

FOR SALE/LEASE

For Sale \$385,000 or For Lease \$15/SF NNN
97 Thomas Johnson Drive, Suite 202-A, Frederick, MD

MacRo^{LTD.}
COMMERCIAL REAL ESTATE



Beautiful Professional Office Condominium for Sale or Lease

This MUST SEE 2,100 SF corner office condominium, with 2 separate entrances, features 4 large windowed offices, which could be subdivided, 2 separate waiting areas, 2 bathrooms, a kitchenette, a business storage office, signage availability, and more.

Property Details

- Landmark Location in Medical/Professional Office HUB
- Ample Parking
- Approximately 2 Miles to Frederick Health Hospital

PRESENTING

Location: 97 Thomas Johnson Drive, Suite 202-A, Frederick, Maryland

Legal: Tax Map 0404, Parcel 1135

Zoning: Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

Suite Size: 2,100 SF

NNN Expenses: \$5.25/SF

Utilities: Public Water and Sewer

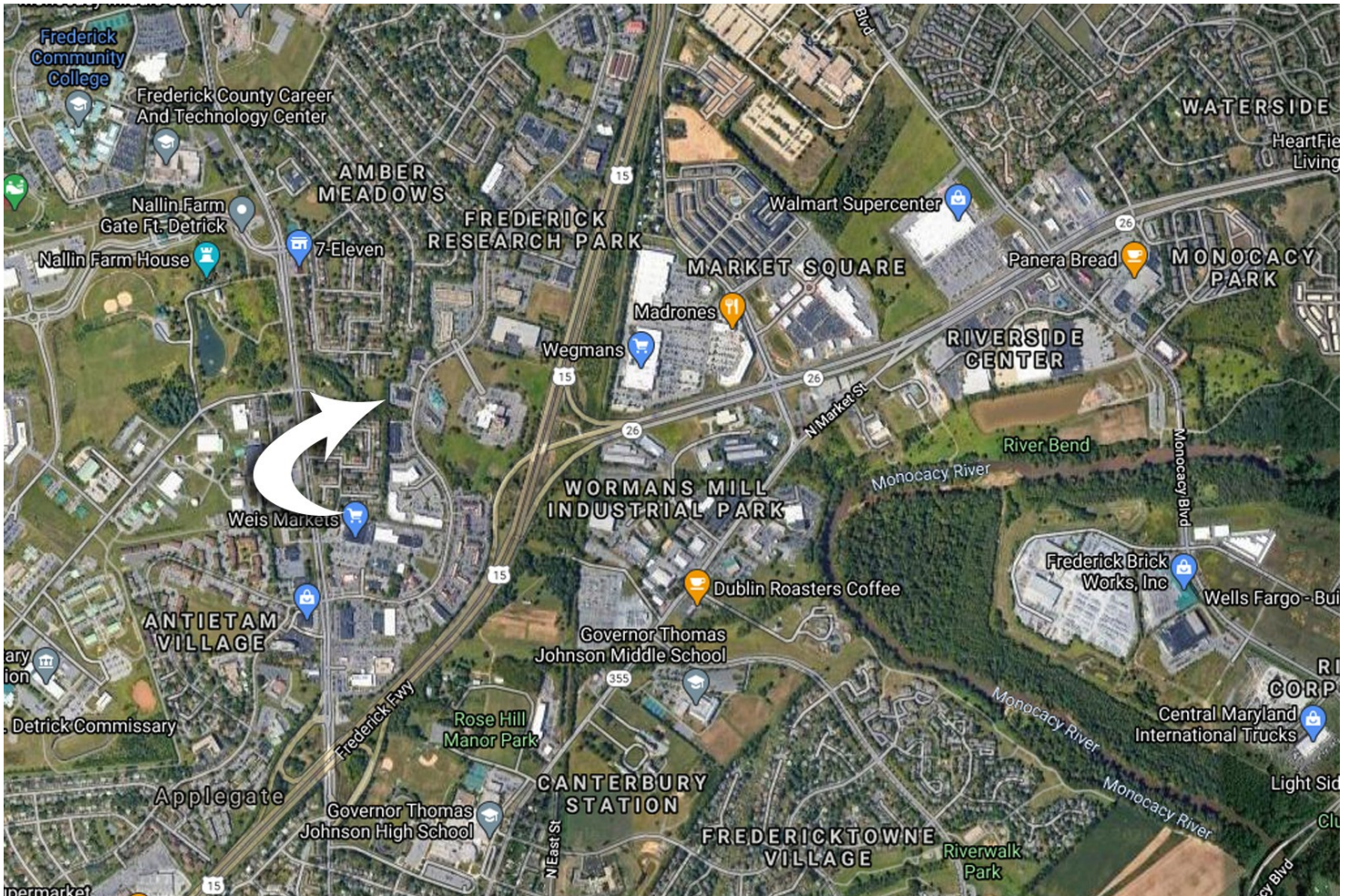
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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PHOTOS

