

# MacRo<sup>LTD.</sup>

REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**\$990,000**

**2 East Frederick Street, Walkersville, Maryland 21793**

## **Historic Walkersville Location for Sale**

This historic Walkersville location for sale offers a variety of downtown uses including, but not limited to, retail, restaurant or professional offices.

- Approximately 15,862 SF
- 3.81 Acres
- Paved and private parking lot
- Zoned Walkersville B-2 Shopping Center



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302

Frederick, Maryland 21703

Email: [rocky@macroltd.com](mailto:rocky@macroltd.com)

Mobile: 301-748-5655

Phone: 301-698-9696 ext. 202

Fax: 301-698-9571

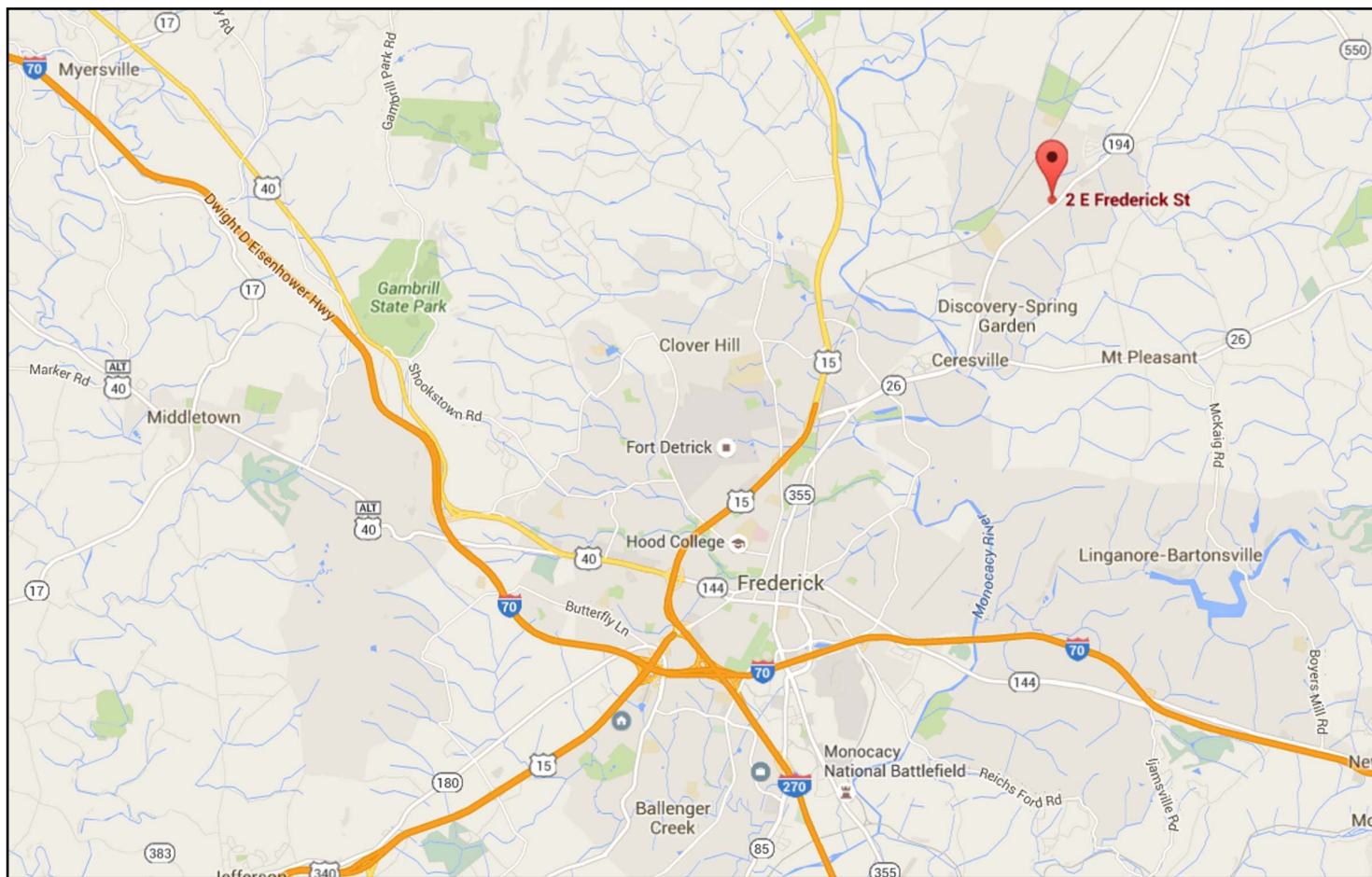
Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

