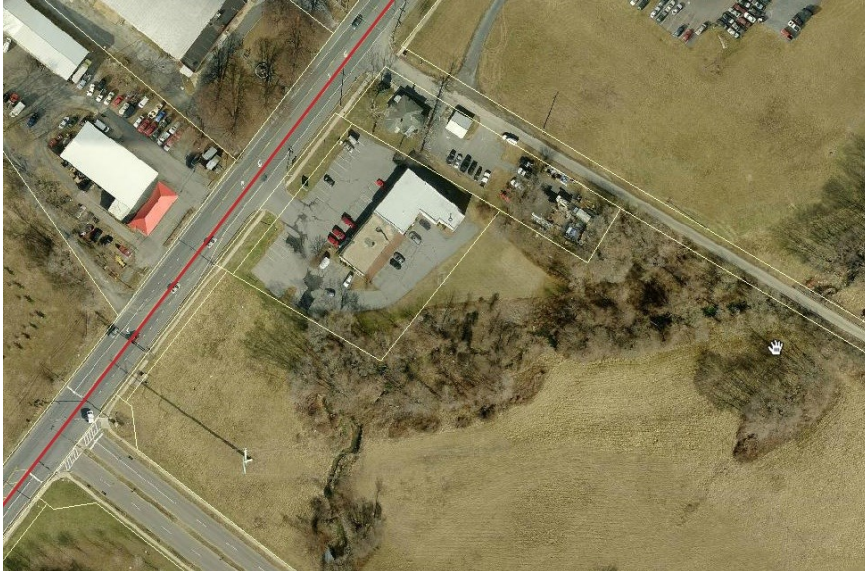


FOR LEASE

\$875/Month Modified Full Service

1780 N. Market Street, Suite D, Frederick, MD 21701

MacRo
LTD.
COMMERCIAL REAL ESTATE



800 SF Open Office Space at North Market Center Available for Lease

Located in the rear of North Market Center, this office space, with a bright, open floor plan, is perfect for small and start-up businesses and non-profit organizations. Easily accessible and situated among retail, office, and flex properties.

Property Details

- Street signage available
- Ample parking
- Ready for immediate occupancy

PRESENTING

Location:

1780 North Market Street, Suite D, Frederick, MD 21701

Legal:

Tax Map 0405, Parcel 1169

Zoning:

Frederick City: GC—The General Commercial district is to intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

Unit Size:

Approximately 800 SF

Utilities:

Public Water and Sewer

Lease Type:

This will be a modified full service lease whereby tenant is responsible for utilities.

Contact:

