

FOR LEASE Available Spring 2024



815 N. Prince Frederick Boulevard

Prince Frederick, MD 20678

Overview

Multi-tenant building at a signalized intersection with convenient access to Solomons Island Road. The site is located within the main regional draw among other national retail and within close proximity to Calvert Health Medical Center and Calvert area schools.

Quick Facts

- Availability** Spring 2024
- Size** 1,356 - 2,852 square feet
- Rental Rate** Negotiable
- Net Charges** \$9.00 per square foot (Estimated)
- Zoning** TC - Town Center
- Nearby Tenants**



2023 Demographics	3 miles	5 miles	10 miles
POPULATION	10,780	23,777	69,515
HOUSEHOLDS	3,699	8,072	24,059
AVG. HH INCOME	\$129,043	\$143,998	\$147,979
DAYTIME POPULATION	12,417	25,120	51,338
TRAFFIC COUNT	43,971 AADT (Solomons Island Rd)		



PRINCE FREDERICK, MD - LEASE PLAN

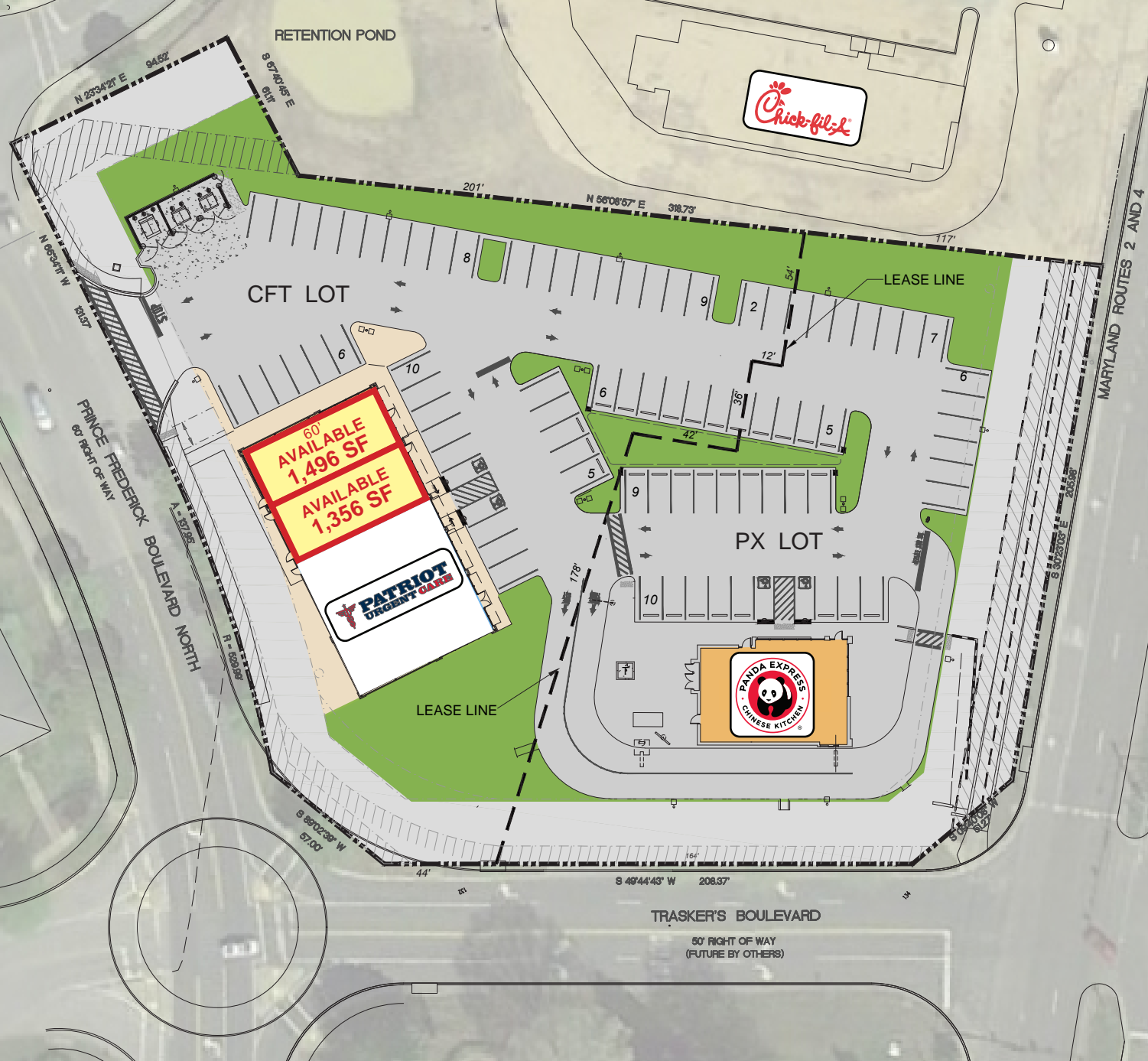
Total Lot Area: 90,363 SF
 (±2.07 Acres)
 - CFT LOT 50,568 SF (56.0%)
 - PX LOT 39,795 SF (44.0%)