- LOCATION:** 2 East Frederick Street, Walkersville
- LEGAL:** Tax Map 0851, Parcel 1222
- ZONING:** Walkersville: B-2—The B-2 Shopping Center District is intended to be the single central shopping, service and entertainment center for the community and the surrounding region. It is intended that stores and other facilities will be grouped together in an attractive and convenient manner with particular attention being paid to the safety of pedestrian travel and the protection of adjoining residential areas. It is essential that this district have excellent vehicular accessibility from both the central community and the region and that safe and adequate off-street parking and loading is provided. No drive-in eating places or lodging places are recommended for location herein.
- SUITE SIZE:** Approximately 15,682 SF
- PRICE:** \$990,000
- UTILITIES:** Public Water and Sewer
- CONTACT:** **Rocky Mackintosh, Broker**  
Mobile: 301-748-5655  
Office: 301-698-9696 ext. 202  
Email: rocky@macroltd.com

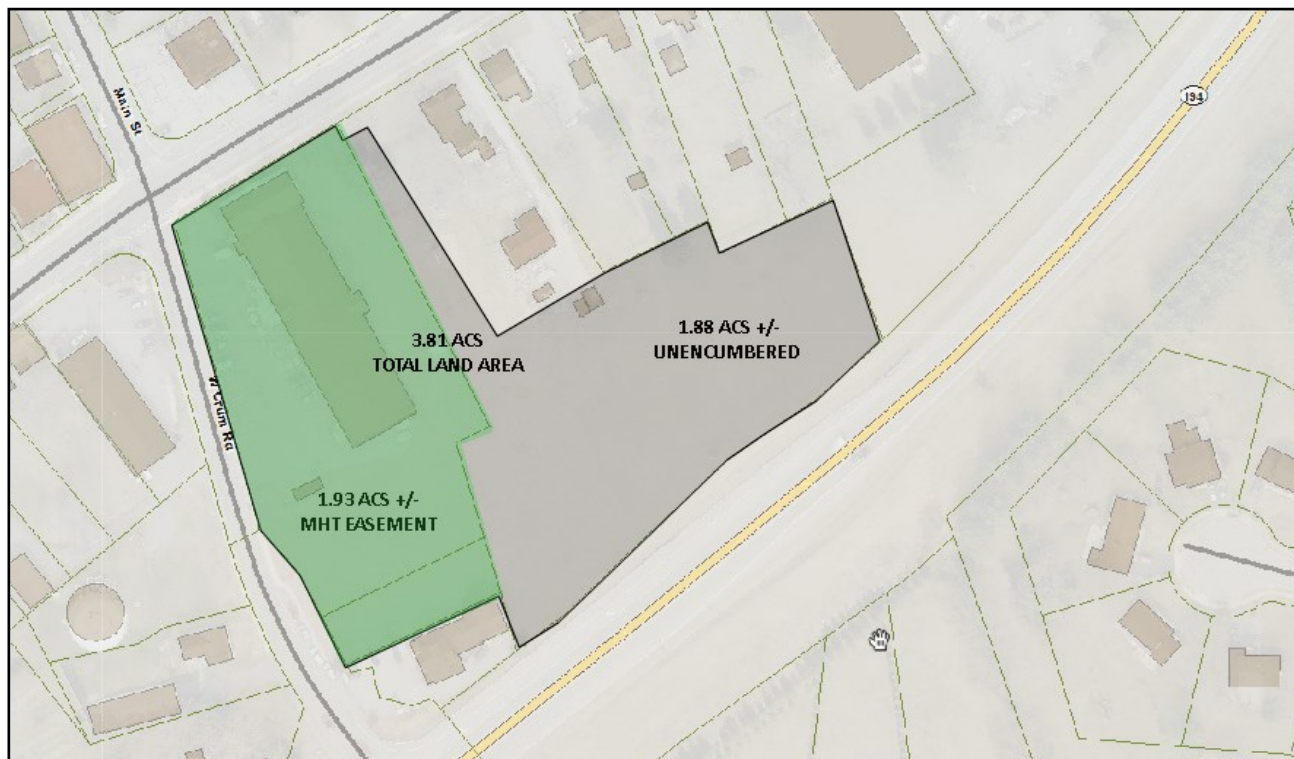


