

FOR LEASE

\$32.00/SF NNN

1800 Monocacy Boulevard, Frederick MD 21701

MacRo
COMMERCIAL REAL ESTATE



NOW LEASING at Monocacy Center

Monocacy Center is a 14,280 SF retail strip center in North Frederick anchored by Dunkin' Donuts. Available units vary in size from 1,060 to 2,972 SF. Monocacy Center has tremendous access, visibility and signage opportunity. Conveniently located a short distance from the Shops at Monocacy, Clemson Corner, and Market Square at Frederick, which include a variety of national restaurants and retail stores.

PRESENTING

Location: 1800 Monocacy Boulevard, Frederick, Maryland 21701

Legal: Tax Map 0405, Parcel 1168

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.

Unit Sizes:
Unit 102—1,060 SF
Unit 103—1,912 SF
Unit 105—2,002 SF

Utilities: Public Water and Sewer

Contact:
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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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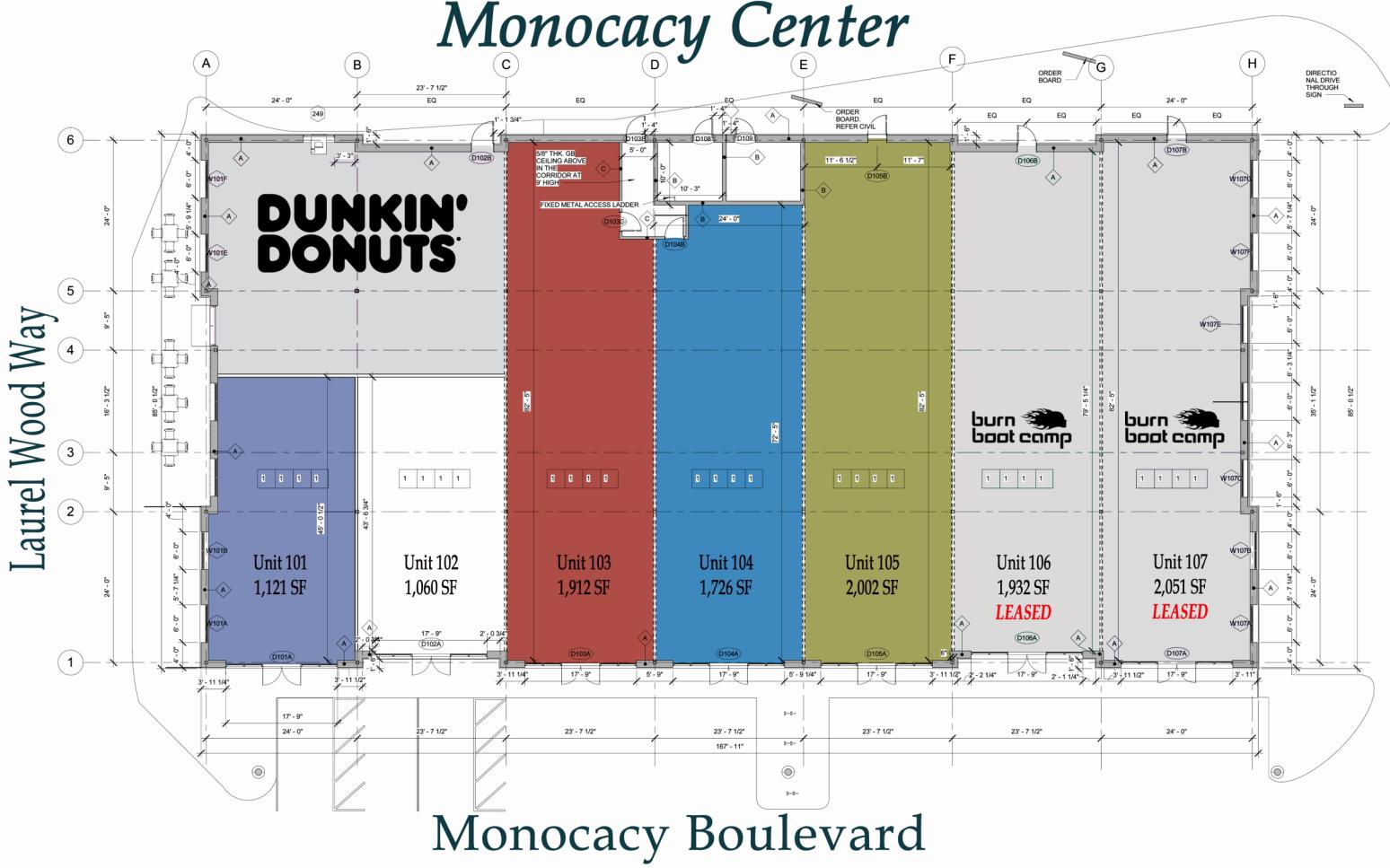


