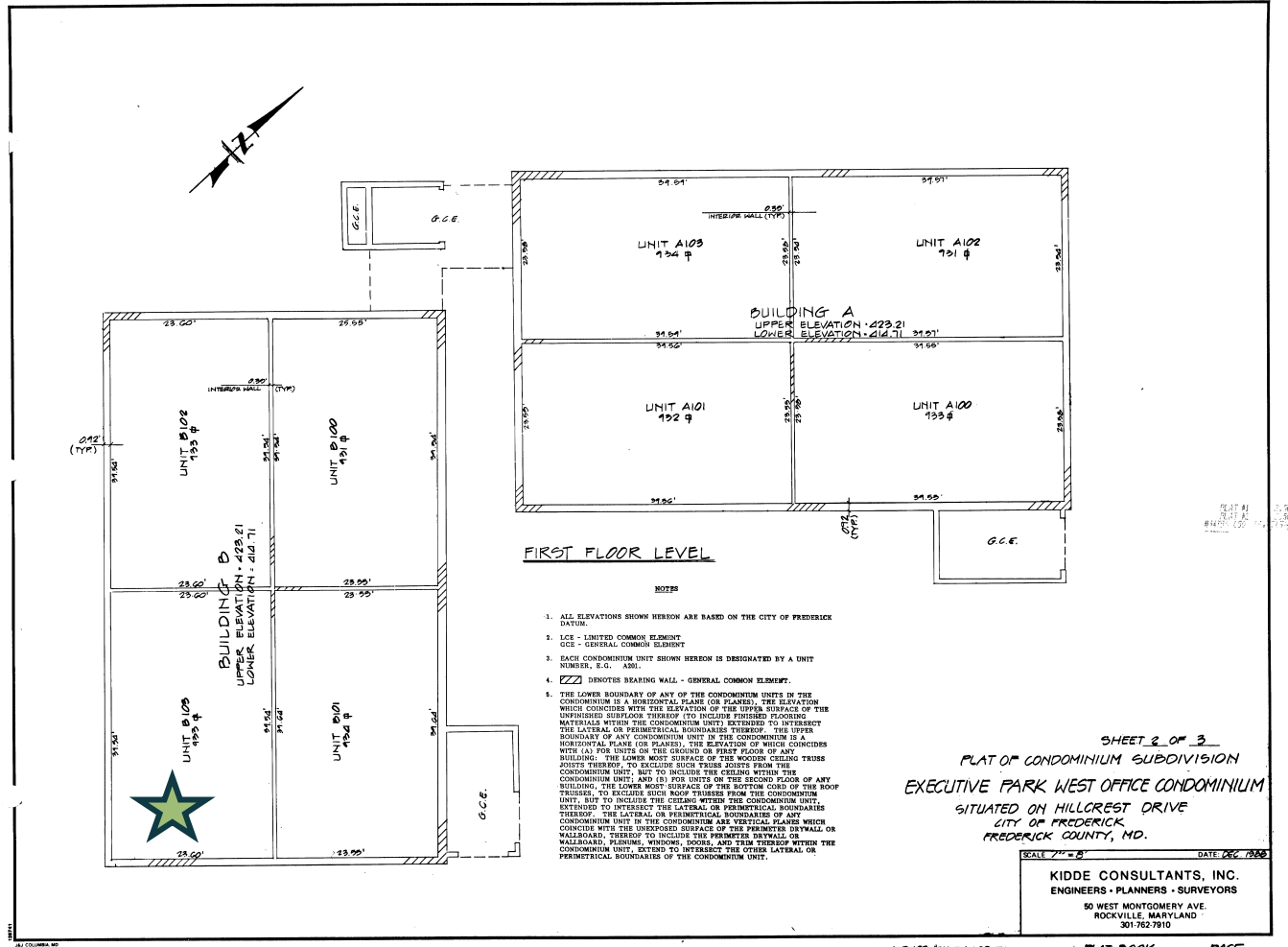
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CONDO PLAT