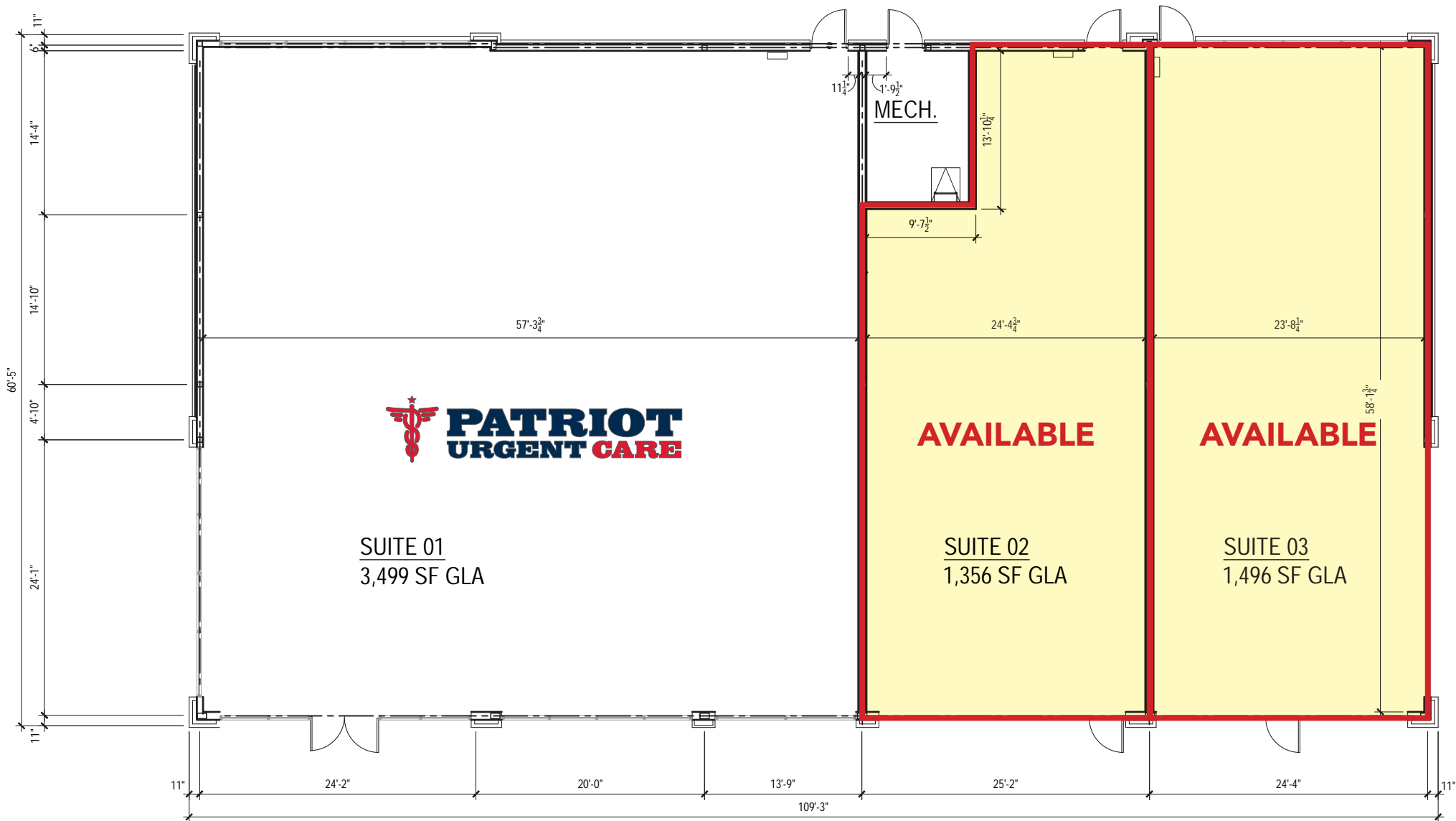
Building Area: 8,782 SF
 - CFT Multi-tenant 6,482 SF
 - PX FSDT 2,300 SF

