

FOR LEASE



# 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   | Immediate              |
| Size           | 1,496 square feet      |
| Rental Rate    | Negotiable             |
| Net Charges    | \$7.38 per square foot |
| Zoning         | TC - Town Center       |
| Nearby Tenants |                        |



| 2025 Demographics  | 3 miles                             | 5 miles   | 10 miles  |
|--------------------|-------------------------------------|-----------|-----------|
| POPULATION         | 10,865                              | 23,836    | 69,633    |
| HOUSEHOLDS         | 3,715                               | 8,081     | 24,104    |
| AVG. HH INCOME     | \$150,914                           | \$165,379 | \$166,976 |
| DAYTIME POPULATION | 15,219                              | 24,385    | 53,986    |
| TRAFFIC COUNT      | 41,320 AADT<br>(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%)

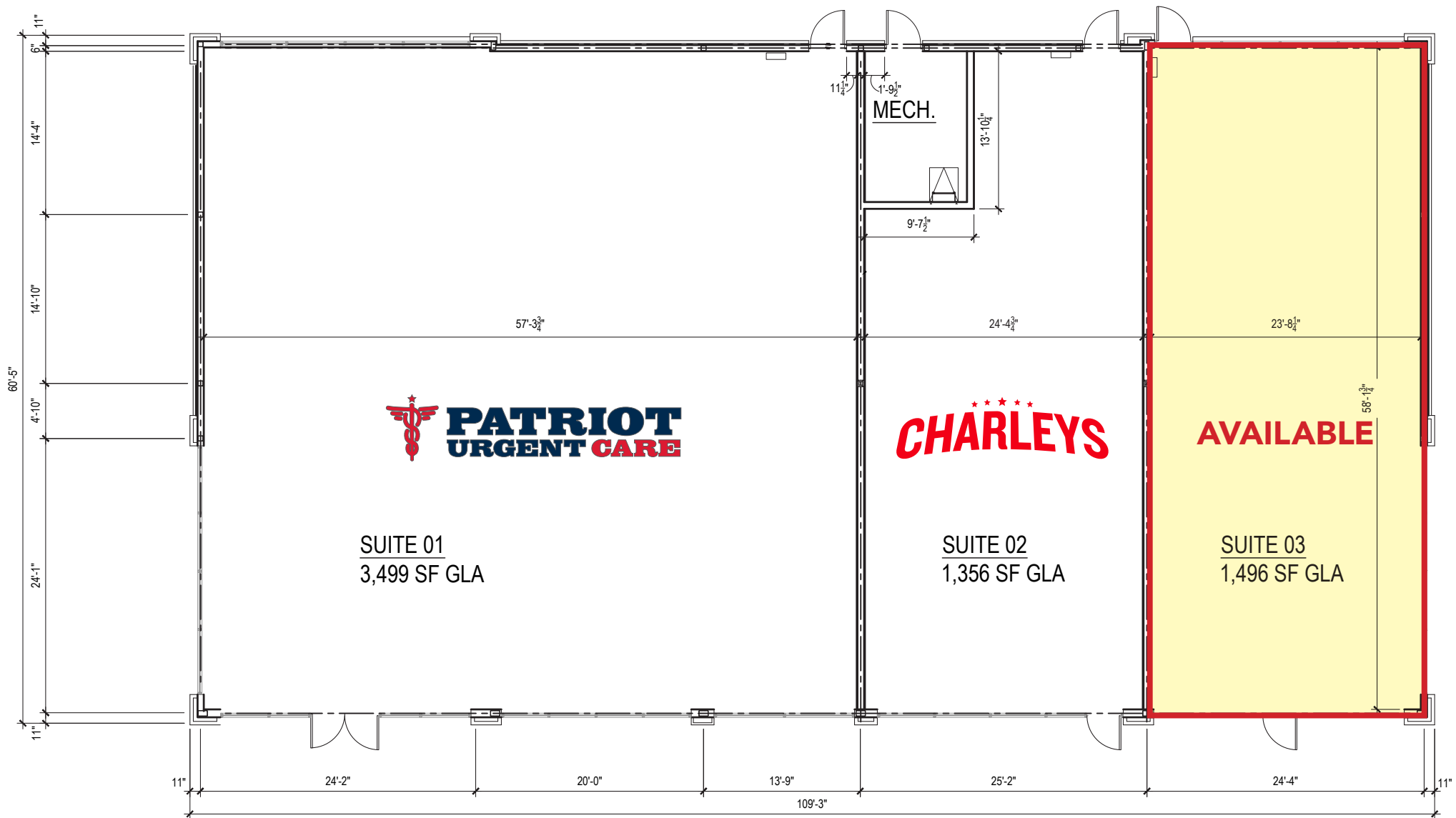
Building Area: 8,782 SF  
- CFT Multi-tenant 6,482 SF  
- PX FSDT 2,300 SF

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.



