

FOR SALE

\$7,500,000

64 Thomas Johnson Drive, Frederick, MD

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COMMERCIAL REAL ESTATETM



Prime Professional Office Building

This three-story 59,700 SF professional/medical office building is situated within the Frederick Research Park medical corridor and overlooks Route 15. This building features renovated common areas with upgraded finishes and lighting, 2 elevators, common area bathrooms on each floor, lots of windows, and beautiful views. Excellent access to regional and local highways, including Route 15, Route 26, I-70, and I-270, and surrounded by convenient restaurants, retail, and medical facilities.

PRESENTING

Location: 64 Thomas Johnson Drive, Frederick, Maryland

Legal: Tax Map 0571, Parcel 1143

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.

Property Details:

- Situated on 4.86 acres
- Upgraded common area finishes throughout the building
- All HVAC roof top units replaced in 2020
- Excellent visibility and signage opportunity
- Ample surface parking - 210 spaces (3.72/1,000 SF)

Utilities: Public water and sewer

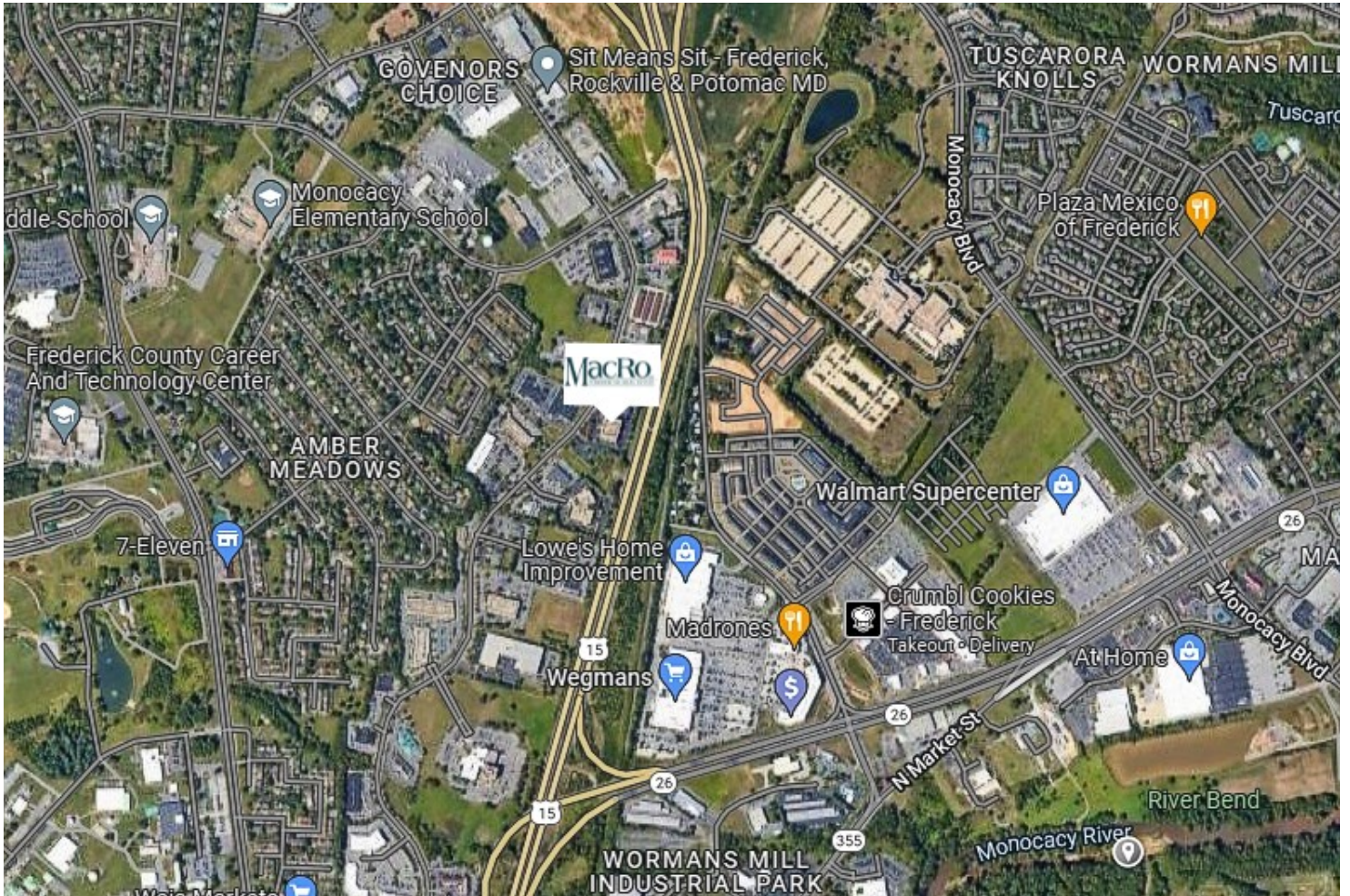
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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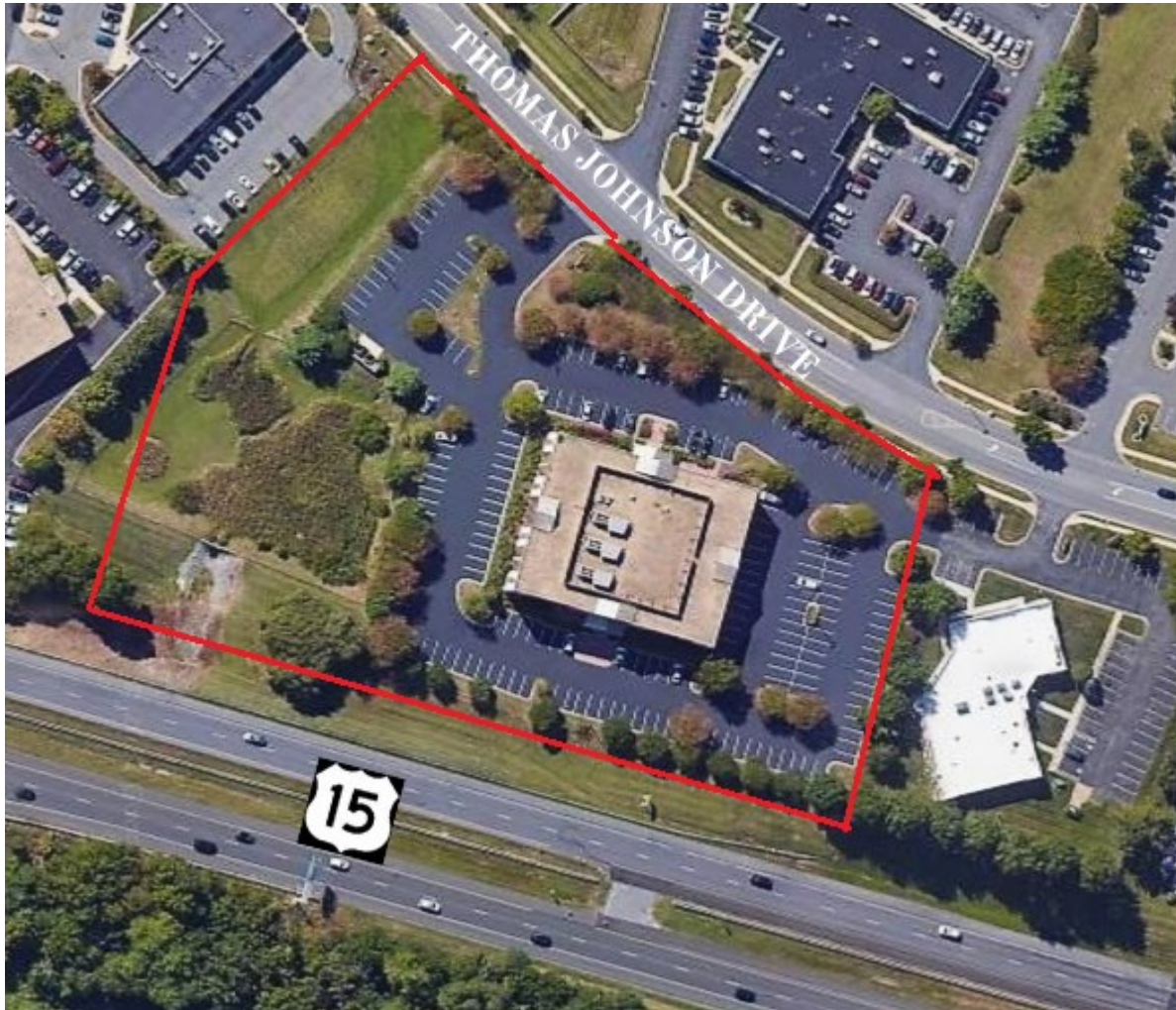


