

SALE / LEASE

720 N. East Street  
Frederick, MD

FREDERICK  
COMMERCIAL  
REAL ESTATE



New Retail/Office Opportunity  
on North East Street

CHRIS KLINE JR. | BROKER OF RECORD

MOBILE 301.401.4106 | OFFICE 240.457.4802

ckline@FredCommercial.com | [www.Frederick-Commercial.com](http://www.Frederick-Commercial.com)

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## Frederick, MD



### PROPERTY OVERVIEW

Lot Size 1.7+ Acres

Zoned: City of Frederick General Commercial (GC)

Improved by Two Buildings

Main Building/House 3,050+ sq. ft.

Warehouse 12,000+ sq. ft.

Outside City of Frederick Historic District

**OFFERING PRICE: \$1,550,000.00**

**LEASE: \$7.50/ SQ FT NNN (in AS IS condition)**

### FEATURES

Floor plans available for Main Building/House and Warehouse

Main Building/House has acted as a domicile

Warehouse

Wrap around driveway

Ground level basement

Parking/yard space

2 Functioning Walk-in Coolers

Loading dock

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### EXAMPLES OF GENERAL COMMERCIAL ZONE PERMITTED USES

Small Scale Craft Brewery/Distillery/Winery  
Restaurant  
Coffee House  
Apparel  
Vehicle Sales  
Pharmacy/Dispensary  
General Retail  
Office  
Veterinarian/Animal Care Services  
Antiques  
Gas Station  
Auto Sales  
Bicycle Sales

General Building Contractor  
Car Wash  
Church  
Self-Storage  
Health/Sports Club  
Day Care  
Dance Studio  
Garden Center  
Liquor/Beer/Wine Store  
Medical Supply  
Shopping Center  
Medical Lab

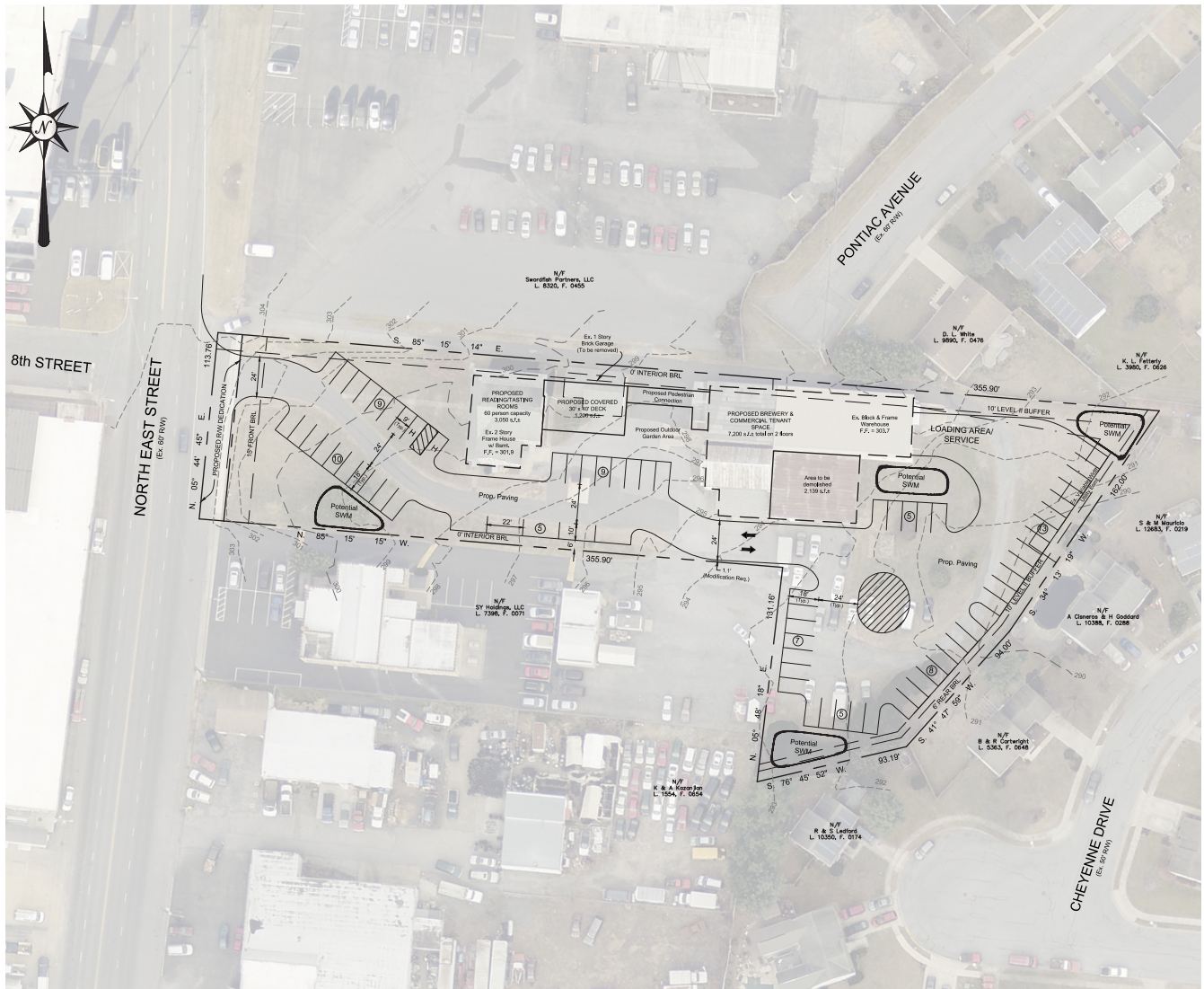
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**PRELIMINARY / HYPOTHETICAL SITE PLAN** to illustrate parking (70±), storm water management, utilization of site.