## LOCATION MAP



*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## LAND AERIAL

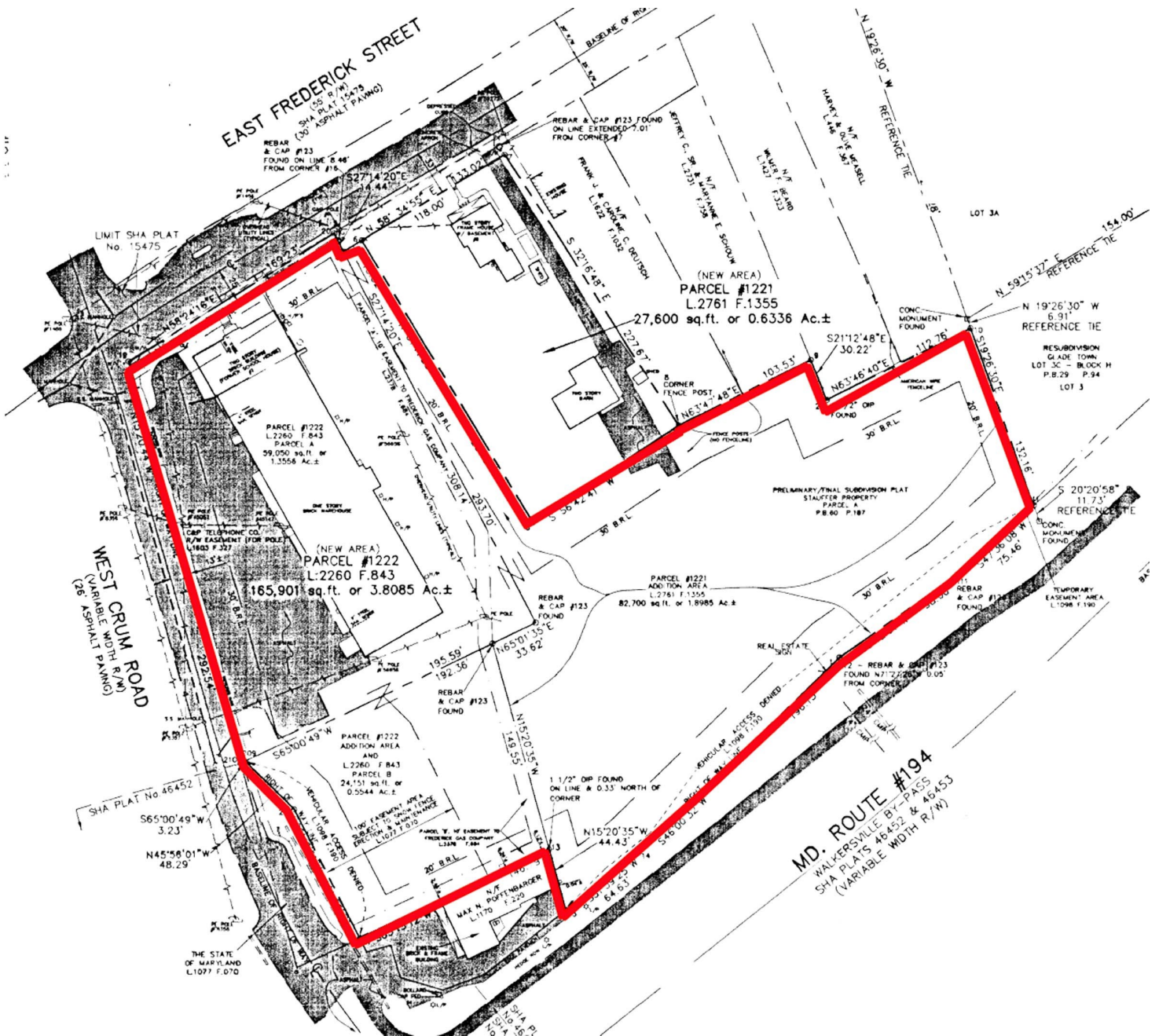


*MHT Easement refers to the Deed of Preservation Easement with the Maryland Historical Trust.*

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*



## PLAT



*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## PHOTOS





## PHOTOS



*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

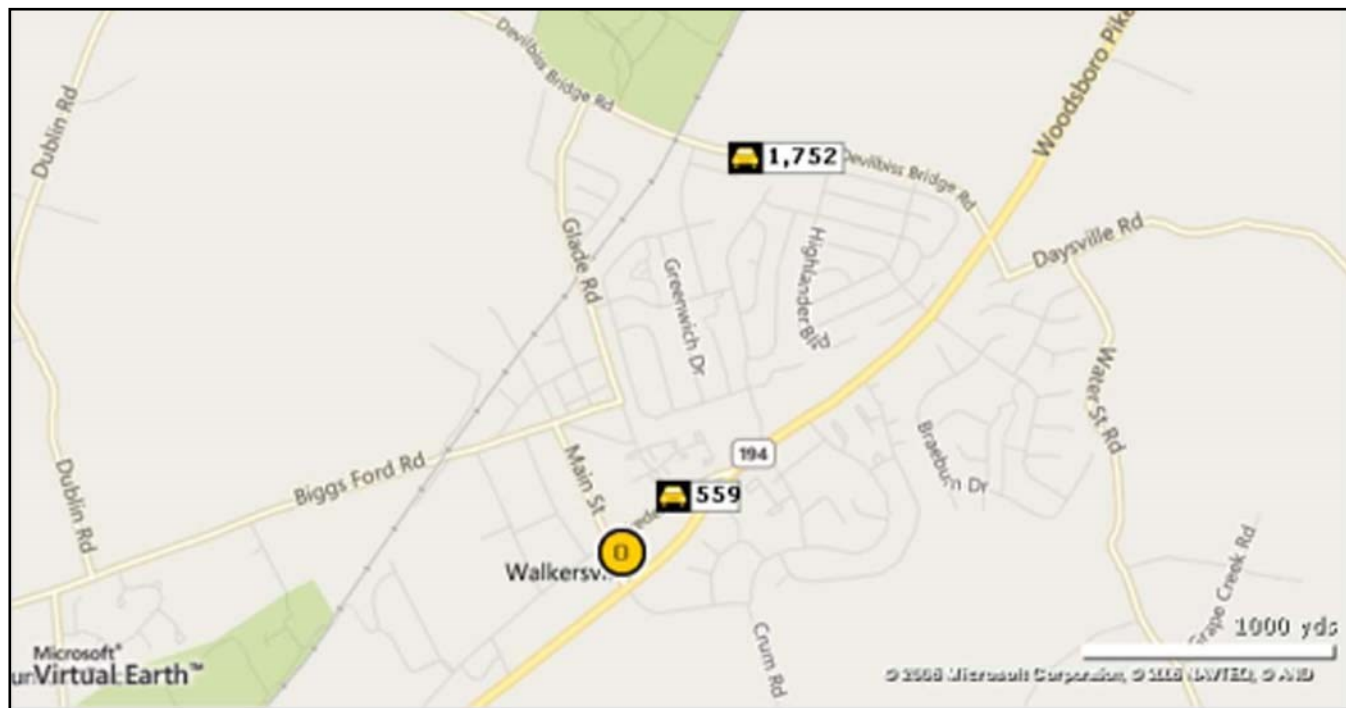
## DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2020 Projection	6,481		47,195		176,111	
2015 Estimate	6,180		44,991		168,047	
2010 Census	5,844		42,470		159,256	
Growth 2015 - 2020	4.87%		4.90%		4.80%	
Growth 2010 - 2015	5.75%		5.94%		5.52%	
<b>2015 Population by Hispanic Origin</b>	318		3,362		16,491	
<b>2015 Population</b>	6,180		44,991		168,047	
White	5,467	88.46%	36,858	81.92%	133,424	79.40%
Black	376	6.08%	4,898	10.89%	19,677	11.71%
Am. Indian & Alaskan	20	0.32%	172	0.38%	926	0.55%
Asian	158	2.56%	1,724	3.83%	8,802	5.24%
Hawaiian & Pacific Island	2	0.03%	51	0.11%	195	0.12%