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AERIAL

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FLOOR PLAN—1st

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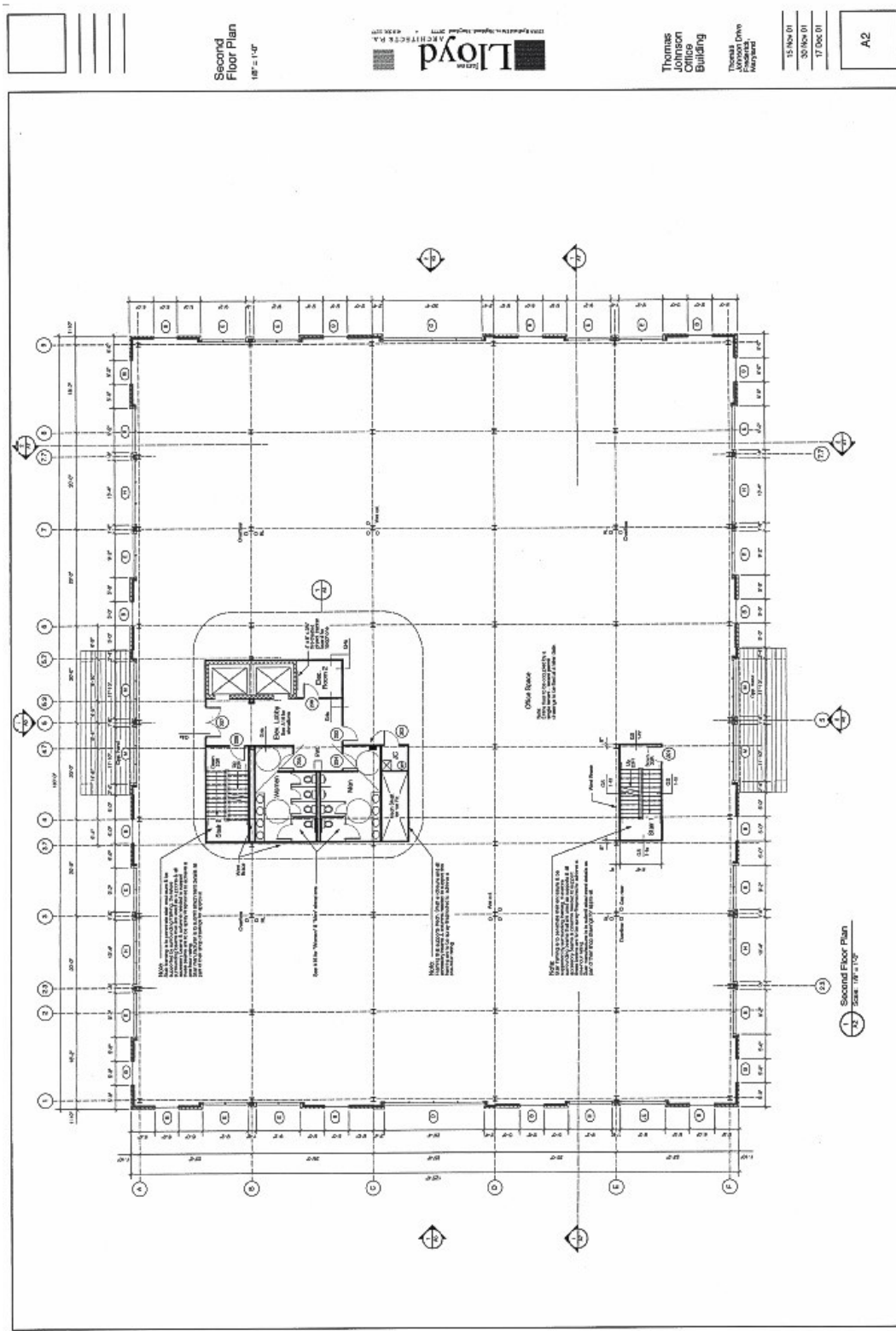