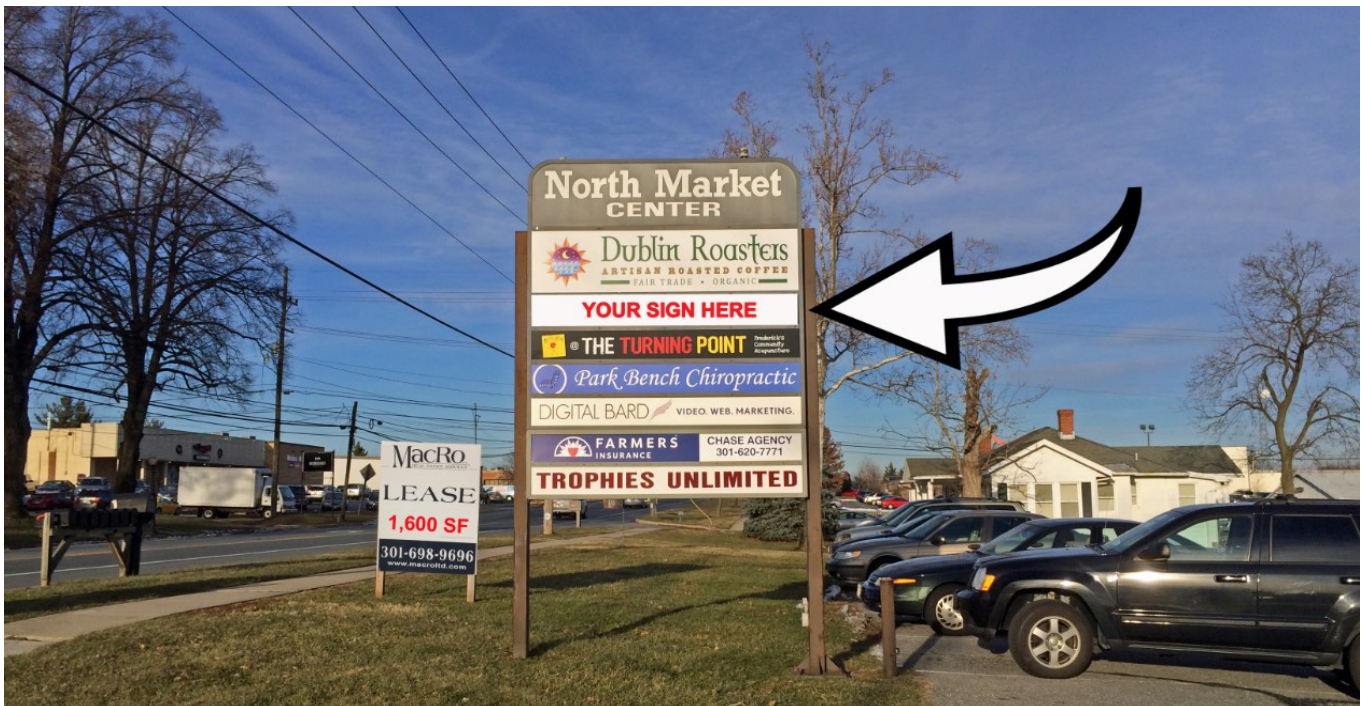
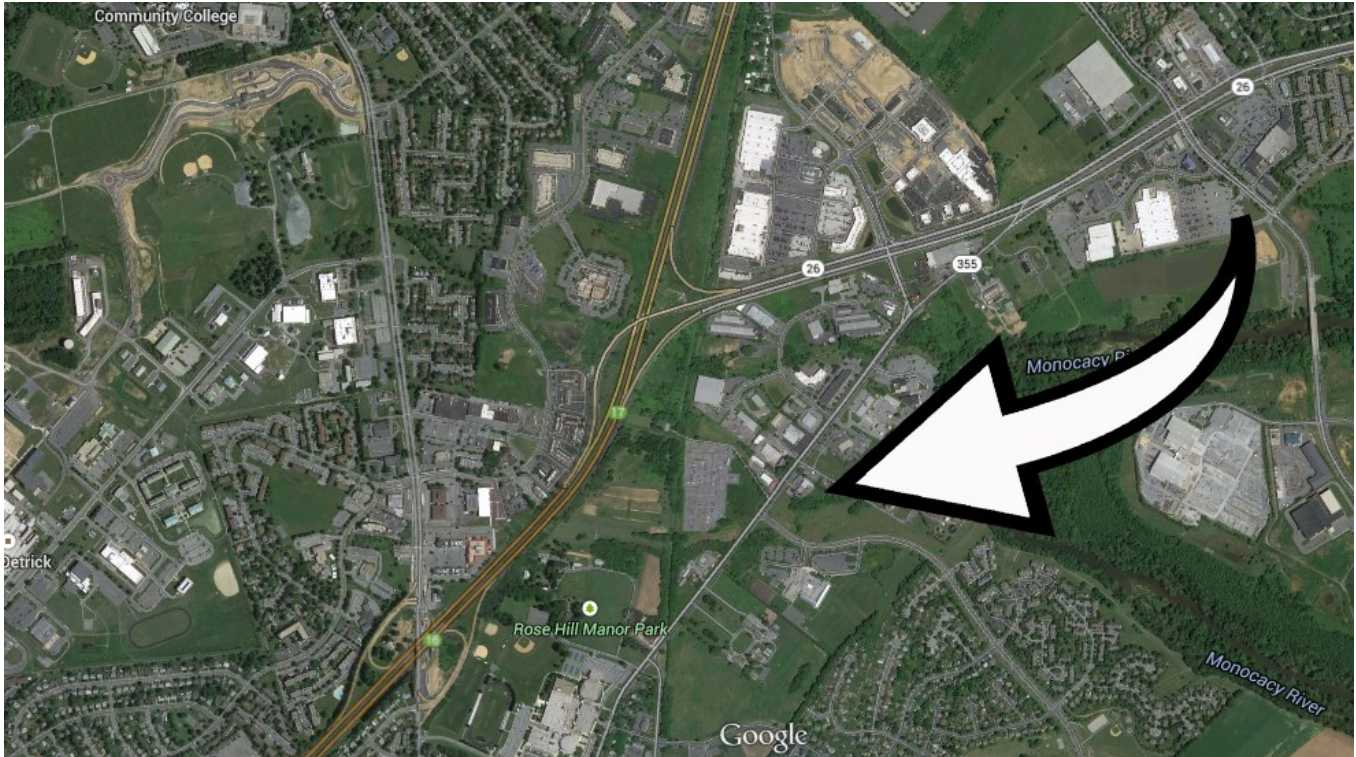
Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macro ltd.com