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DEMOGRAPHICS



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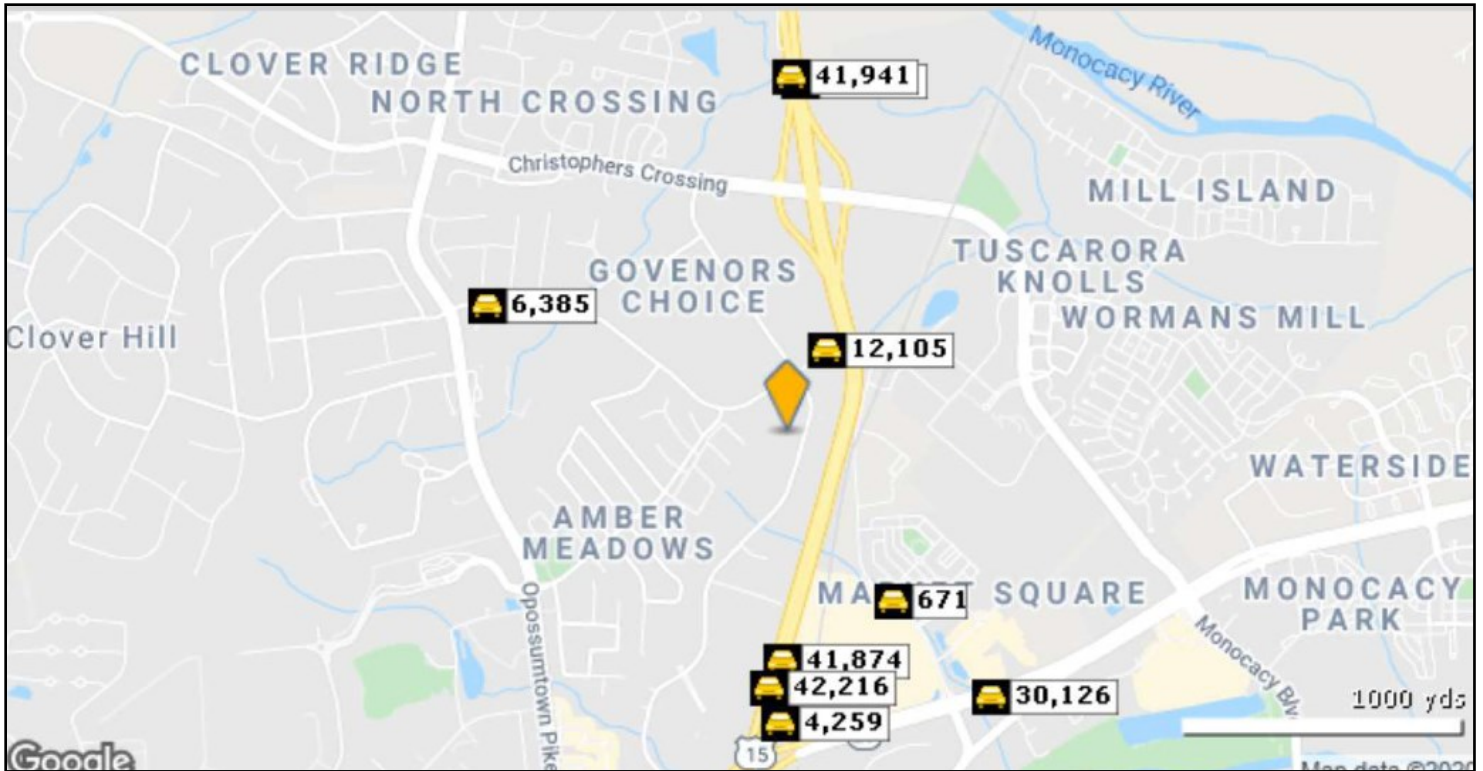
| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|-----------|--------|-----------|--------|-----------|--------|
| Population | | | | | | |
| 2025 Projection | 9,554 | | 57,416 | | 120,953 | |
| 2020 Estimate | 8,965 | | 54,159 | | 114,096 | |
| 2010 Census | 7,727 | | 48,425 | | 102,045 | |
| Growth 2020 - 2025 | 6.57% | | 6.01% | | 6.01% | |
| Growth 2010 - 2020 | 16.02% | | 11.84% | | 11.81% | |
| 2020 Population by Hispanic Origin | | | | | | |
| 2020 Population | 8,965 | | 54,159 | | 114,096 | |
| White | 6,305 | 70.33% | 39,638 | 73.19% | 83,115 | 72.85% |
| Black | 1,752 | 19.54% | 9,184 | 16.96% | 19,330 | 16.94% |
| Am. Indian & Alaskan | 45 | 0.50% | 280 | 0.52% | 818 | 0.72% |
| Asian | 477 | 5.32% | 2,958 | 5.46% | 6,477 | 5.68% |
| Hawaiian & Pacific Island | 22 | 0.25% | 70 | 0.13% | 161 | 0.14% |
| Other | 362 | 4.04% | 2,029 | 3.75% | 4,196 | 3.68% |
| U.S. Armed Forces | 33 | | 445 | | 515 | |
| Households | | | | | | |
| 2025 Projection | 3,489 | | 22,664 | | 46,290 | |
| 2020 Estimate | 3,266 | | 21,369 | | 43,627 | |
| 2010 Census | 2,787 | | 19,179 | | 39,039 | |
| Growth 2020 - 2025 | 6.83% | | 6.06% | | 6.10% | |
| Growth 2010 - 2020 | 17.19% | | 11.42% | | 11.75% | |
| Owner Occupied | 2,794 | 85.55% | 14,434 | 67.55% | 28,593 | 65.54% |
| Renter Occupied | 472 | 14.45% | 6,935 | 32.45% | 15,034 | 34.46% |
| 2020 Households by HH Income | | | | | | |
| Income: <\$25,000 | 223 | 6.83% | 2,475 | 11.58% | 5,287 | 12.12% |
| Income: \$25,000 - \$50,000 | 525 | 16.08% | 3,873 | 18.12% | 8,300 | 19.02% |
| Income: \$50,000 - \$75,000 | 343 | 10.51% | 2,810 | 13.15% | 6,498 | 14.89% |
| Income: \$75,000 - \$100,000 | 545 | 16.70% | 3,204 | 14.99% | 6,464 | 14.82% |
| Income: \$100,000 - \$125,000 | 502 | 15.38% | 2,754 | 12.89% | 5,436 | 12.46% |
| Income: \$125,000 - \$150,000 | 359 | 11.00% | 1,555 | 7.28% | 2,938 | 6.73% |
| Income: \$150,000 - \$200,000 | 415 | 12.71% | 2,353 | 11.01% | 4,397 | 10.08% |
| Income: \$200,000+ | 352 | 10.78% | 2,346 | 10.98% | 4,308 | 9.87% |
| 2020 Avg Household Income | | | | | | |
| | \$117,025 | | \$108,061 | | \$103,027 | |
| 2020 Med Household Income | | | | | | |
| | \$99,816 | | \$86,914 | | \$81,687 | |

