

FOR LEASE Available TBD

5613 Spectrum Drive






Frederick, MD 21703

Overview

High-profile redevelopment opportunity or repurpose of existing building available along the ring road of Francis Scott Key Mall. The site is well positioned among national retail synergy and offers outstanding access and visibility to Urbana Pike.

Quick Facts

| | |
|-------------------|--|
| Availability | TBD |
| Size | 1.77 acres or a free-standing building consisting of 4,890 square feet |
| Rental Rate | Negotiable |
| 2023 Property Tax | \$28,752.76 |
| Zoning | C- Commercial |

| 2021 Demographics | 1 mile | 3 miles | 5 miles |
|--|-------------------------------------|--|------------------|
|  POPULATION | 2,382 | 51,722 | 124,929 |
|  HOUSEHOLDS | 884 | 20,572 | 46,498 |
|  AVG. HH INCOME | \$84,522 | \$99,718 | \$109,407 |
|  DAYTIME POPULATION | 10,803 | 55,898 | 85,388 |
|  TRAFFIC COUNT | 21,280 AADT (Urbana Pike) | 22,580 AADT (Buckeystown Pike) | |

10 Minute Drive Time Demographics



2021 Population

94,560

The average age is 38.



2021 Households

36,097

The average household size is 3.



Employment (FTE's)

76,482

The unemployment rate is 4.7%.



Median HH Income

\$89,026

The Per Capita Income is \$39,396.



Housing

30,538 units

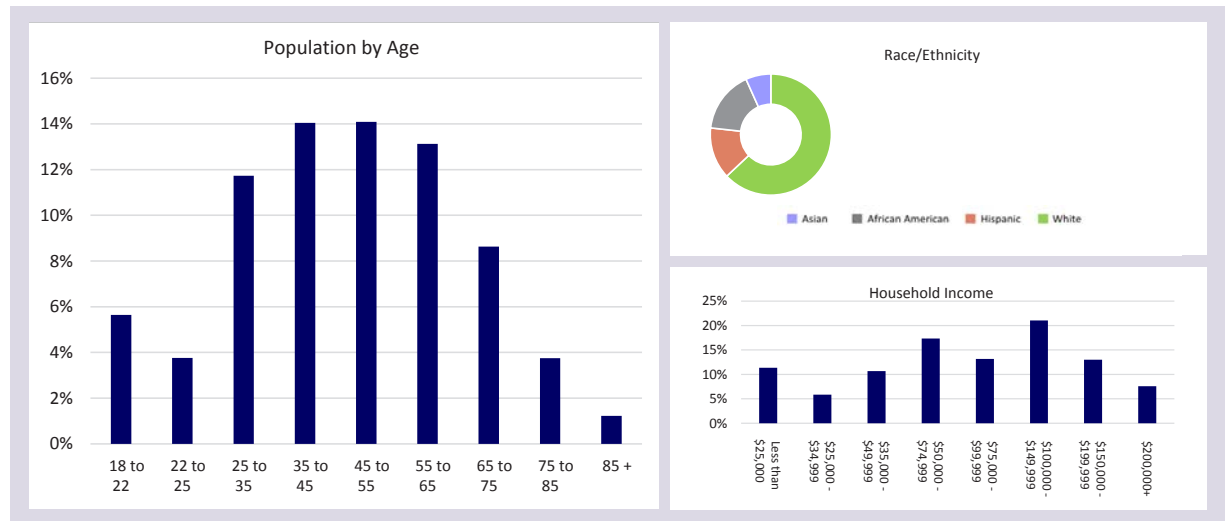
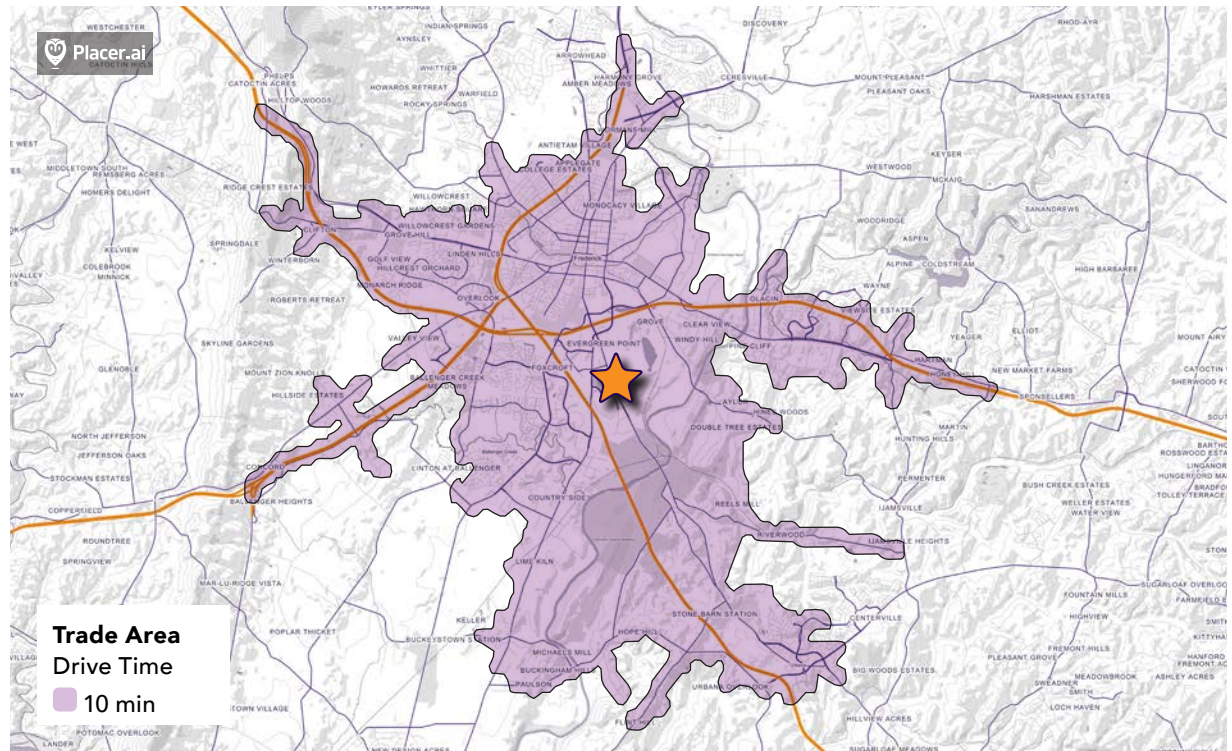
The median home value is \$479,377.

