

LEASE

850 Oak Street

Frederick, MD 21701

|||||
FREDERICK
COMMERCIAL
REAL ESTATE



Great visibility on US15

CHRIS KLINE JR. | BROKER OF RECORD

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PROPERTY OVERVIEW

Building Size: 5,103 + sq ft

Lot Size: 1.48+ acres

Zoned City of Frederick Professional
Business (PB)

Lease Rate: \$19.75/sq ft NNN

FEATURES

Previous tenant: Urgent Care Clinic

Visibility on US15 — Average Daily Trips in this
vicinity is 119,121 (MDT SHA 2017)

35 Surface Parking Spaces

Illuminated Pylon Sign on US 15, Illuminated Signage
on side of building facing US 15 and freestanding sign
along Oak Street

Two entry/exits on front of building and One private
rear entry/exit for employees

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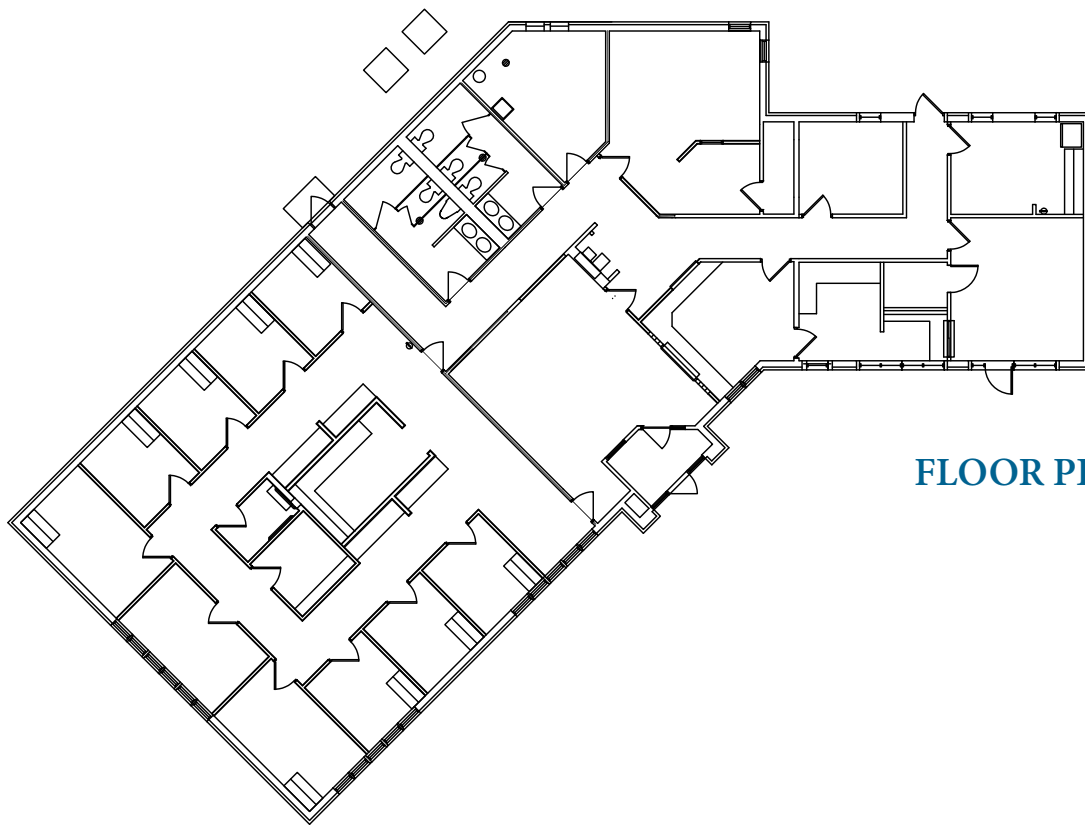
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FLOOR PLAN



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*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

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CITY OF FREDERICK DEMOGRAPHICS (ESRI 2017)

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

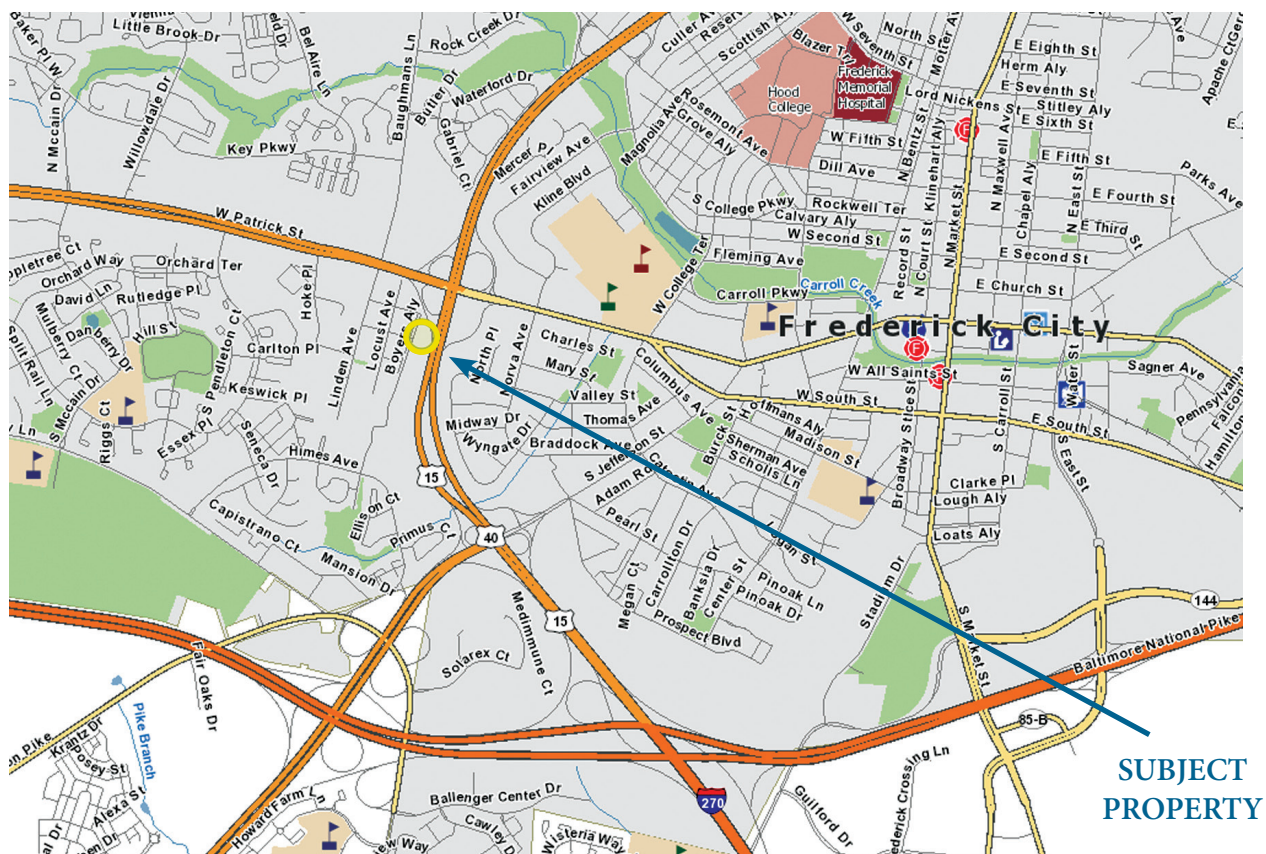
2017 Population: 71,868 (2022 Projected Pop. 75,858)

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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