

SALE

996 W. Patrick Street
Frederick, MD

FREDERICK
COMMERCIAL
REAL ESTATE



Join WaWa, Med Express & Chipotle
on Busy US40 & US15

CHRIS KLINE JR. | BROKER OF RECORD

MOBILE 301.401.4106 | OFFICE 240.457.4802

ckline@FredCommercial.com | www.Frederick-Commercial.com

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PROPERTY OVERVIEW

Zoned: City of Frederick General Commercial (GC)

Land plus improvements (Restaurant)

Lot Size: .790+ Acres

9,000 sq ft Restaurant

Additional contiguous property(s) may be available

Offering price: \$1,100,000.00

FEATURES

Improvements: Two Story Restaurant (two commercial kitchens & banquet room)

HVAC: Central & roof mounted

58 Parking Spaces + cross-easement parking with hotel

Average Daily Trips on US40 in vicinity 45,981 & on US15 in vicinity 119,121 (MDT SHA 2017)

On "Breakfast Side" of US40 East leading into Downtown Frederick and US15

Visible from Highway

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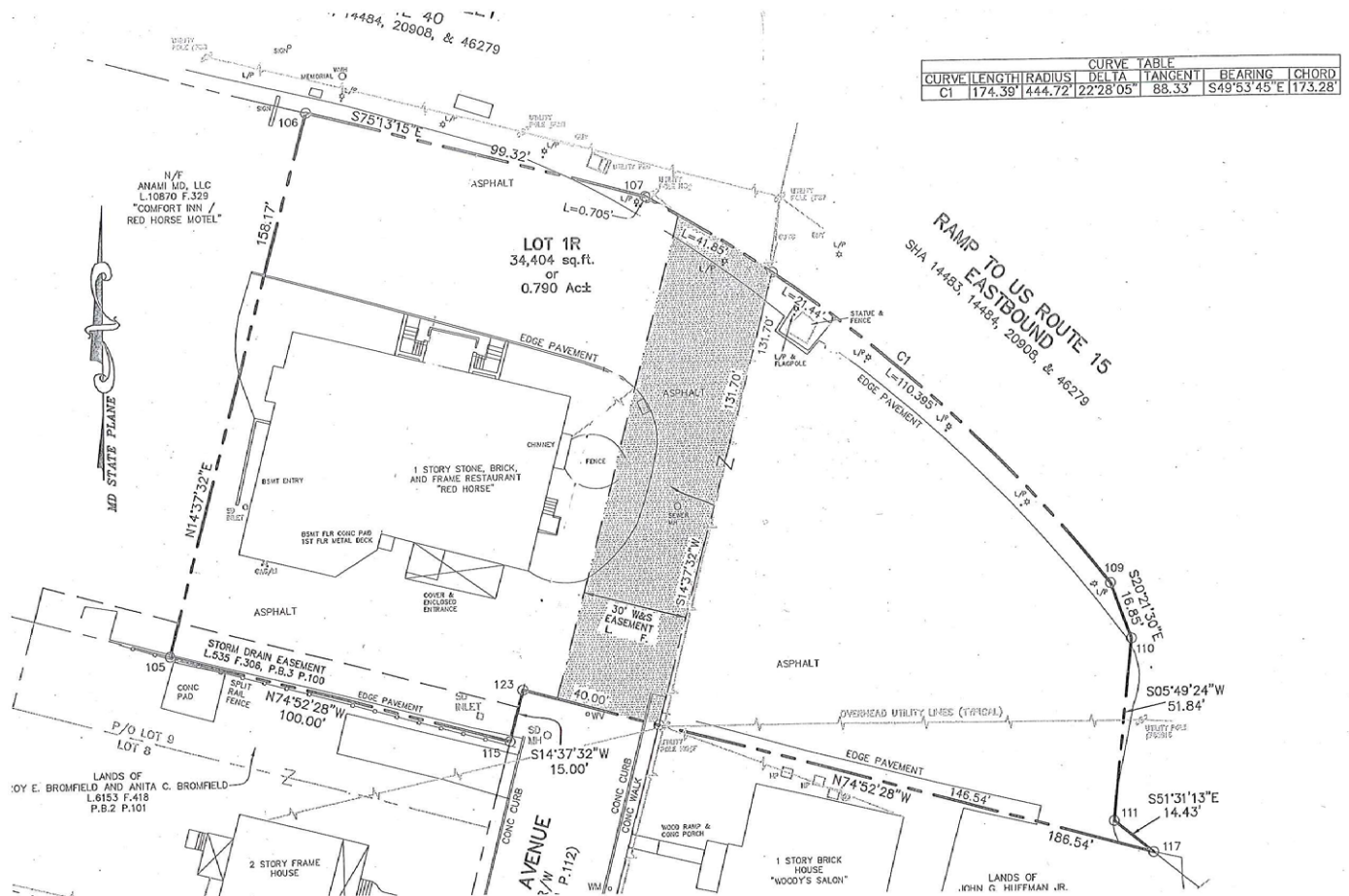
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*NOTE: THE STATEMENTS AND FIGURES CONTAINED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE BELIEVE AUTHORITATIVE.

