

FOR LEASE

\$38.00/SF (NNN)

46 South Market Street, Frederick, MD 21701

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COMMERCIAL REAL ESTATE



Downtown Frederick Class A Restaurant Destination Location

This historic carriage house, originally constructed in 1900, is currently being beautifully renovated for new restaurant space. This restaurant destination location features 4,515 SF on the first floor, 2,684 SF outdoor patio area, and potentially 1,304 SF rooftop space. Bring your creative ideas for this premier space or use one of the multiple concept plans prepared by the landlord.

Conveniently situated on the corner of South Market Street and scenic Carroll Creek Linear Park in Downtown Frederick. Downtown Frederick, full of architectural charm and community spirit, has the best features of both a small city and a large town, with friendly people and great amenities/activities. Central to Downtown Frederick is the Carroll Creek Linear Park with brick pedestrian paths, water features, pedestrian bridges, fountains, and offers live music, and popular community events throughout the year.

PRESENTING

Location: 46 South Market Street, Frederick, Maryland 21701

Legal: Tax Map 077B, Parcel 0641A

Zoning: Frederick City: DB—The Downtown Commercial/Residential District is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

Property Details:

- Top of the line kitchen layout
- Building is ADA accessible, with elevator access from the basement to the rooftop
- Possibility of a private event room on the first floor
- Possibility of rooftop space is perfect for a bar overlooking Carroll Creek Linear Park
- Excellent signage opportunity
- Onsite parking

Utilities: Public water and sewer

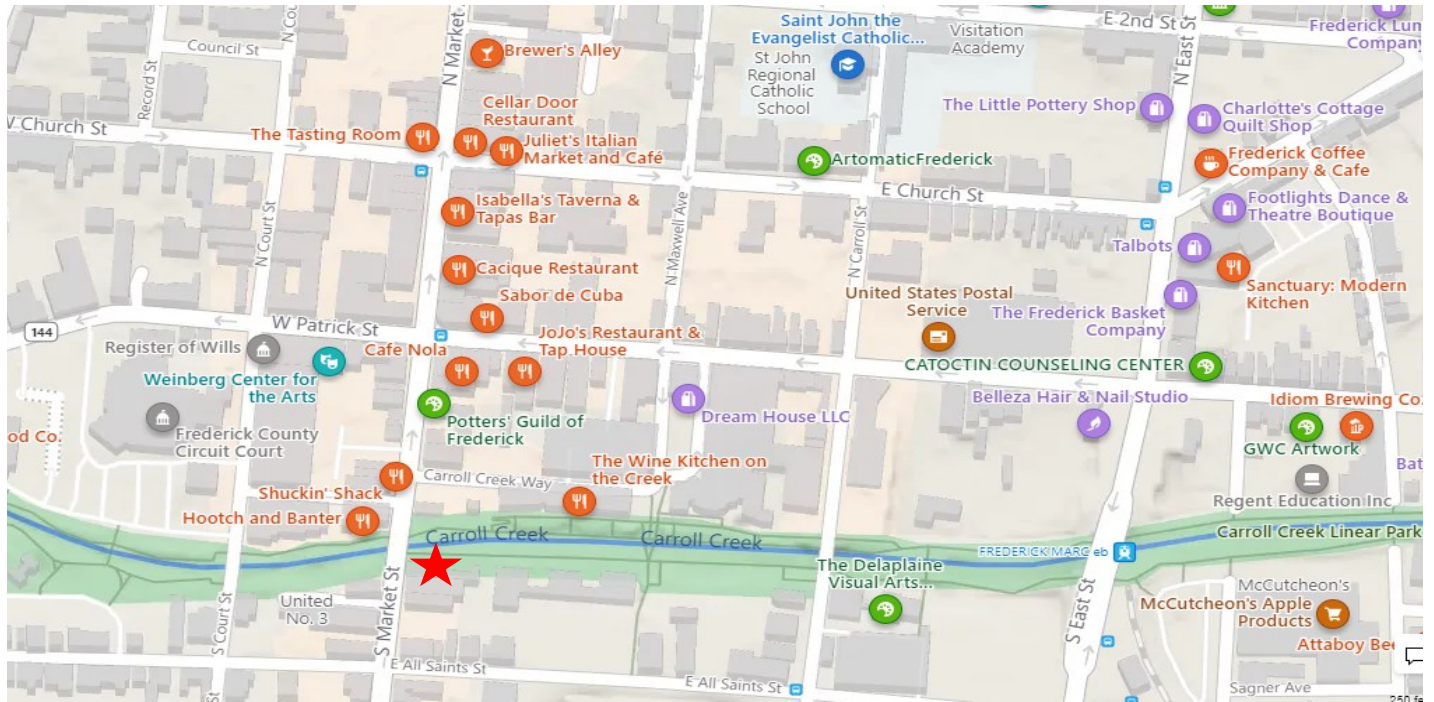
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AERIAL