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FLOOR PLAN—2nd

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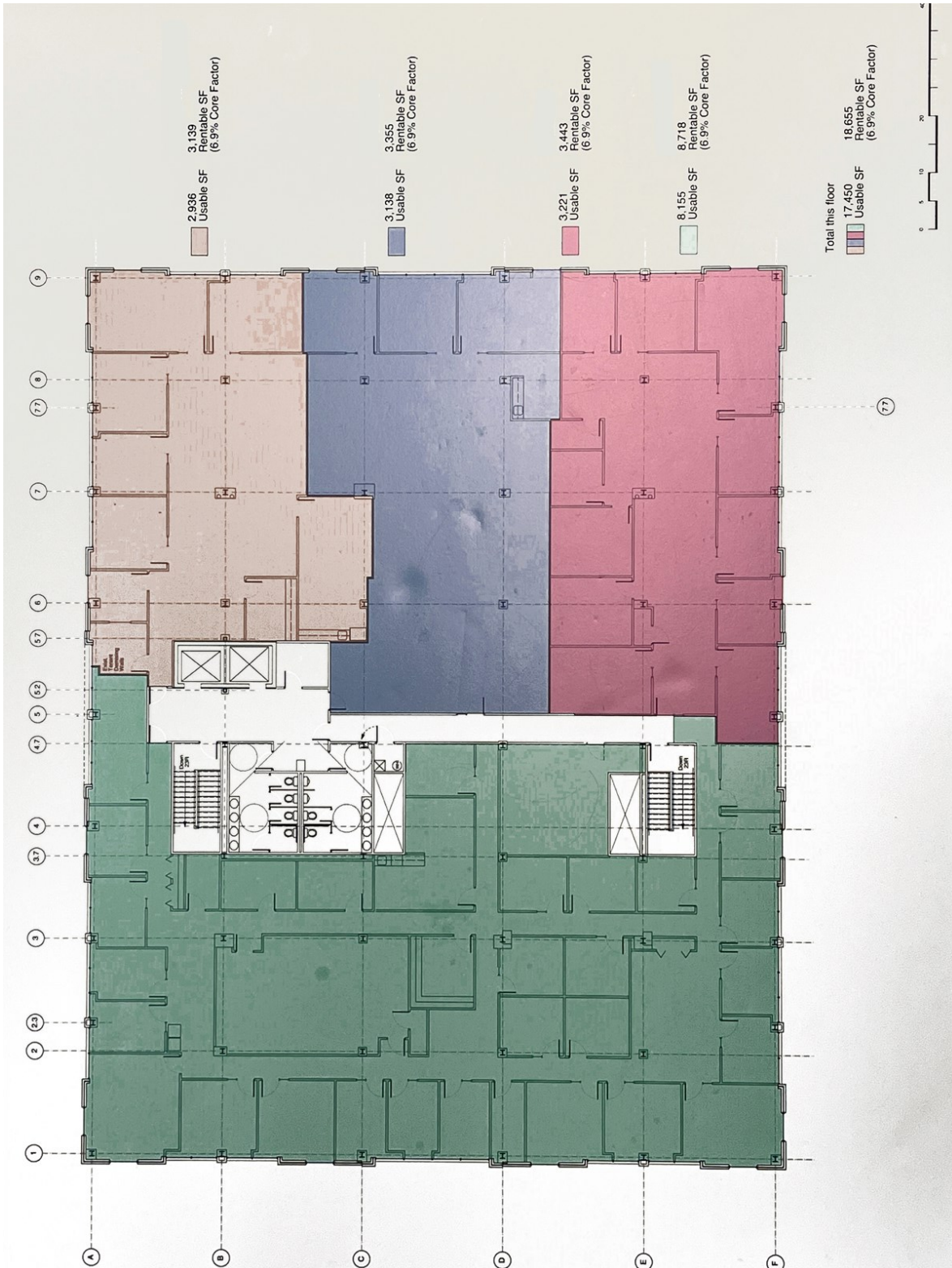
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FLOOR PLAN—3rd