Required Parking: 85 Spaces
 - CFT Multi-tenant 46 Spaces
 - restaurant - 2,855 sf / 90 sf = 32 spaces
 - medical - 3,488 sf / 250 sf = 14 spaces
 - PX FSDT 39 Spaces

Provided Parking: 85 Spaces
 - CFT 46 Spaces
 - PX FSDT 37 Spaces

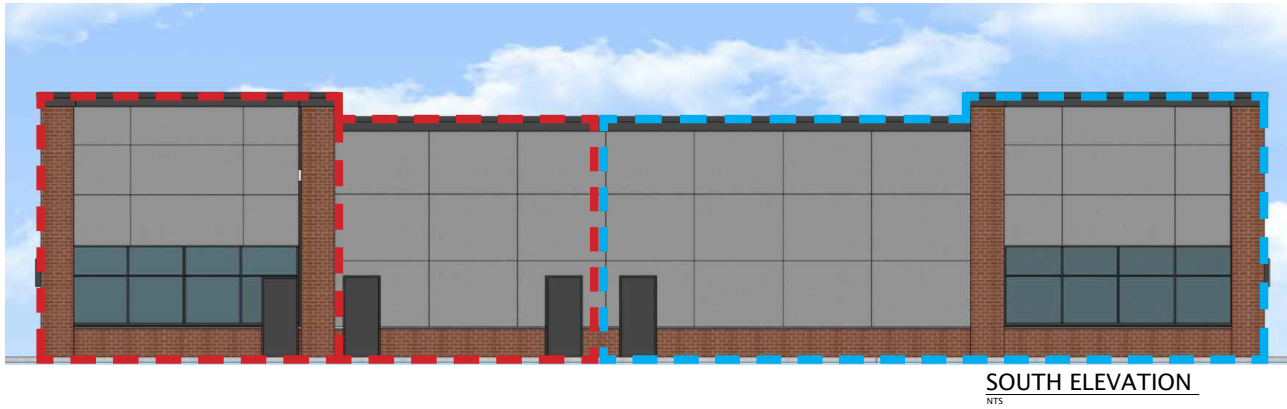
* Restaurant Use: 1 parking space / 60 s.f. (PX on 1 single parcel)
 * Restaurant Use: 1 parking space / 90 s.f.
 * Business/Medical Use: 1 parking space / 250 s.f.
 * Retail Use: 1 parking space / 200 s.f.