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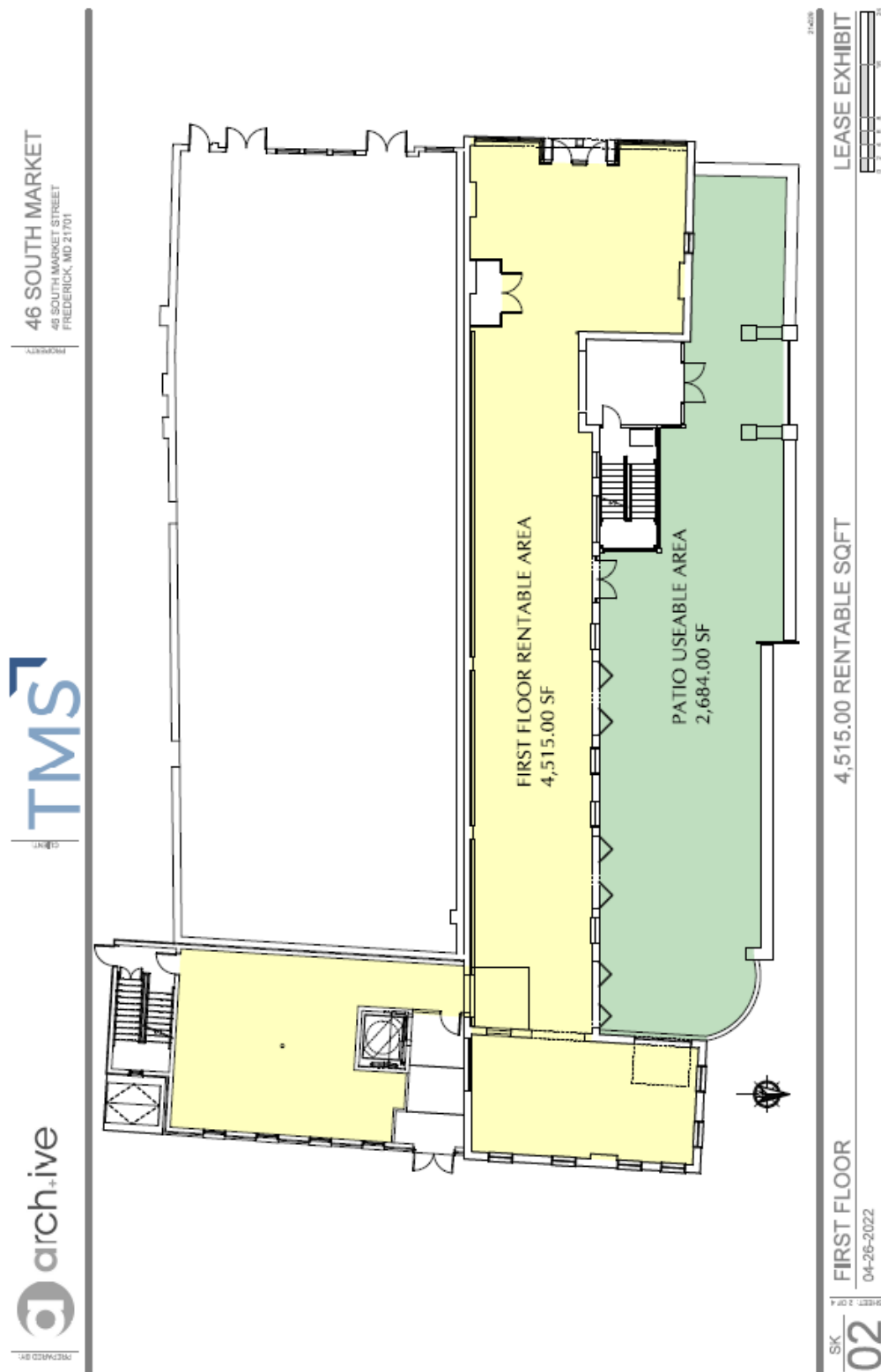