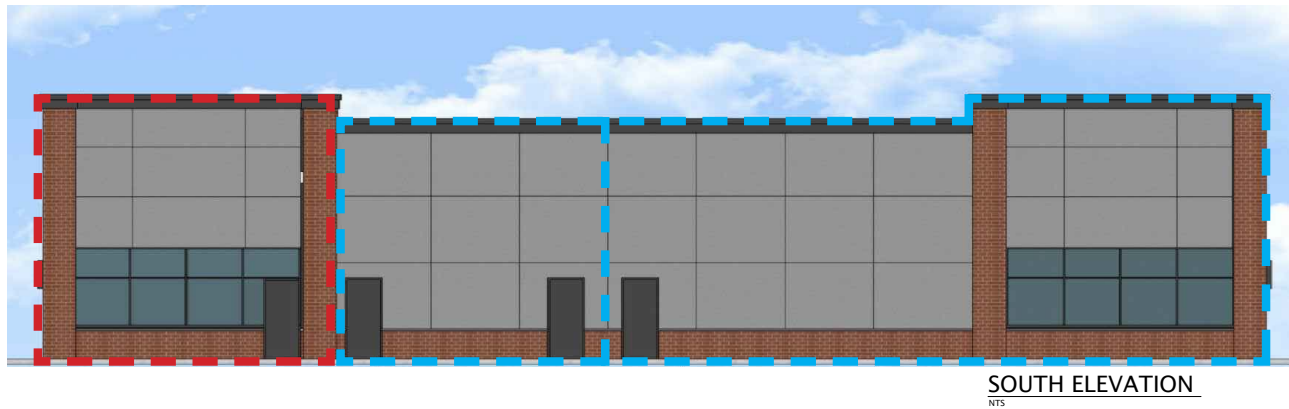




LEASED 3,499 SF

LEASED 1,356 SF

AVAILABLE 1,496 SF













# Interested? Contact:

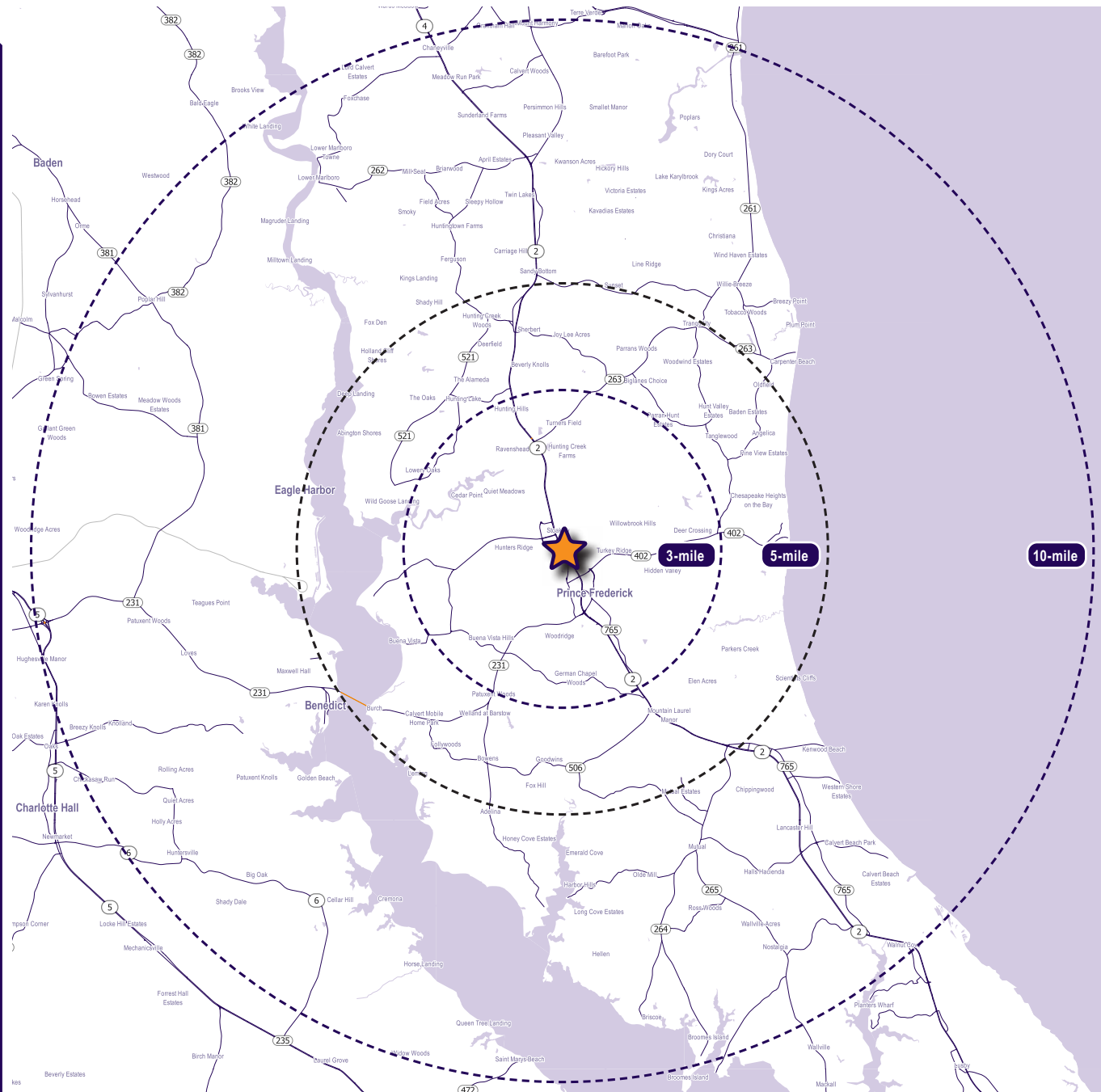
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