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### CITY OF FREDERICK DEMOGRAPHICS (ESRI 2017)

2017 Average Household Income: \$87,860 of which 32.2% are \$100,000+ earners

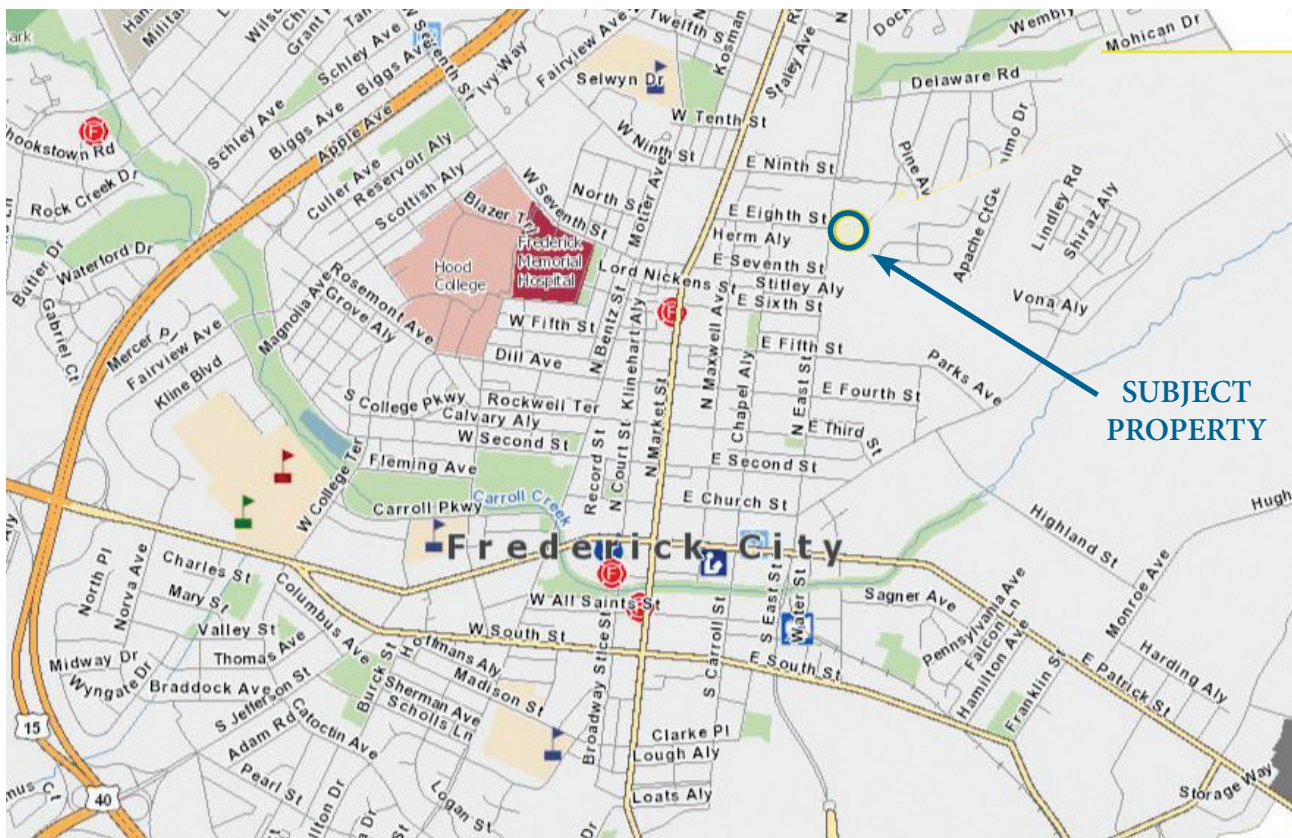
2017 Population: 71,868 (2022 Projected Pop. 75,858)

2017 Median Age: 36.4

FY2018 Real Property Taxes: (Per \$100 assessed value) \$1.78

25+ Population by Education:

22.5% Bachelor Degree, 16.5% Master Degrees



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