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PHOTOS

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DEMOGRAPHICS



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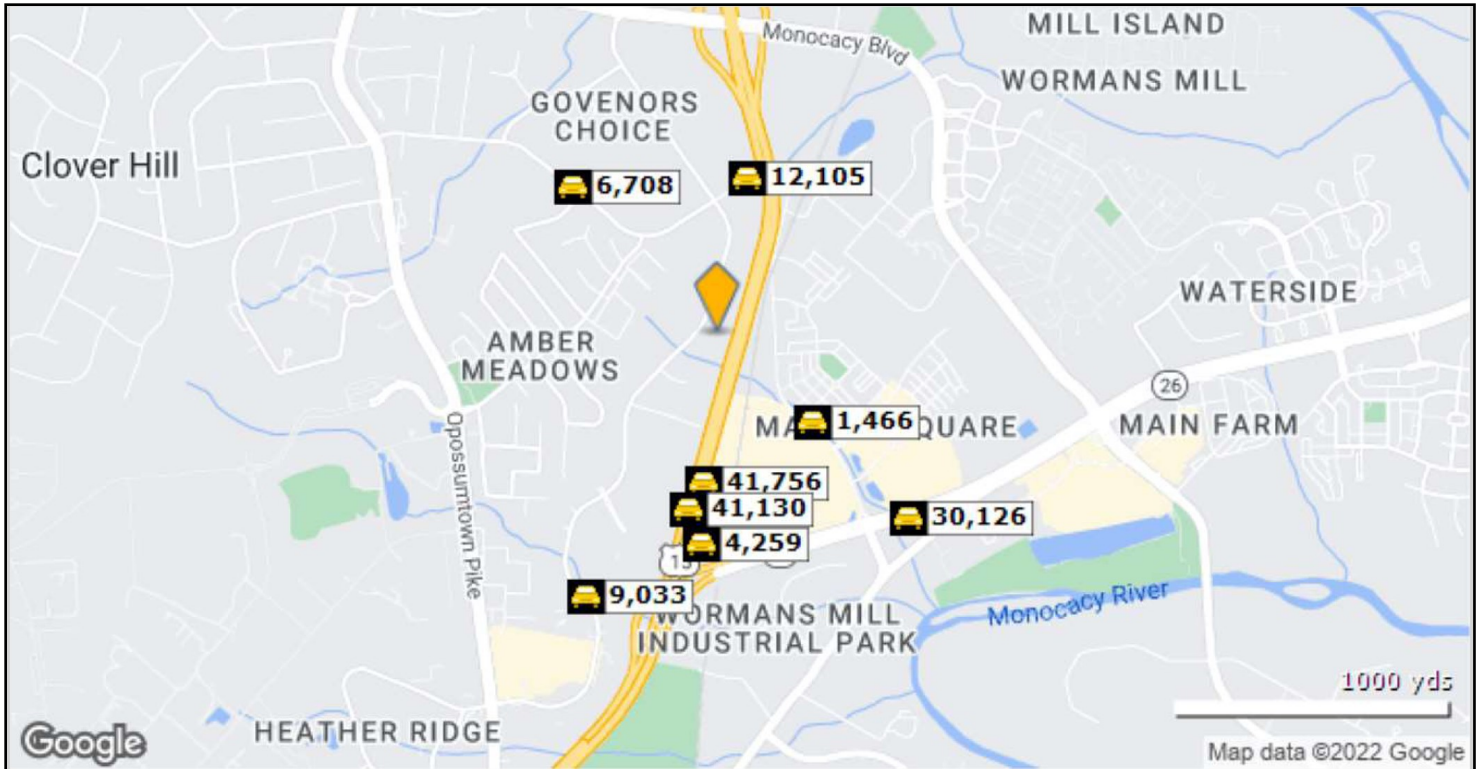
Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	9,556		66,276		136,067	
2022 Estimate	8,440		59,075		121,204	
2010 Census	6,740		50,850		103,828	
Growth 2022 - 2027	13.22%		12.19%		12.26%	
Growth 2010 - 2022	25.22%		16.18%		16.74%	
2022 Population by Hispanic Origin	1,171		7,116		18,976	
2022 Population	8,440		59,075		121,204	
White	5,815	68.90%	41,670	70.54%	86,299	71.20%
Black	1,728	20.47%	11,152	18.88%	21,675	17.88%
Am. Indian & Alaskan	53	0.63%	347	0.59%	950	0.78%
Asian	455	5.39%	3,496	5.92%	7,446	6.14%
Hawaiian & Pacific Island	23	0.27%	79	0.13%	183	0.15%
Other	367	4.35%	2,330	3.94%	4,651	3.84%
U.S. Armed Forces	37		467		532	
Households						
2027 Projection	3,659		26,217		52,028	
2022 Estimate	3,223		23,354		46,291	
2010 Census	2,542		20,223		39,708	
Growth 2022 - 2027	13.53%		12.26%		12.39%	
Growth 2010 - 2022	26.79%		15.48%		16.58%	
Owner Occupied	2,626	81.48%	15,556	66.61%	30,578	66.06%
Renter Occupied	596	18.49%	7,798	33.39%	15,713	33.94%
2022 Households by HH Income	3,223		23,355		46,291	
Income: <\$25,000	177	5.49%	2,065	8.84%	4,301	9.29%
Income: \$25,000 - \$50,000	492	15.27%	4,014	17.19%	7,888	17.04%
