SALE

1728 N. Market Street
Frederick, MD

FREDERICK COMMERCIAL REAL ESTATE

2.6± Acres Light Industrial

CHRIS KLINE, JR.
ckline@fredcommercial.com
www.Frederick-Commercial.com | (240)457-4802 OFFICE

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

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PROPERTY OVERVIEW

Lot Size: 2.6± acres

Building Size: 11,600 sf between two buildings

Zoned: City of Frederick M1 (Light Industrial)

Offering Price: $1,500,000.00 or $129 per sf

FEATURES

Front building
Retail/office
Garage/warehouse with 8 overhead doors

Back building
4 overhead doors
Office
Yard space

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DEMOGRAPHICS

	WITHIN 2 MILES	WITHIN 5 MILES	WITHIN 10 MILES
2021 POPULATION	34,659	124,674	200,454
2021 HOUSEHOLDS	13,846	47,747	74,242
MEDIAN HOME VALUE	$305,893	$302,305	$345,520
AVERAGE HOUSEHOLD INCOME	$110,123	$109,510	$123,172

(SOURCE: COSTAR.COM)

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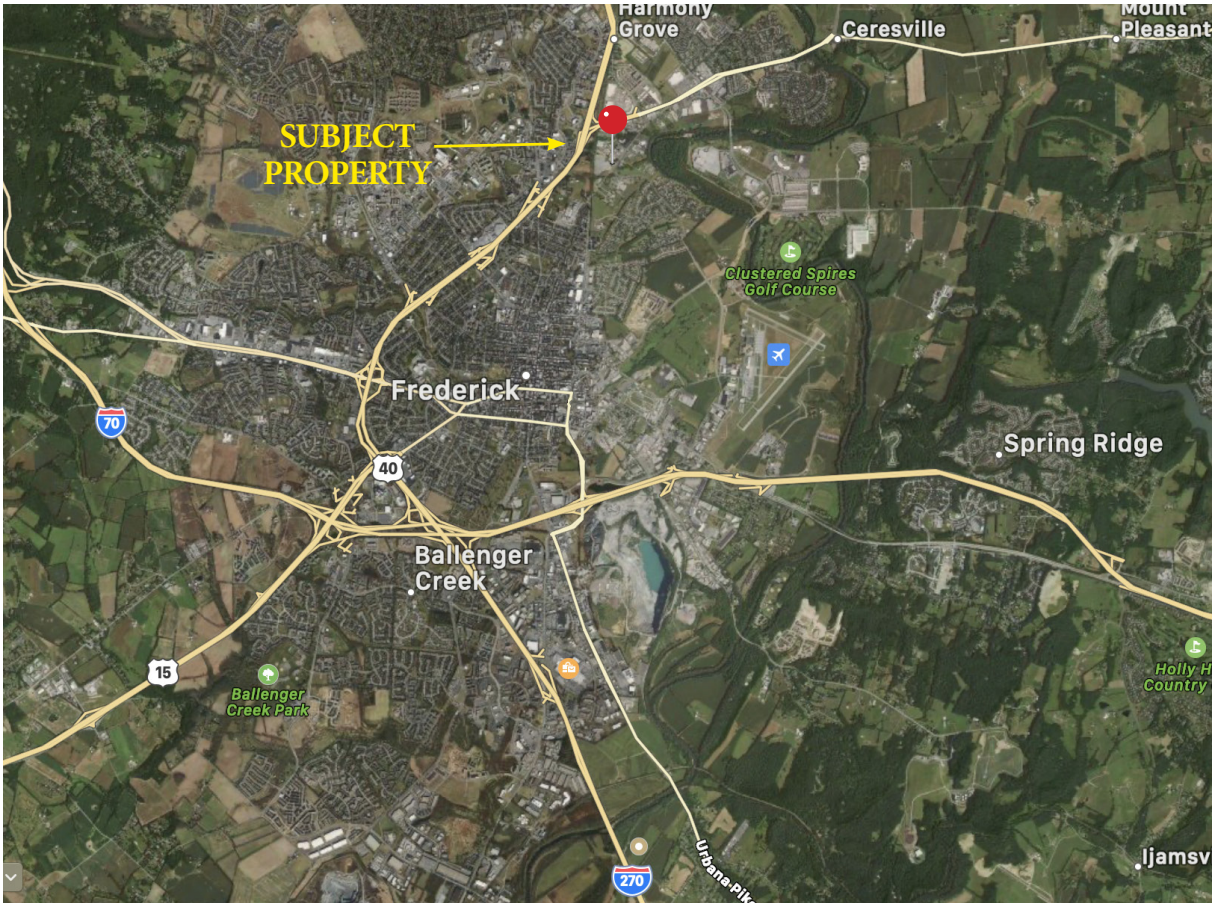

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	LAST MEASURED	DISTANCE
N Market St	Schifferstadt Blvd NE	12,106	2020	0.10 mi
Schifferstadt Blvd	N Market St NW	2,993	2020	0.14 mi
Schifferstadt Boulevard	Schifferstadt Blvd SE	3,277	2020	0.19 mi
Catoctin Mountain Hwy	Liberty Rd NE	73,500	2020	0.38 mi
Catoctin Mountain Hwy	Liberty Rd SW	4,259	2020	0.38 mi
Frederick Freeway	Liberty Rd N	84,021	2020	0.38 mi
East St	N Market St NW	5,588	2020	0.39 mi
N Market St	Routzahn Way SW	9,675	2020	0.43 mi
Catoctin Mountain Hwy	Liberty Rd S	42,216	2020	0.45 mi
Thomas Johnson Dr	Opossumtown Pike SW	9,090	2020	0.46 mi

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