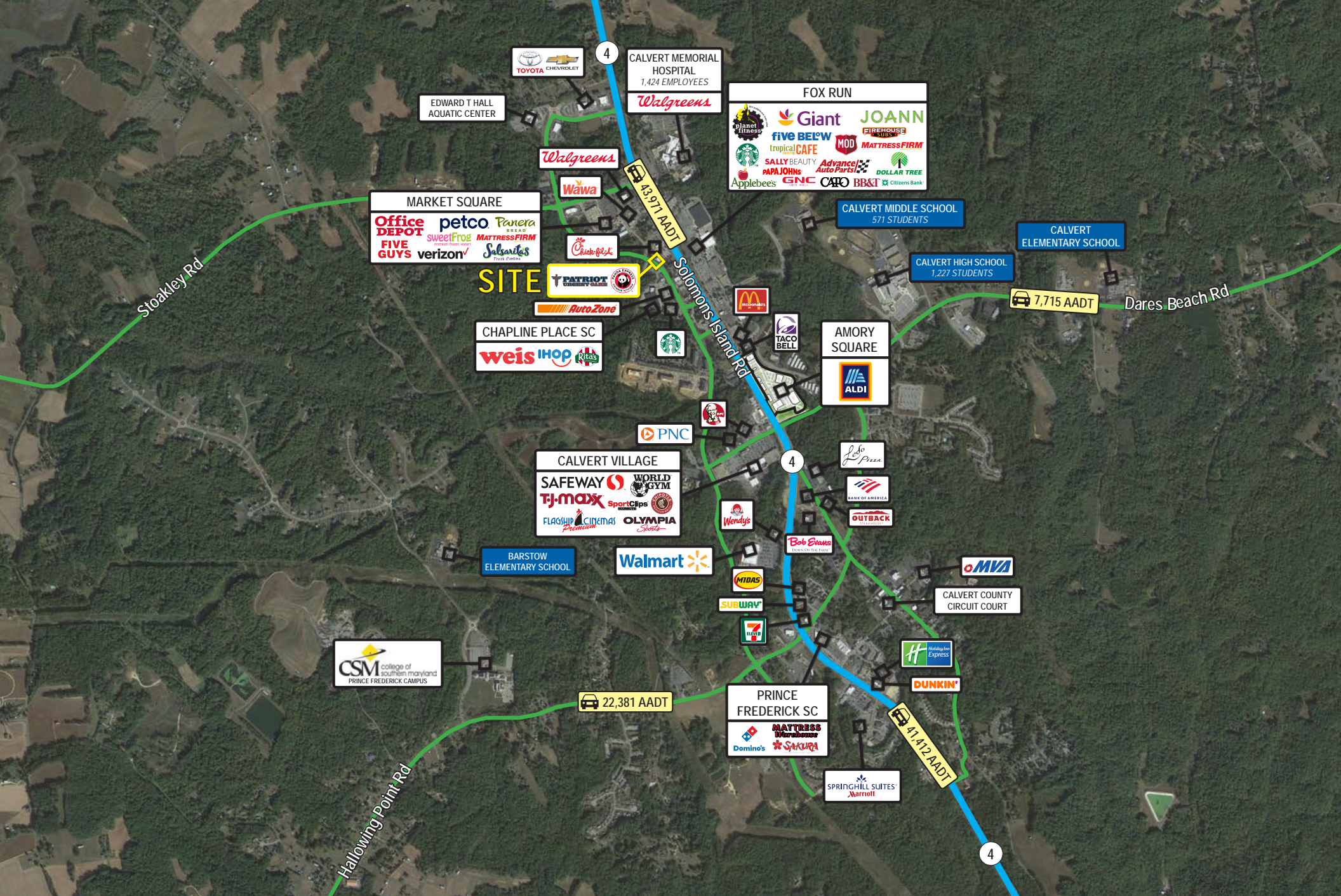


LEASED 3,499 SF

AVAILABLE 1,356 SF AVAILABLE 1,496 SF