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

MacRo LTD.
COMMERCIAL REAL ESTATE TM

FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701

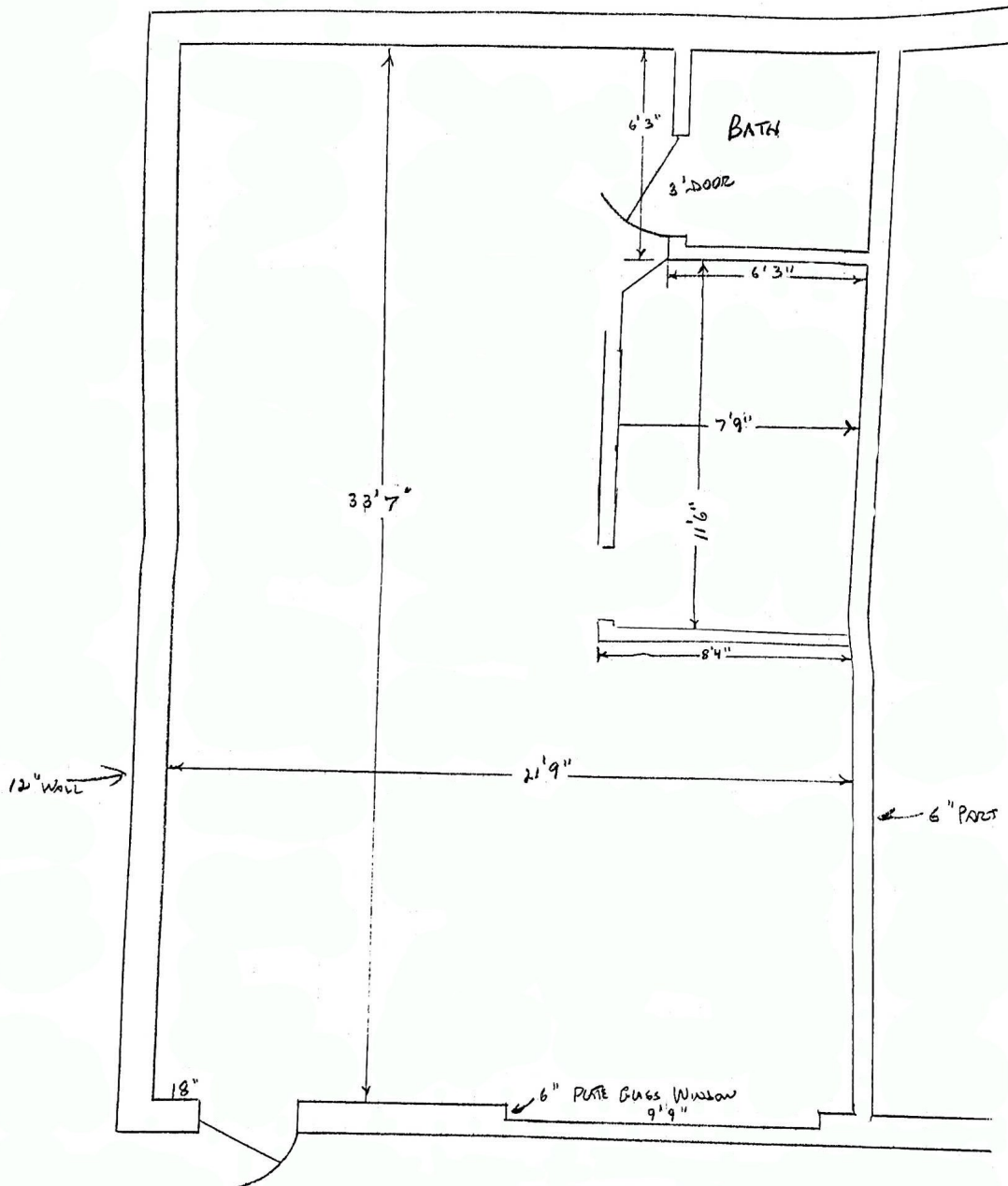


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FLOOR PLAN

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FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701



Sq. Ft Outer To Outer:
 $23' \times 35'7 = \underline{818}$ Sq. Ft.
FLOOR SPACE
 $21'9 \times 33'7 = 730 + 5 = \underline{735}$

