

FOR SALE



# 7091 Corporate Drive

Frederick, MD 21703

## Overview

Commercial site available for sale near the signalized intersection of New Design Road and Corporate Drive. The property is adjacent to Patriot Federal Credit Union, Kingsbrook Crossing Shopping Center (Giant Food) and the Ballenger Creek Nature Trail. Excellent opportunity for a variety of retail, restaurant or office uses seeking to serve a vibrant suburban trade area.

## Quick Facts

- Availability: Immediate
- Size: 2.29 Acres
- Sale Price: \$700,000.00
- Nearby Tenants:



2023 Demographics	1 mile	3 miles	5 miles
POPULATION	13,232	55,300	116,592
HOUSEHOLDS	4,984	21,435	43,894
AVG. HH INCOME	\$117,634	\$113,265	\$118,794
DAYTIME POPULATION	17,531	72,615	120,931
TRAFFIC COUNT	19,342 AADT (New Design Road)	7,392 AADT (Corporate Drive)	

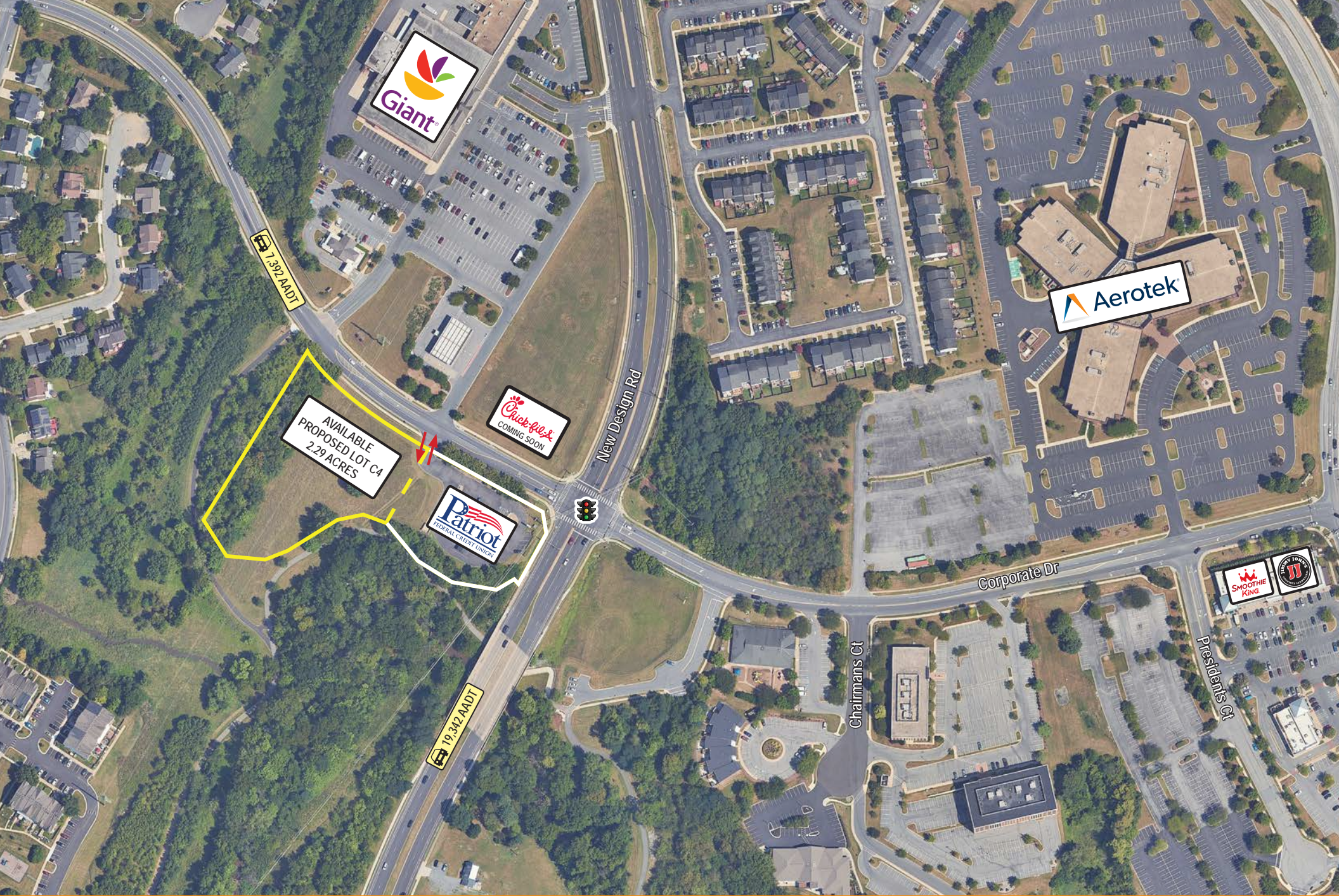




100 YEAR FLOODPLAIN

LINE OF SUBDIVISION









**SITE** 7091 CORPORATE DR

# Market Aerial

7091 Corporate Drive / Frederick, MD 21703




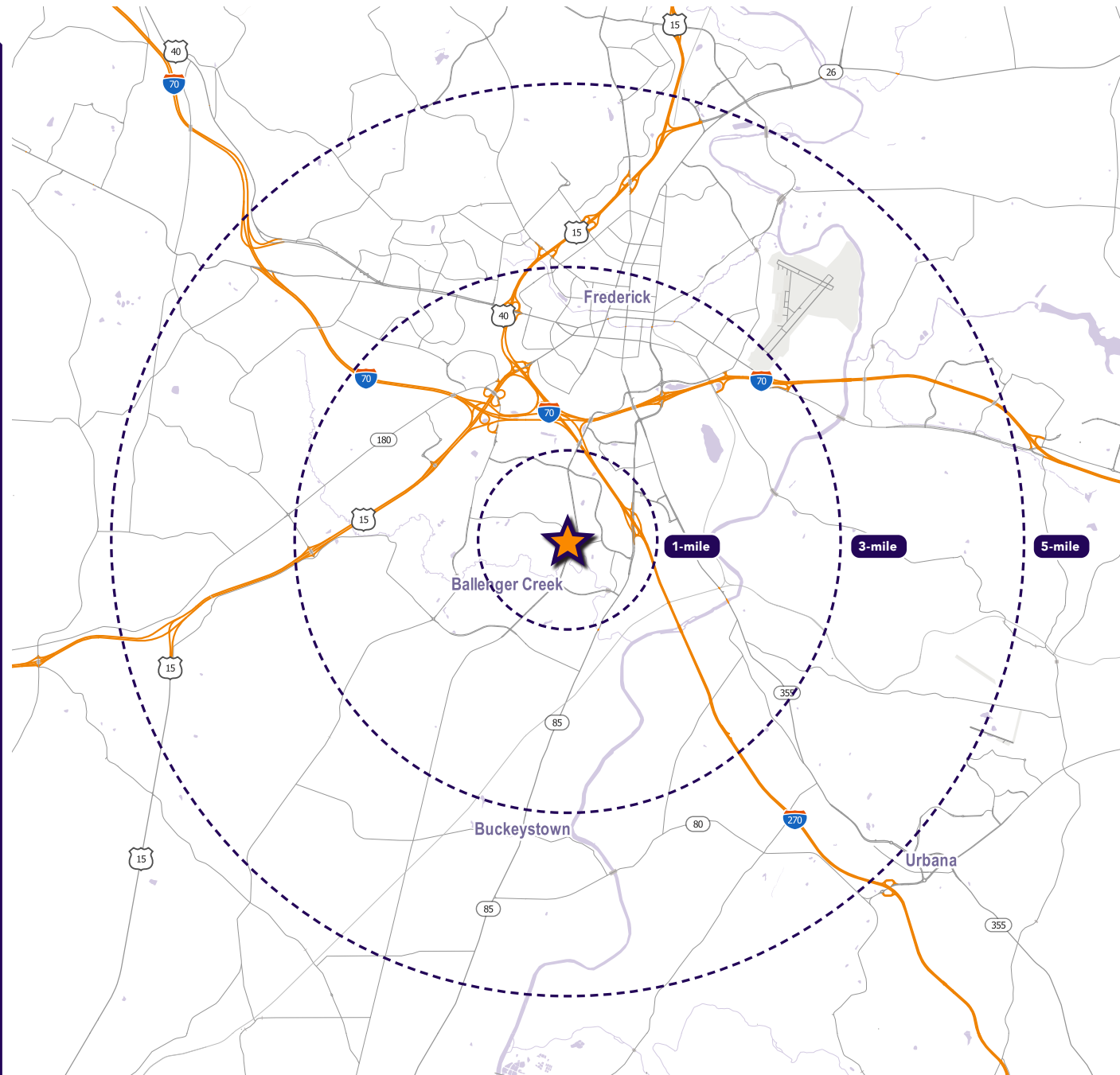
# Interested? Contact:

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