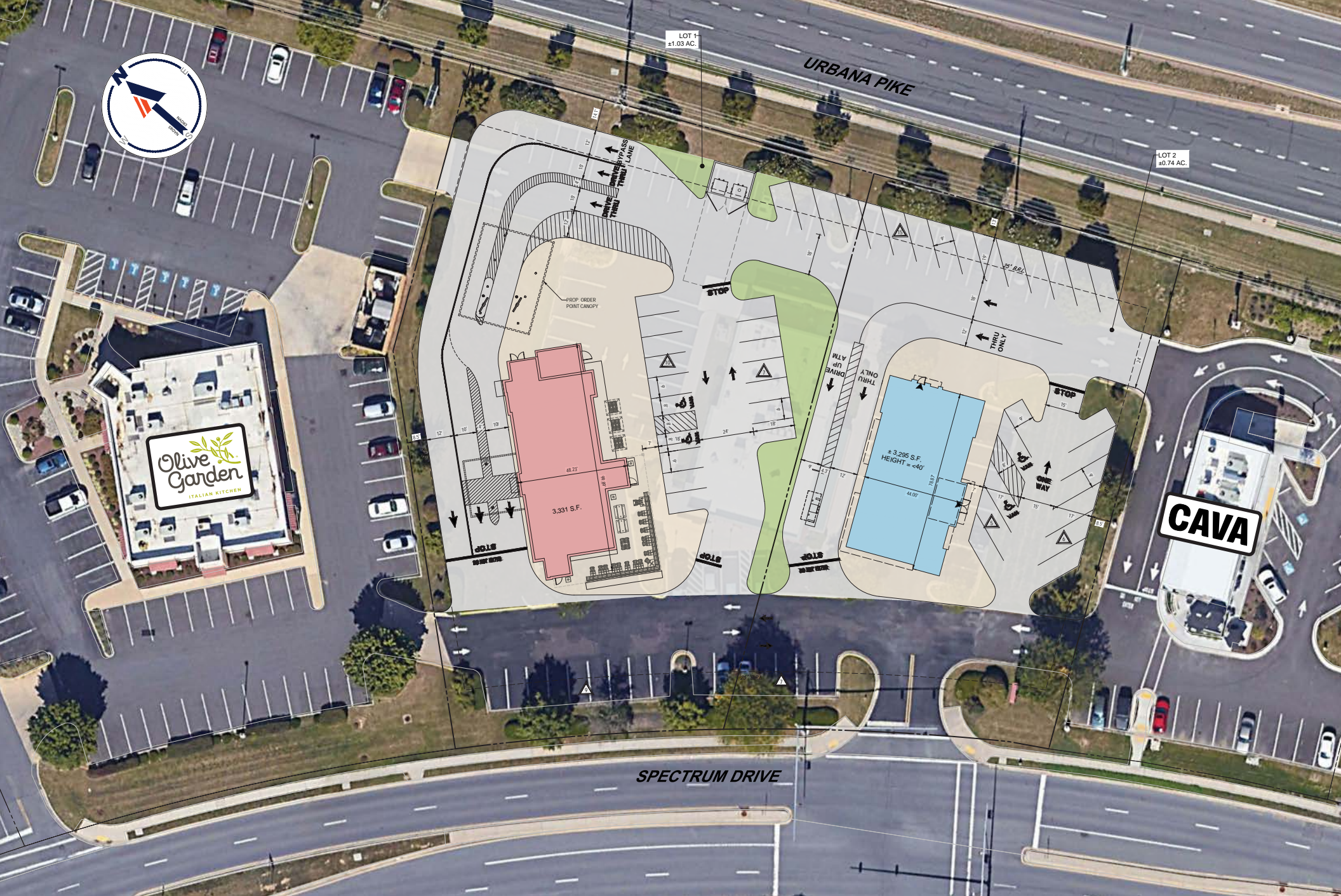


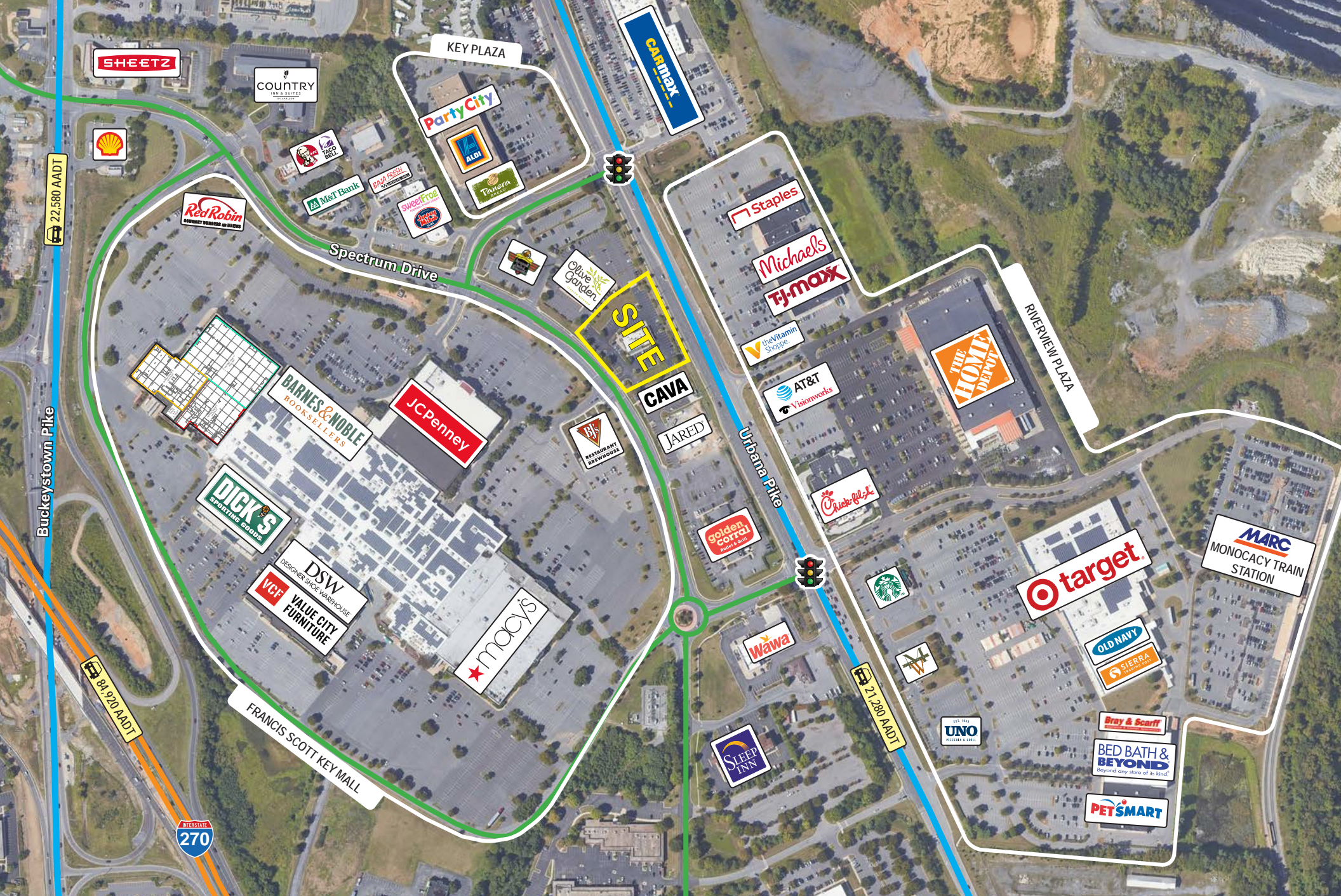