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FLOOR PLAN—1st

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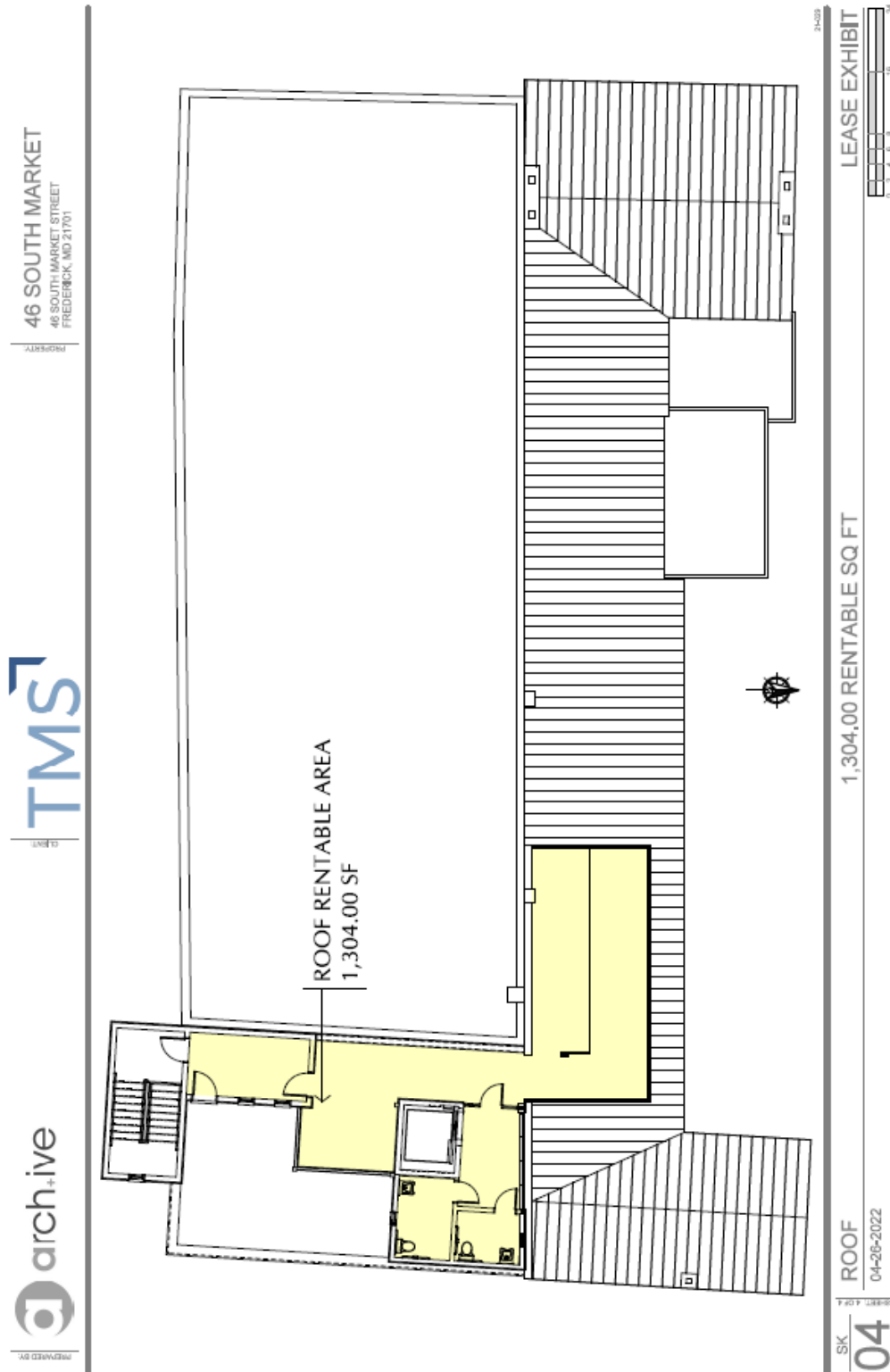