Other	157	2.54%	1,288	2.86%	5,023	2.99%
U.S. Armed Forces	32		350		726	
<b>Households</b>						
2020 Projection	2,308		17,339		65,384	
2015 Estimate	2,199		16,511		62,350	
2010 Census	2,078		15,566		59,110	
Growth 2015 - 2020	4.96%		5.01%		4.87%	
Growth 2010 - 2015	5.82%		6.07%		5.48%	
Owner Occupied	1,782	81.04%	13,055	79.07%	44,835	71.91%
Renter Occupied	416	18.92%	3,456	20.93%	17,515	28.09%
<b>2015 Households by HH Income</b>	2,200		16,510		62,351	
Income: <\$25,000	243	11.05%	1,636	9.91%	7,210	11.56%
Income: \$25,000 - \$50,000	314	14.27%	2,221	13.45%	10,327	16.56%
Income: \$50,000 - \$75,000	397	18.05%	2,831	17.15%	10,661	17.10%
Income: \$75,000 - \$100,000	386	17.55%	2,549	15.44%	9,206	14.76%
Income: \$100,000 - \$125,000	375	17.05%	2,483	15.04%	8,148	13.07%
Income: \$125,000 - \$150,000	137	6.23%	1,614	9.78%	5,670	9.09%
Income: \$150,000 - \$200,000	179	8.14%	1,835	11.11%	6,579	10.55%
Income: \$200,000+	169	7.68%	1,341	8.12%	4,550	7.30%
<b>2015 Avg Household Income</b>	\$99,565		\$105,714		\$99,930	
<b>2015 Med Household Income</b>	\$84,456		\$90,368		\$83,085	

