

**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

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>2,330</b>	<b>55,885</b>	<b>133,085</b>
 HOUSEHOLDS	<b>867</b>	<b>22,265</b>	<b>49,103</b>
 AVG. HH INCOME	<b>\$101,264</b>	<b>\$117,621</b>	<b>\$125,112</b>
 DAYTIME POPULATION	<b>7,140</b>	<b>69,167</b>	<b>138,319</b>
 TRAFFIC COUNT	<b>21,411 AADT</b> (Urbana Pike)	<b>22,721 AADT</b> (Buckeystown Pike)	



# 10 Minute Drive Time Demographics



2023 Population

**98,080**

The average age is 38.



2023 Households

**37,325**

The average household size is 3.



Employment (FTE's)

**52,929**

The unemployment rate is 1.7%.



Median HH Income

**\$98,581**

The Per Capita Income is \$45,426.



Housing

**36,698 units**

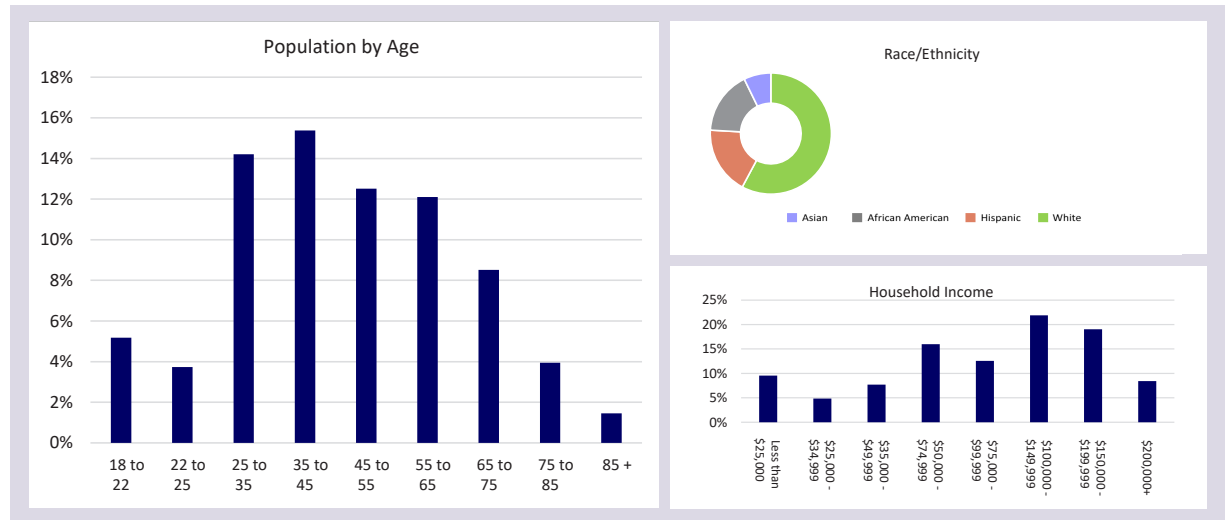
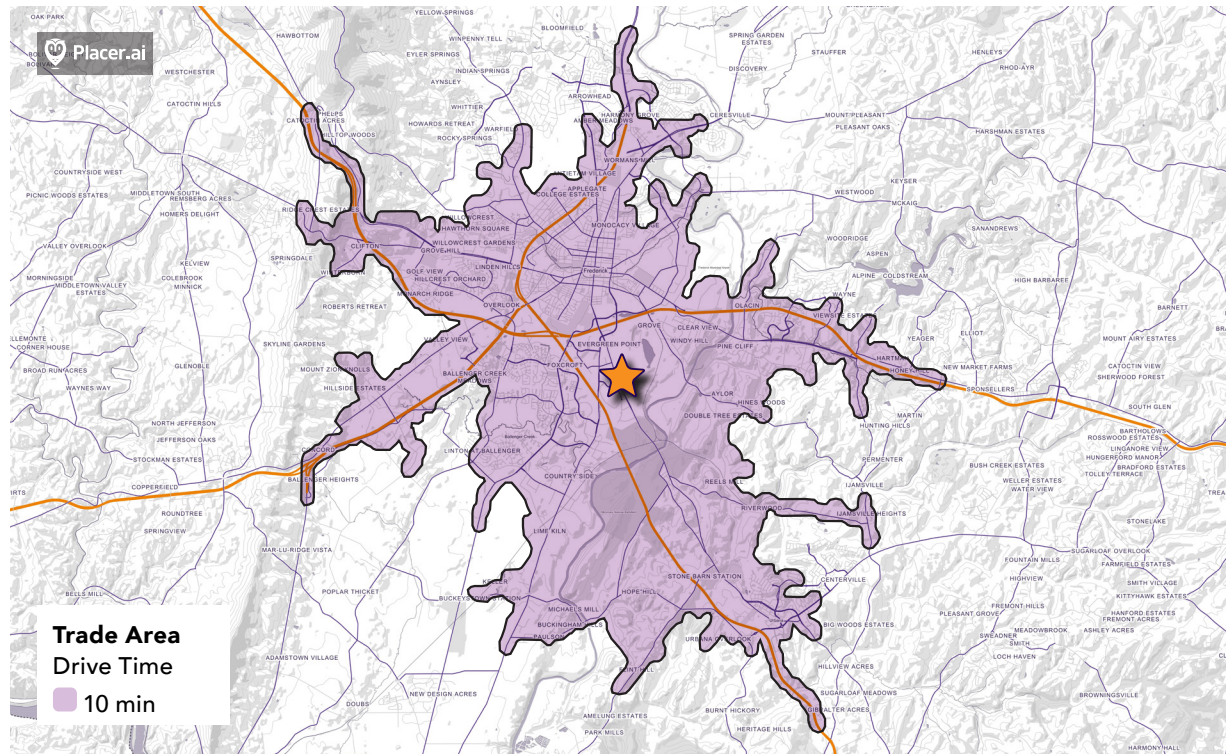
The median home value is \$412,938.