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FLOOR PLAN—Rooftop



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PHOTOS

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DEMOGRAPHICS



FOR LEASE 46 South Market Street, Frederick, MD

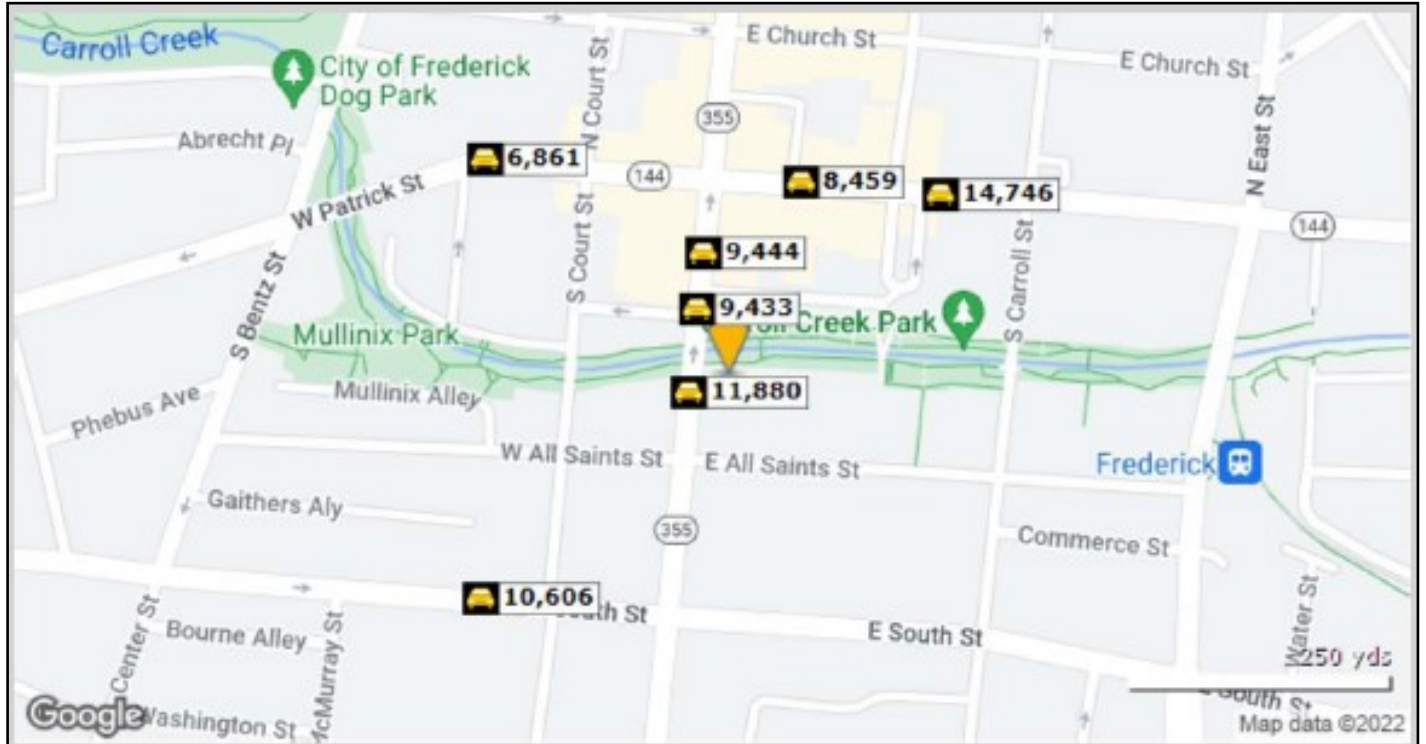
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	14,399		90,533		145,434	
2022 Estimate	12,951		80,512		128,857	
2010 Census	11,942		68,109		105,762	
Growth 2022 - 2027	11.18%		12.45%		12.86%	
Growth 2010 - 2022	8.45%		18.21%		21.84%	
2022 Population by Hispanic Origin	1,192		15,265		20,618	
2022 Population	12,951		80,512		128,857	
White	9,454	73.00%	53,070	65.92%	89,740	69.64%
Black	2,605	20.11%	17,496	21.73%	23,854	18.51%
Am. Indian & Alaskan	76	0.59%	756	0.94%	1,005	0.78%
Asian	327	2.52%	5,626	6.99%	8,894	6.90%
Hawaiian & Pacific Island	6	0.05%	140	0.17%	203	0.16%
Other	483	3.73%	3,425	4.25%	5,160	4.00%
U.S. Armed Forces	11		226		625	
Households						
2027 Projection	6,423		35,242		55,459	
2022 Estimate	5,785		31,342		49,097	
2010 Census	5,437		26,789		40,445	
Growth 2022 - 2027	11.03%		12.44%		12.96%	
Growth 2010 - 2022	6.40%		17.00%		21.39%	
Owner Occupied	2,861	49.46%	17,726	56.56%	32,319	65.83%
Renter Occupied	2,924	50.54%	13,616	43.44%	16,778	34.17%
2022 Households by HH Income	5,785		31,343		49,098	
Income: <\$25,000	791	13.67%	3,363	10.73%	4,237	8.63%
Income: \$25,000 - \$50,000	1,185	20.48%	6,066	19.35%	8,092	16.48%
Income: \$50,000 - \$75,000	1,084	18.74%	5,646	18.01%	7,524	15.32%
Income: \$75,000 - \$100,000	856	14.80%	4,252	13.57%	6,654	13.55%
Income: \$100,000 - \$125,000	535	9.25%	4,114	13.13%	6,754	13.76%
Income: \$125,000 - \$150,000	571	9.87%	3,160	10.08%	5,414	11.03%
Income: \$150,000 - \$200,000	376	6.50%	2,668	8.51%	5,609	11.42%
Income: \$200,000+	387	6.69%	2,074	6.62%	4,814	9.80%
2022 Avg Household Income	\$90,529		\$95,928		\$109,921	
2022 Med Household Income	\$71,049		\$78,507		\$92,643	