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TRAFFIC COUNT

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| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|----------------------------|------------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | Hayward Rd | Catocctin Mountain Hwy | 0.04 NE | 2018 | 12,105 | MPSI | .20 |
| 2 | Wormans Mill Rd | Liberty Rd | 0.24 SE | 2020 | 671 | MPSI | .40 |
| 3 | Catocctin Mountain Highway | Catocctin Mountain Hwy | 0.21 S | 2020 | 41,874 | MPSI | .46 |
| 4 | Catocctin Mountain Hwy | Liberty Rd | 0.14 S | 2020 | 42,216 | MPSI | .52 |
| 5 | Catocctin Mountain Hwy | Liberty Rd | 0.09 SW | 2020 | 4,259 | MPSI | .59 |
| 6 | Hayward Rd | Honey Clover Ct | 0.02 W | 2018 | 4,188 | MPSI | .67 |
| 7 | Hayward Road | Honey Clover Ct | 0.02 W | 2020 | 6,385 | MPSI | .67 |
| 8 | Liberty Rd | Wormans Mill Rd | 0.08 W | 2020 | 30,126 | MPSI | .68 |
| 9 | Catocctin Mountain Highway | Willow Rd | 0.07 NW | 2020 | 45,264 | MPSI | .73 |
| 10 | Catocctin Mountain Hwy | Willow Rd | 0.06 N | 2020 | 41,941 | MPSI | .74 |

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ZONING

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Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**** Subject to the Covenants and By-Laws of 63 & 65 Thomas Johnson Drive Condominium, Inc.**

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

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

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