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CITY OF FREDERICK DEMOGRAPHICS (ESRI 2017)

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

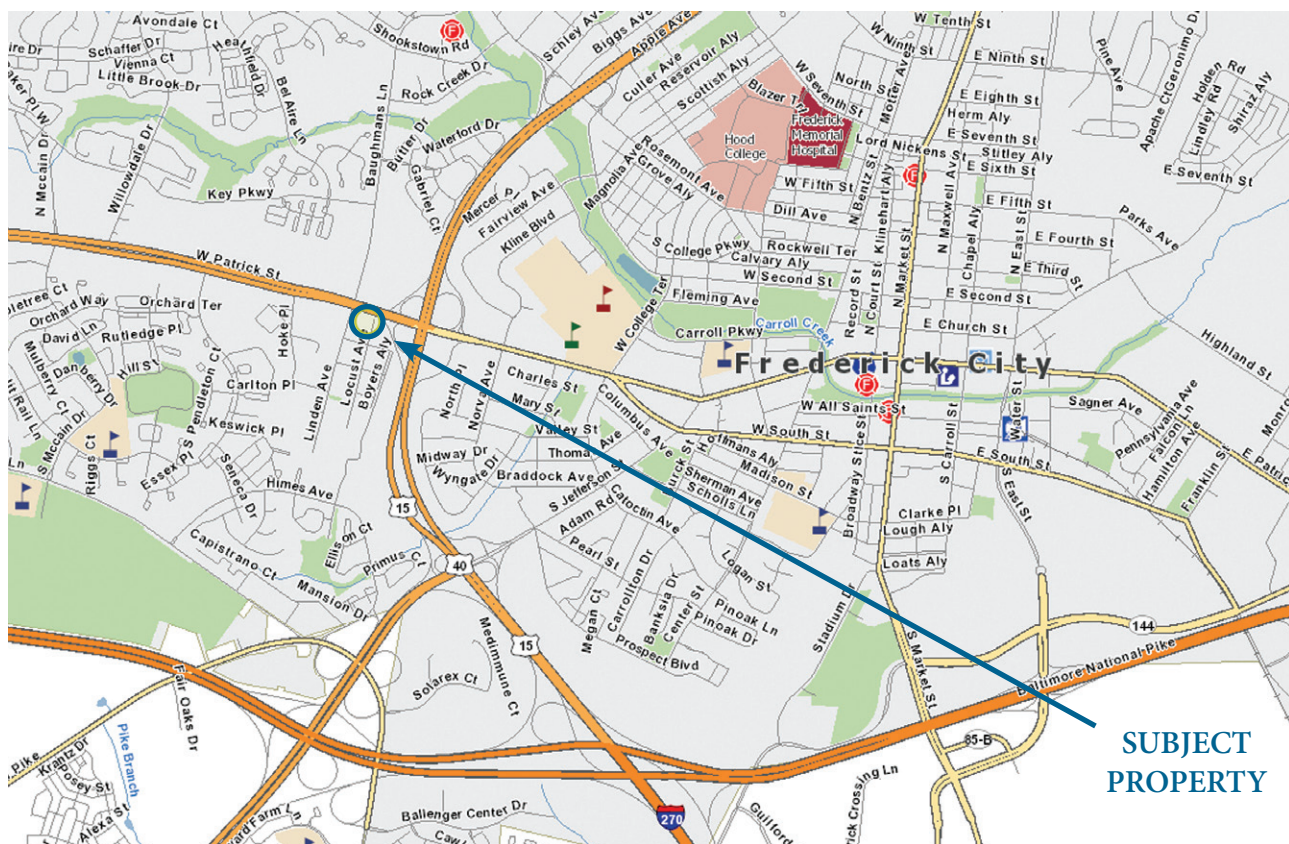
2017 Population: 71,868 (2022 Projected Pop. 75,858)

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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