Income: \$50,000 - \$75,000	425	13.19%	3,253	13.93%	6,969	15.05%
Income: \$75,000 - \$100,000	441	13.68%	3,317	14.20%	6,537	14.12%
Income: \$100,000 - \$125,000	550	17.06%	3,054	13.08%	6,218	13.43%
Income: \$125,000 - \$150,000	502	15.58%	2,550	10.92%	4,825	10.42%
Income: \$150,000 - \$200,000	336	10.43%	2,589	11.09%	5,096	11.01%
Income: \$200,000+	300	9.31%	2,513	10.76%	4,457	9.63%
2022 Avg Household Income	\$114,927		\$111,626		\$108,125	
2022 Med Household Income	\$103,477		\$92,677		\$90,249	

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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	Wormans Mill Rd	Liberty Rd	0.24 SE	2022	1,466	MPSI	.27
2	Catoctin Mountain Highway	Catoctin Mountain Hwy	0.21 S	2020	41,874	MPSI	.31
3	Catoctin Mountain Highway		0.00	2022	41,756	MPSI	.31
4	Hayward Rd	Catoctin Mountain Hwy	0.04 NE	2018	12,105	MPSI	.34
5	Catoctin Mountain Hwy	Liberty Rd	0.14 S	2022	41,130	MPSI	.36
6	Catoctin Mountain Hwy	Liberty Rd	0.09 SW	2020	4,259	MPSI	.43
7	Hayward Road		0.00	2022	6,708	MPSI	.44
8	Liberty Rd	Wormans Mill Rd	0.08 W	2022	36,260	MPSI	.55
9	Liberty Rd	Wormans Mill Rd	0.08 W	2020	30,126	MPSI	.56
10	Thomas Johnson Dr	Opossumtown Pike	0.30 SW	2022	9,033	MPSI	.61

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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.

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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