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171



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PHOTOS

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COMMERCIAL REAL ESTATETM

FOR SALE 5 Hillcrest Drive, Unit B-103, Frederick, MD 21703



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DEMOGRAPHICS



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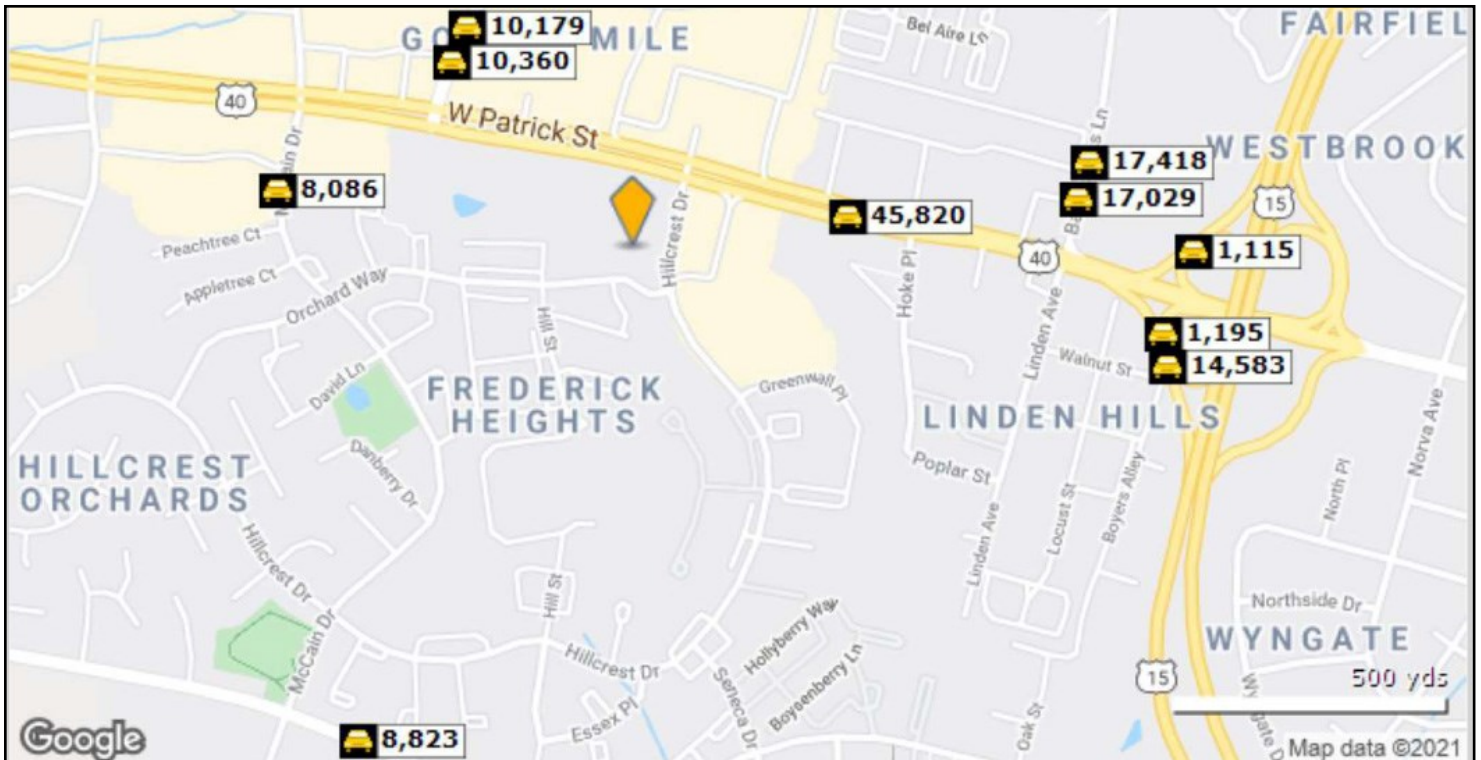
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	22,919		83,350		130,156	
2021 Estimate	21,389		78,130		121,118	
2010 Census	18,642		70,204		103,381	
Growth 2021 - 2026	7.15%		6.68%		7.46%	
Growth 2010 - 2021	14.74%		11.29%		17.16%	
2021 Population by Hispanic Origin	6,800		14,616		18,866	
2021 Population	21,389		78,130		121,118	
White	12,635	59.07%	52,743	67.51%	86,188	71.16%
Black	5,599	26.18%	15,999	20.48%	21,318	17.60%
Am. Indian & Alaskan	373	1.74%	713	0.91%	884	0.73%
Asian	1,788	8.36%	5,371	6.87%	7,895	6.52%
Hawaiian & Pacific Island	49	0.23%	126	0.16%	192	0.16%
Other	946	4.42%	3,177	4.07%	4,641	3.83%
U.S. Armed Forces	0		235		572	
Households						
2026 Projection	8,375		32,619		50,035	
2021 Estimate	7,805		30,541		46,482	
2010 Census	6,818		27,557		39,677	
Growth 2021 - 2026	7.30%		6.80%		7.64%	
Growth 2010 - 2021	14.48%		10.83%		17.15%	
Owner Occupied	3,508	44.95%	17,396	56.96%	30,525	65.67%
Renter Occupied	4,297	55.05%	13,145	43.04%	15,956	34.33%
2021 Households by HH Income	7,804		30,541		46,483	
Income: <\$25,000	907	11.62%	3,173	10.39%	3,875	8.34%
Income: \$25,000 - \$50,000	2,005	25.69%	5,860	19.19%	7,677	16.52%
Income: \$50,000 - \$75,000	1,673	21.44%	5,384	17.63%	7,467	16.06%
Income: \$75,000 - \$100,000	1,043	13.36%	4,287	14.04%	6,457	13.89%
Income: \$100,000 - \$125,000	1,052	13.48%	4,129	13.52%	6,263	13.47%
Income: \$125,000 - \$150,000	568	7.28%	2,839	9.30%	5,019	10.80%
Income: \$150,000 - \$200,000	320	4.10%	2,603	8.52%	4,999	10.75%
Income: \$200,000+	236	3.02%	2,266	7.42%	4,726	10.17%
2021 Avg Household Income	\$78,439		\$97,966		\$109,983	
2021 Med Household Income	\$64,956		\$79,977		\$91,348	

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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	W Patrick St	Hoke Pl	0.07 E	2020	45,820	MPSI	.23
2	Willowdale Dr	Willow Tree Pl	0.00 NE	2020	10,360	MPSI	.27
3	Willowdale Drive	Willow Tree Pl	0.04 SW	2020	10,179	MPSI	.29
4	S McCain Dr	Peachtree Ct	0.04 S	2020	8,086	MPSI	.38
5	Baughmans Ln	W Patrick St	0.06 S	2020	17,029	MPSI	.48
6	Baughmans Lane	W Patrick St	0.10 S	2020	17,418	MPSI	.49
7	US Hwy 15	W Patrick St	0.07 E	2020	1,195	MPSI	.57
8	Walnut St	Locust St	0.07 W	2020	14,583	MPSI	.58
9	Butterfly Ln	S McCain Dr	0.07 NW	2018	8,823	MPSI	.59
10	Catoctin Mountain Hwy	W Patrick St	0.07 SE	2020	1,115	MPSI	.59

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ZONING



FOR SALE 5 Hillcrest Drive, Unit B-103, Frederick, MD 21703

Frederick City Zoning – GC (General Commercial)

The GC district is 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.

**** Covenants and By-Laws Applicable**

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

- 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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