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SITE PLAN

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Monocacy Center



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DEMOCRAPHICS

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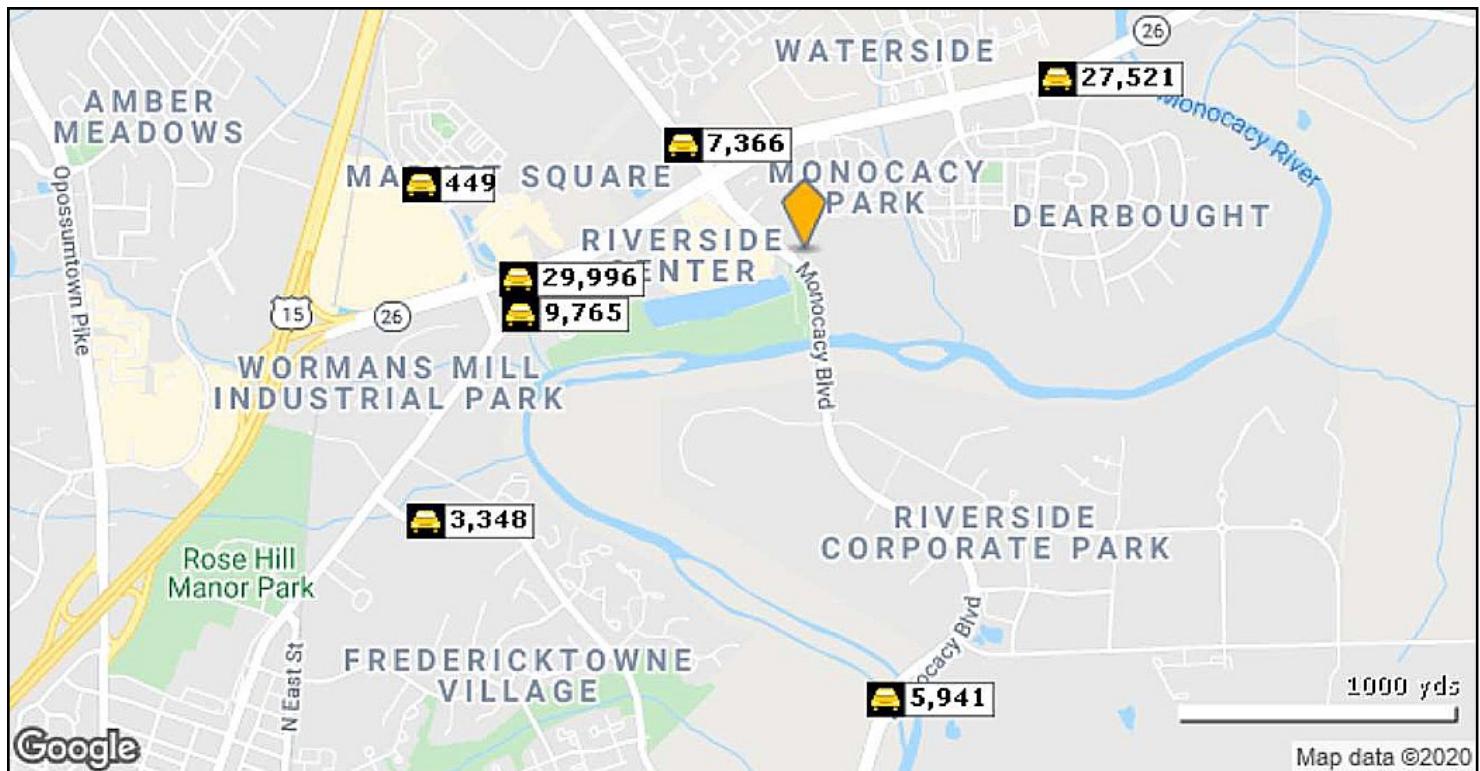
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	8,871	46,500	122,422
2019 Estimate	8,221	43,731	115,151
2010 Census	6,614	39,061	102,964
Growth 2019 - 2024	7.91%	6.33%	6.31%
Growth 2010 - 2019	24.30%	11.96%	11.84%
2019 Population by Hispanic Origin	658	4,399	15,887
2019 Population	8,221	43,731	115,151
White	6,248 76.00%	32,750 74.89%	85,088 73.89%
Black	1,211 14.73%	7,047 16.11%	18,472 16.04%
Am. Indian & Alaskan	37 0.45%	225 0.51%	793 0.69%
Asian	410 4.99%	2,052 4.69%	6,481 5.63%
Hawaiian & Pacific Island	13 0.16%	54 0.12%	163 0.14%
Other	303 3.69%	1,604 3.67%	4,153 3.61%
U.S. Armed Forces	23	404	513
Households			
2024 Projection	3,542	18,360	46,736
2019 Estimate	3,267	17,250	43,921
2010 Census	2,554	15,406	39,299
Growth 2019 - 2024	8.42%	6.43%	6.41%
Growth 2010 - 2019	27.92%	11.97%	11.76%
Owner Occupied	2,817 86.23%	11,662 67.61%	29,154 66.38%
Renter Occupied	450 13.77%	5,588 32.39%	14,768 33.62%
2019 Households by HH Income	3,265	17,250	43,920
Income: <\$25,000	129 3.95%	1,983 11.50%	4,986 11.35%