SCALE
1" = 4'
1/4" = 1'

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PHOTOS

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FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701



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DEMOGRAPHICS



FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701

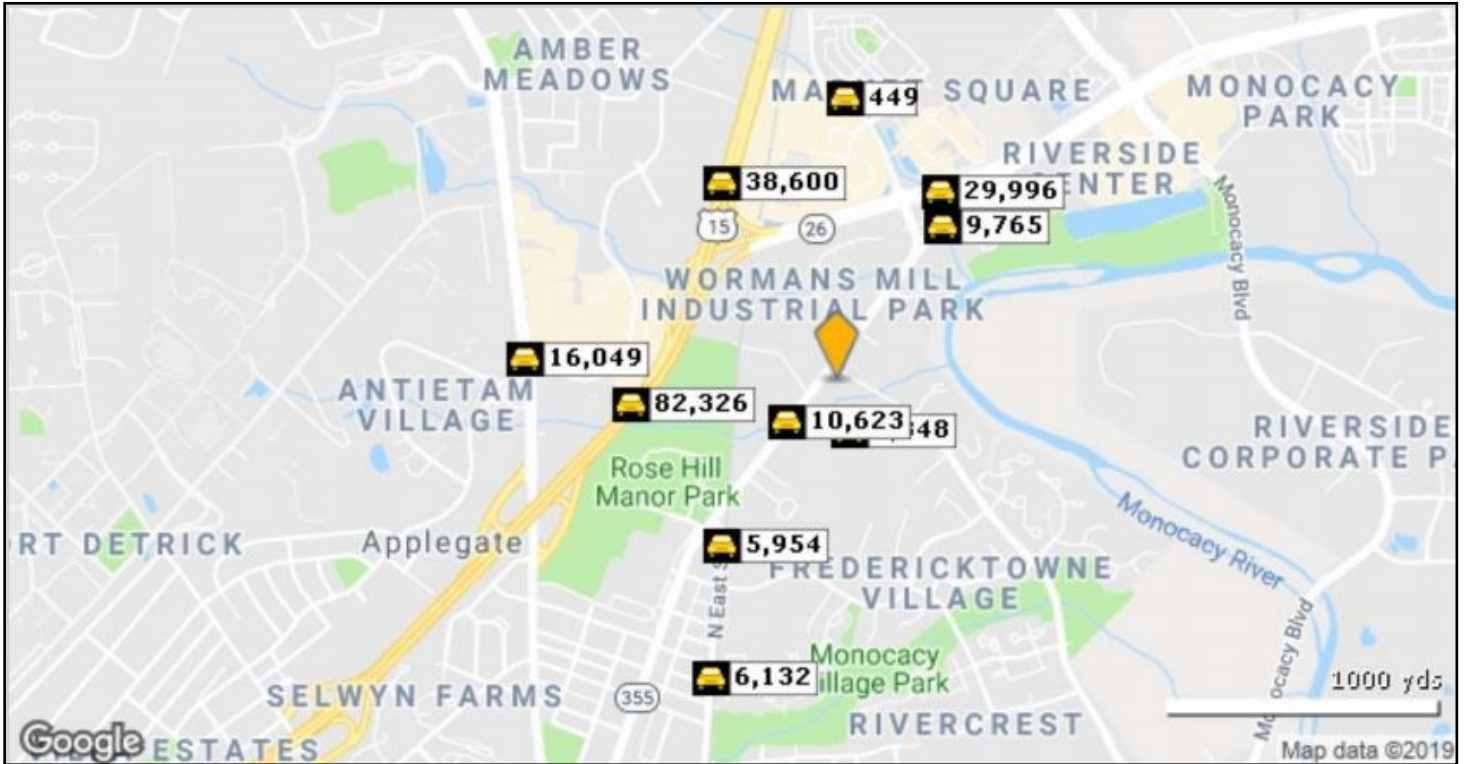
Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	8,883	62,243	124,038
2019 Estimate	8,379	59,110	118,361
2010 Census	7,087	52,355	108,158
Growth 2019 - 2024	6.02%	5.30%	4.80%
Growth 2010 - 2019	18.23%	12.90%	9.43%
2019 Population by Hispanic Origin	1,435	7,098	16,623
2019 Population	8,379	59,110	118,361
White	5,678 67.76%	42,211 71.41%	86,487 73.07%
Black	1,810 21.60%	10,833 18.33%	19,430 16.42%
Am. Indian & Alaskan	49 0.58%	343 0.58%	831 0.70%
Asian	479 5.72%	3,345 5.66%	7,105 6.00%
Hawaiian & Pacific Island	16 0.19%	87 0.15%	173 0.15%
Other	347 4.14%	2,292 3.88%	4,336 3.66%
U.S. Armed Forces	35	449	584
Households			
2024 Projection	3,482	24,860	47,427
2019 Estimate	3,289	23,610	45,228
2010 Census	2,826	21,001	41,339
Growth 2019 - 2024	5.87%	5.29%	4.86%
Growth 2010 - 2019	16.38%	12.42%	9.41%
Owner Occupied	1,814 55.15%	14,257 60.39%	28,724 63.51%
Renter Occupied	1,476 44.88%	9,354 39.62%	16,504 36.49%
2019 Households by HH Income	3,292	23,611	45,226
Income: <\$25,000	690 20.96%	3,559 15.07%	6,400 14.15%
Income: \$25,000 - \$50,000	644 19.56%	3,893 16.49%	6,875 15.20%
Income: \$50,000 - \$75,000	543 16.49%	4,210 17.83%	8,144 18.01%
Income: \$75,000 - \$100,000	510 15.49%	3,568 15.11%	6,718 14.85%
Income: \$100,000 - \$125,000	350 10.63%	2,530 10.72%	5,190 11.48%
Income: \$125,000 - \$150,000	271 8.23%	1,832 7.76%	3,522 7.79%
Income: \$150,000 - \$200,000	179 5.44%	2,149 9.10%	4,511 9.97%
Income: \$200,000+	105 3.19%	1,870 7.92%	3,866 8.55%
2019 Avg Household Income	\$77,190	\$95,801	\$99,467
2019 Med Household Income	\$62,167	\$76,005	\$79,443