Education

**91.7% grad**

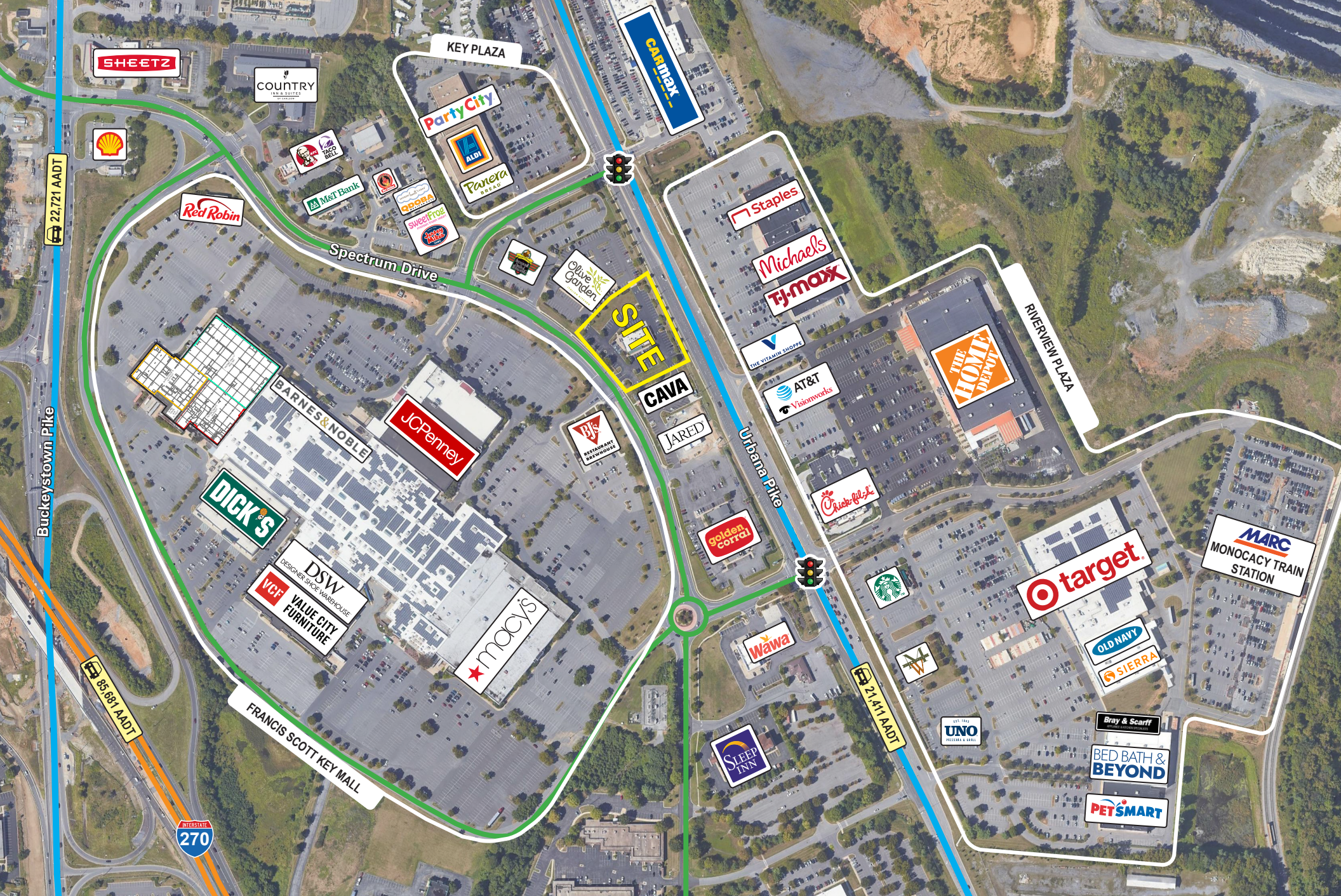
Bachelor's Degree or higher is 43.9%.

















# Interested? Contact:

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