Income: \$25,000 - \$50,000	355 10.87%	2,916 16.90%	7,627 17.37%
Income: \$50,000 - \$75,000	554 16.97%	2,837 16.45%	7,892 17.97%
Income: \$75,000 - \$100,000	507 15.53%	2,865 16.61%	6,891 15.69%
Income: \$100,000 - \$125,000	504 15.44%	2,046 11.86%	4,984 11.35%
Income: \$125,000 - \$150,000	320 9.80%	1,354 7.85%	3,130 7.13%
Income: \$150,000 - \$200,000	553 16.94%	1,838 10.66%	4,754 10.82%
Income: \$200,000+	343 10.51%	1,411 8.18%	3,656 8.32%
2019 Avg Household Income	\$122,245	\$101,070	\$100,439
2019 Med Household Income	\$104,340	\$82,757	\$80,278

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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 Trading Ln	Monocacy Blvd	0.04 SE	2018	7,366	MPSI	.34
2 Liberty Rd	Wormans Mill Rd	0.08 W	2018	29,996	MPSI	.60
3 N Market St	Routzahn Way	0.06 SW	2018	9,765	MPSI	.60
4 Liberty Rd	Latham Dr	0.07 W	2018	27,521	MPSI	.65
5 Wormans Mill Rd	Liberty Rd	0.24 SE	2018	449	MPSI	.81
6 Gas House Pike	Monocacy Blvd	0.11 NE	2018	5,941	MPSI	.94
7 Schifferstadt Blvd	N Market St	0.12 NW	2018	3,348	MPSI	.96

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ZONING



FOR LEASE 1800 Monocacy Boulevard, Frederick, MD 21701

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.

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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