Education

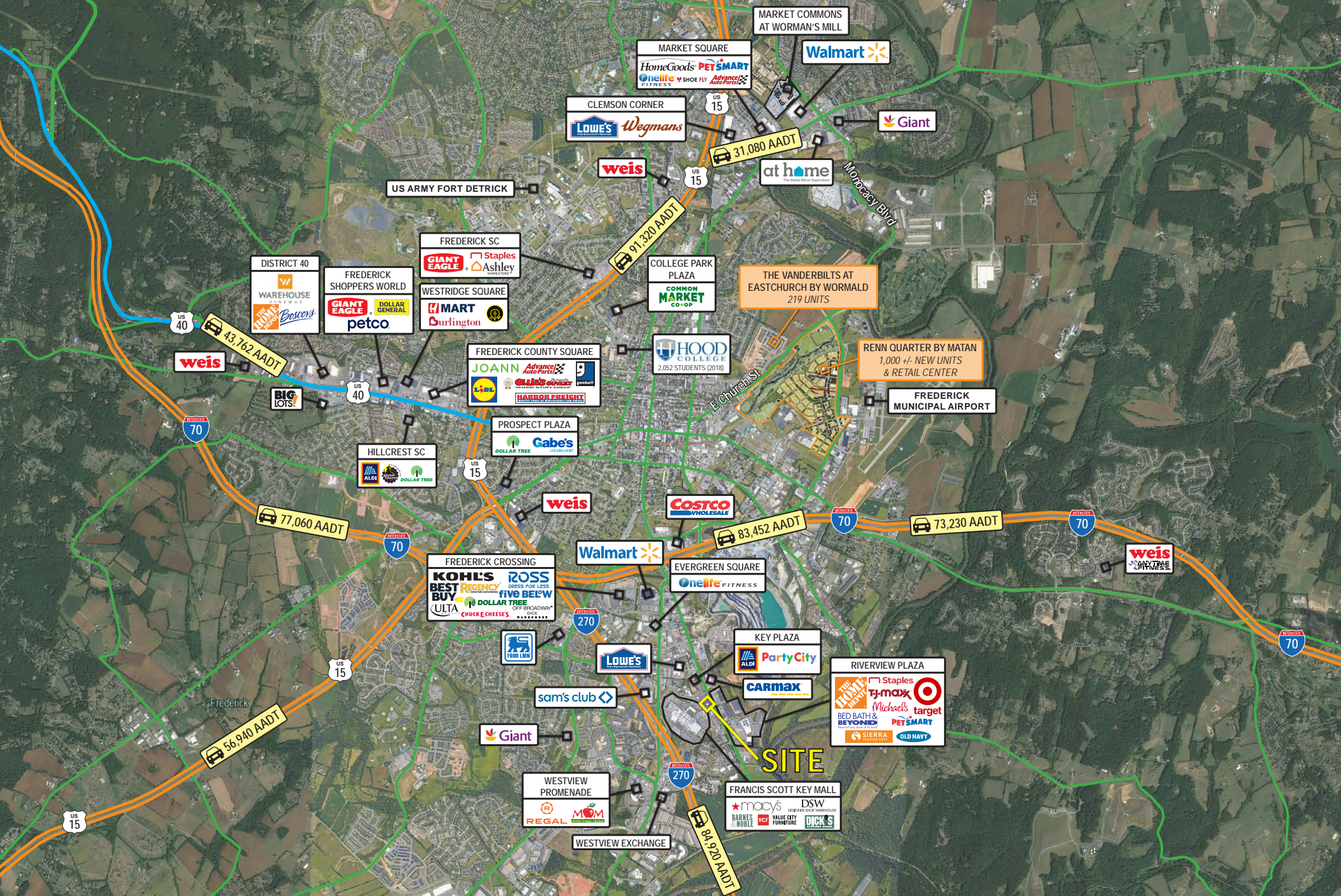
90.7% grad

Bachelor's Degree or higher is 41.6%.