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TRAFFIC COUNT

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FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Schifferstadt Blvd	N Market St	0.12 NW	2018	3,348	MPSI	.10
2	N Market St	Schifferstadt Blvd	0.04 NE	2018	10,623	MPSI	.13
3	N Market St	Routzahn Way	0.06 SW	2018	9,765	MPSI	.40
4	East St	N Market St	0.06 NW	2018	5,954	MPSI	.42
5	Catoclin Mountain Hwy	Liberty Rd	0.01 NE	2018	82,326	MPSI	.44
6	Liberty Rd	Wormans Mill Rd	0.08 W	2018	29,996	MPSI	.47
7	Catoclin Mountain Hwy	Liberty Rd	0.14 S	2018	38,600	MPSI	.49
8	Wormans Mill Rd	Liberty Rd	0.24 SE	2018	449	MPSI	.61
9	Opossumtown Pike	Thomas Johnson Dr	0.04 S	2018	16,049	MPSI	.66
10	East St	E 14th St	0.03 N	2018	6,132	MPSI	.67

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ZONING

FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701

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Frederick City Zoning – GC (General Commercial)

The GC district is to intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

- Accessory Apartments
- Hotel, Motel and Tourist Court
- Animal Care Services (including Grooming & Boarding)
- Animal Grooming (excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery (including Framing)
- Automobile Filling Station
- Automobile Parts or Accessories
- Automobile Sales & Services Center (Dealership)
- Automobile Sales Lot (New or Used)
- Bakery, Baked Goods Store
- Barber/ Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Boats and Marine Supplies
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Business Machines / Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Carwash
- Cards, Stationary
- Caterer
- Commercial Use in Historic Buildings
- Construction Equipment: Sales, Service and Rental
- Convenience Stores, with or without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Store
- Discount Store
- Drugs and Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Gun Sales
- Grocery Stores
- Handicraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Continued Next Page

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ZONING (Continued)



FOR LEASE 1780 N Market Street, Suite D, Frederick, MD 21701

- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photography Studio
- Picture Framing
- Professional Service Not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General and/or Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (with or without Engraving)
- Tailoring
- Tires, Batteries, Mufflers
- Tobacco Products
- Toys
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Video/DVD (Sales or Rental)
- Warehouse Clubs and Superstores
- Appliances, Assembly Production
- Construction Equipment, Assembly Production
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratory & Testing Offices in Conjunction with Scientific or Industrial Research and Development
- Printing, Bulk Photo Processing, Blueprinting Services
- Moving and Storage Facility
- Self Storage
- Storage Warehouse
- Trucking Offices & Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course and Club / Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Church
- Funeral Home (with or without Crematorium)
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over sixty 60 Feet 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
- Greenhouse, Commercial
- And more...

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