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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	S Market St	W All Saints St	0.04 S	2022	11,880	MPSI	.02
2	South Market Street		0.00	2022	9,433	MPSI	.04
3	South Market Street	Carroll Creek Way	0.02 S	2022	9,388	MPSI	.07
4	South Market Street	Carroll Creek Way	0.02 S	2021	9,444	MPSI	.07
5	East Patrick Street		0.00	2022	8,459	MPSI	.12
6	E Patrick St	Maxwell Ave	0.03 W	2018	14,746	MPSI	.16
7	W Patrick St	N Court St	0.06 E	2020	6,808	MPSI	.18
8	W Patrick St	N Ct St	0.06 E	2022	6,861	MPSI	.18
9	W South St	Broadway St	0.04 E	2022	10,538	MPSI	.18
10	W South St	Broadway St	0.04 E	2020	10,606	MPSI	.18

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ZONING

FOR LEASE 46 South Market Street, Frederick, MD

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Frederick City Zoning – Downtown Commercial/Residential District (DB)

The Downtown Commercial/Residential District (DB) is intended to encourage the development of the Center City's commercial areas. It allows most office and retail activities as well as high density residential uses. To encourage the implementation of this objective, certain parking requirements are relaxed for development or redevelopment in this district.

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

- Accessory Apartments
- 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
- Accessory Drive Through Facilities
- Animal Grooming (Excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery, Including Framing
- Automobile Parts and Accessories
- Bakery, Baked Goods Store
- Barber/Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Books, Magazines, Newspapers, etc.
- Locksmith
- Business Machines/Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Cards, Stationary
- Caterer
- 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
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- 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
- Continued Next Page...

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ZONING-Continued



FOR LEASE 46 South Market Street, Frederick, MD

- 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
- Stone Monuments (excludes Engraving)
- Tailoring
- Tobacco Products
- Toys
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Veterinary Clinic/Hospital without Boarding
- Video/DVD (Sales or Rental)
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Health Club or Spa
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- 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
- Parking Lot, Parking Garage, Public or 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
- Greenhouse, Commercial
- And More...

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