

FREDERICK, MD PAD OPPORTUNITY

813 E South Street | FREDERICK, MD 21701

- For Sale or Lease
- 1.6 Acre Pad Site
- Signalized intersection at the corner of Monocacy Blvd. & East South Street
- Great Visibility from I-70
- Blocks from Historic Downtown Frederick
- Easy Access to and from I-70
- Graded and ready Pad Site



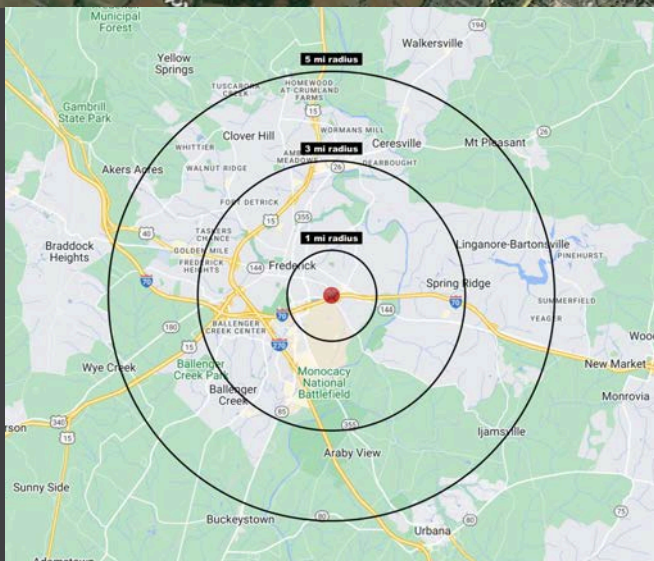
 PETERSON
COMPANIES®

ANDREW S. TKACH
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Broker of Record AO Retail Projects Inc.



TKACH GROUP



Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,848	64,795	141,470
Total Households	1,378	26,753	54,371
Average HH Income	\$95,575	\$112,291	\$123,148

PAD SITE- FOR SALE OR LEASE

**FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES**

MONOCACY BLVD



11,458 AADT



**FULL
MOVEMENT**

E. SOUTH STREET

CUBESMART
self storage



4,200 AADT

PAD SITE - FOR SALE OR LEASE



PAD SITE- FOR SALE OR LEASE

Visibility & Access from I-70

DOWNTOWN FREDERICK

FREDERICK MUNICIPAL AIRPORT

HARRY GROVE STADIUM

COSTCO WHOLESALE

FREDERICK MD GATEWAY

FARMER COOP ASSOCIATION INC PROPERTY

FREDERICK MD PAD OPPORTUNITY 1.6 ACRES

ACCESS FROM WEST BOUND

79,077 AADT

ACCESS FROM EAST BOUND

GREAT VISIBILITY AND ACCESS FROM I-70

PAD SITE - FOR SALE OR LEASE

**FREDERICK
MUNICIPAL AIRPORT**



HARRY GROVE STADIUM



FREDERICK CROSSING

**FREDERICK, MD
PAD OPPORTUNITY
1.6 ACRES**

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**GREAT VISIBILITY AND
ACCESS FROM I-70**

ACCESS FROM WEST BOUND

79,077 AADI



TE - FOR

PAD SITE- FOR SALE OR LEASE

Looking East



Looking West



View Site Here:

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