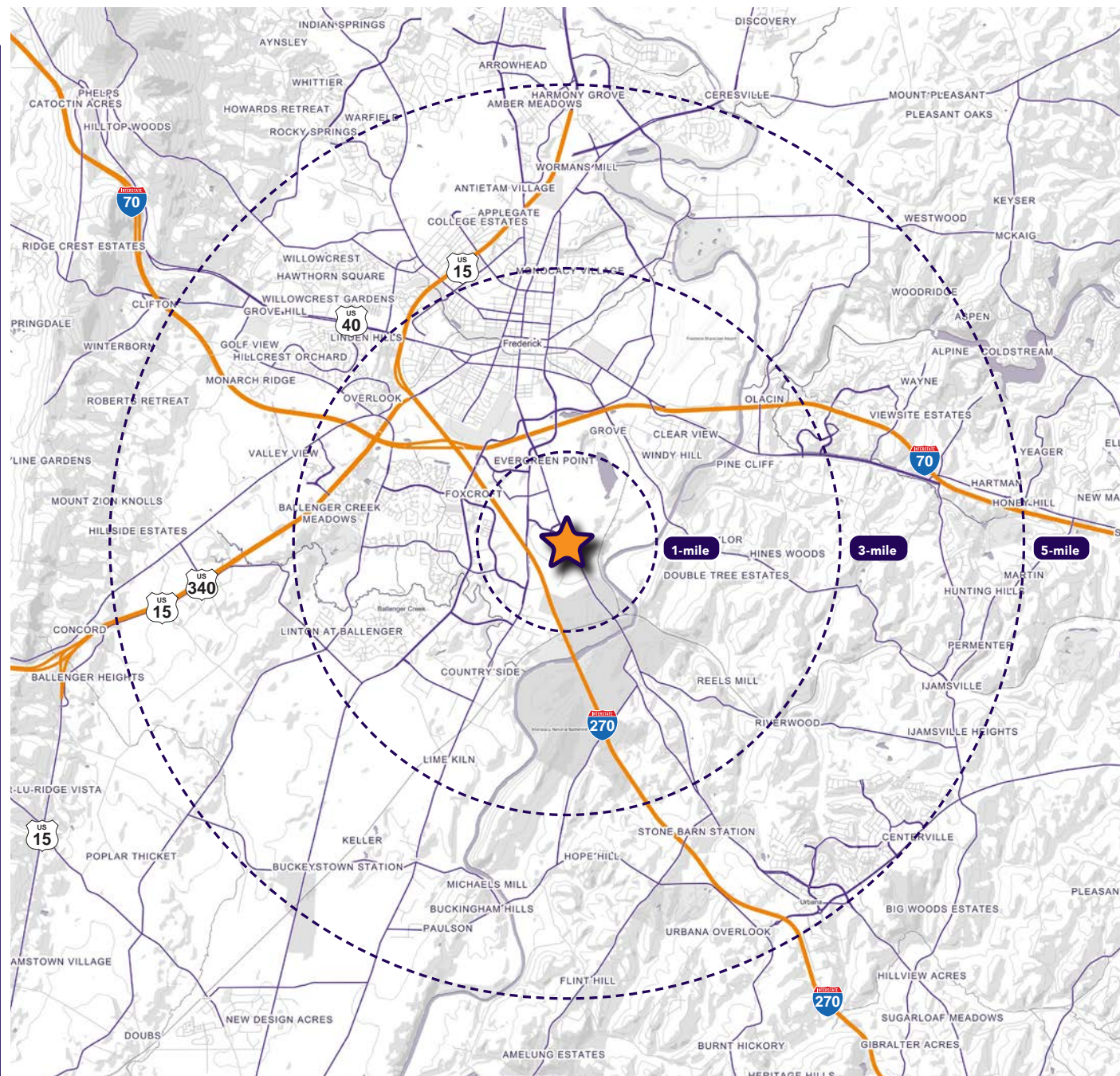
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