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*



## TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Glade Rd	E Frederick St	0.02 SE	2014	559	MPSI	.17
2	Devilbiss Bridge Rd	Highlander Blvd	0.21 E	2014	1,752	MPSI	.94

*Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.*

## ZONING

### Walkersville Zoning – B-2 Shopping Center District

#### B-2 Shopping Center District

The B-2 Shopping Center District is intended to be the single central shopping, service and entertainment center for the community and the surrounding region. It is intended that stores and other facilities will be grouped together in an attractive and convenient manner with particular attention being paid to the safety of pedestrian travel and the protection of adjoining residential areas. It is essential that this district have excellent vehicular accessibility from both the central community and the region and that safe and adequate off-street parking and loading is provided. No drive-in eating places or lodging places are recommended for location herein.

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Department and clothing stores.
- Furniture and appliance stores.
- Paint and hardware stores.
- Banks; savings and loan offices.
- Jewelry, stationery, flower, pet and other specialty shops.
- Business and professional offices.
- Radio, television and shoe repair and other repair services.
- Lodging facilities: hotels and motels.
- Service stations and minor repair shops.
- Restaurants and cafes, including entertainment activities.
- Laundry and dry-cleaning establishments.
- Public buildings of a cultural, administrative or public-service nature.
- Clubs and lodges.
- Multiple occupancy office.
- Accessory uses or buildings.
- And More...