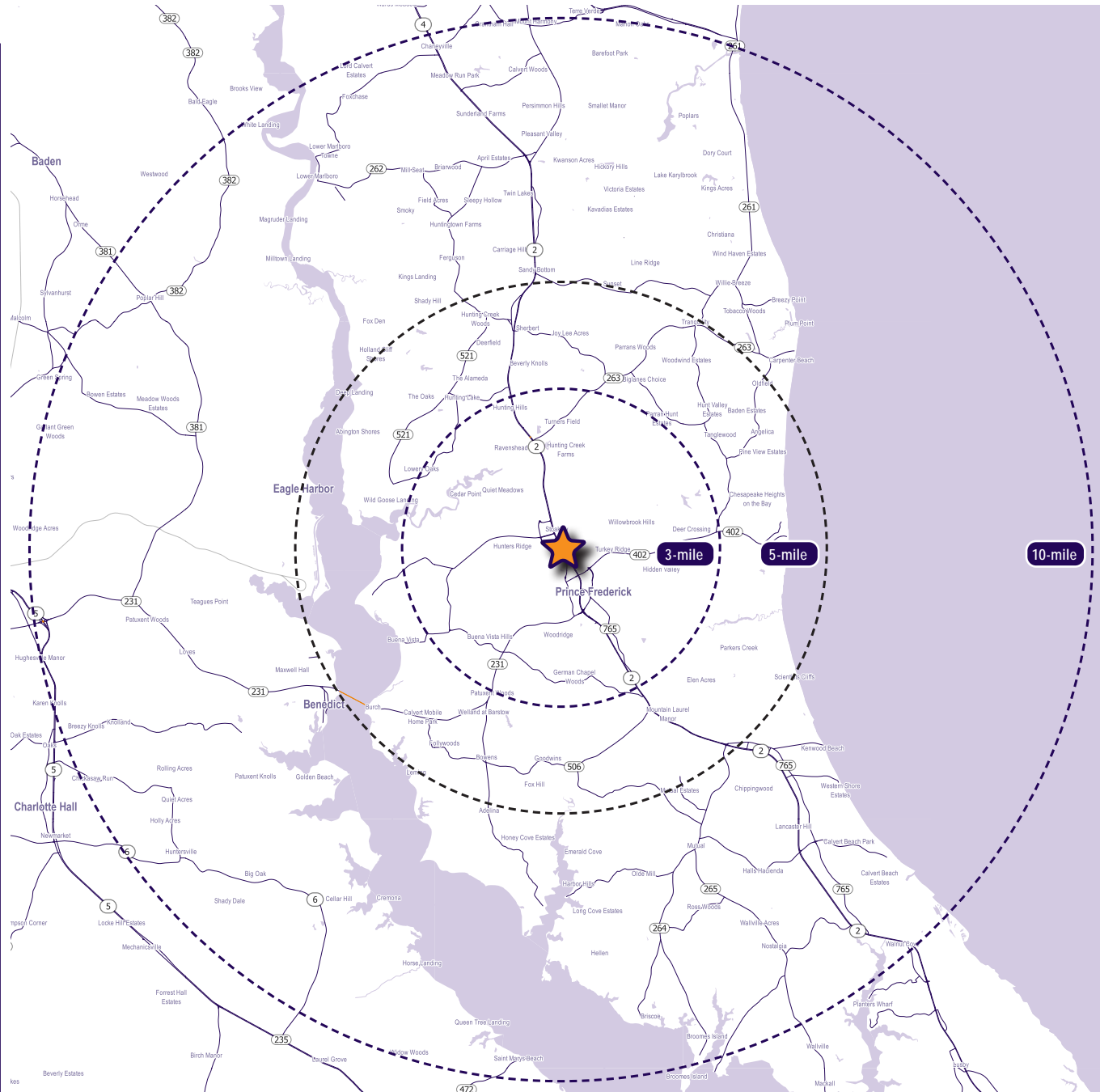
Interested? Contact:

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