

FOR LEASE Available Immediately



# 205 Frederick Road

Thurmont, MD 21788

## Overview

Freestanding building available across from Weis grocery store in the Frederick County community of Thurmont, MD. Located approximately 17 miles north of Frederick, the property can be re-tenanted or redeveloped for up to 18,000 SF of new retail/restaurant space. Parcel offers visibility and access to/from US 15 at the Thurmont Boulevard interchange. Landlord will consider a variety of options for redevelopment and a wide range of tenants.

## Quick Facts

Size	4,176 square feet
Availability	Immediate
Land Size	3.0 acres
Parking	95 spaces
Net Charges	\$2.75 psf CAM; \$0.45 psf INS; \$2.15 psf TAX
Zoning	GB (General Business)



2022 Demographics	1 miles	5 miles	10 miles
POPULATION	3,061	11,958	58,250
HOUSEHOLDS	1,165	4,499	21,214
AVG. HH INCOME	\$98,632	\$105,677	\$109,996
DAYTIME POPULATION	3,145	10,904	48,144
TRAFFIC COUNTS	32,331 AADT (Catoctin Mountain Hwy - US 15)		

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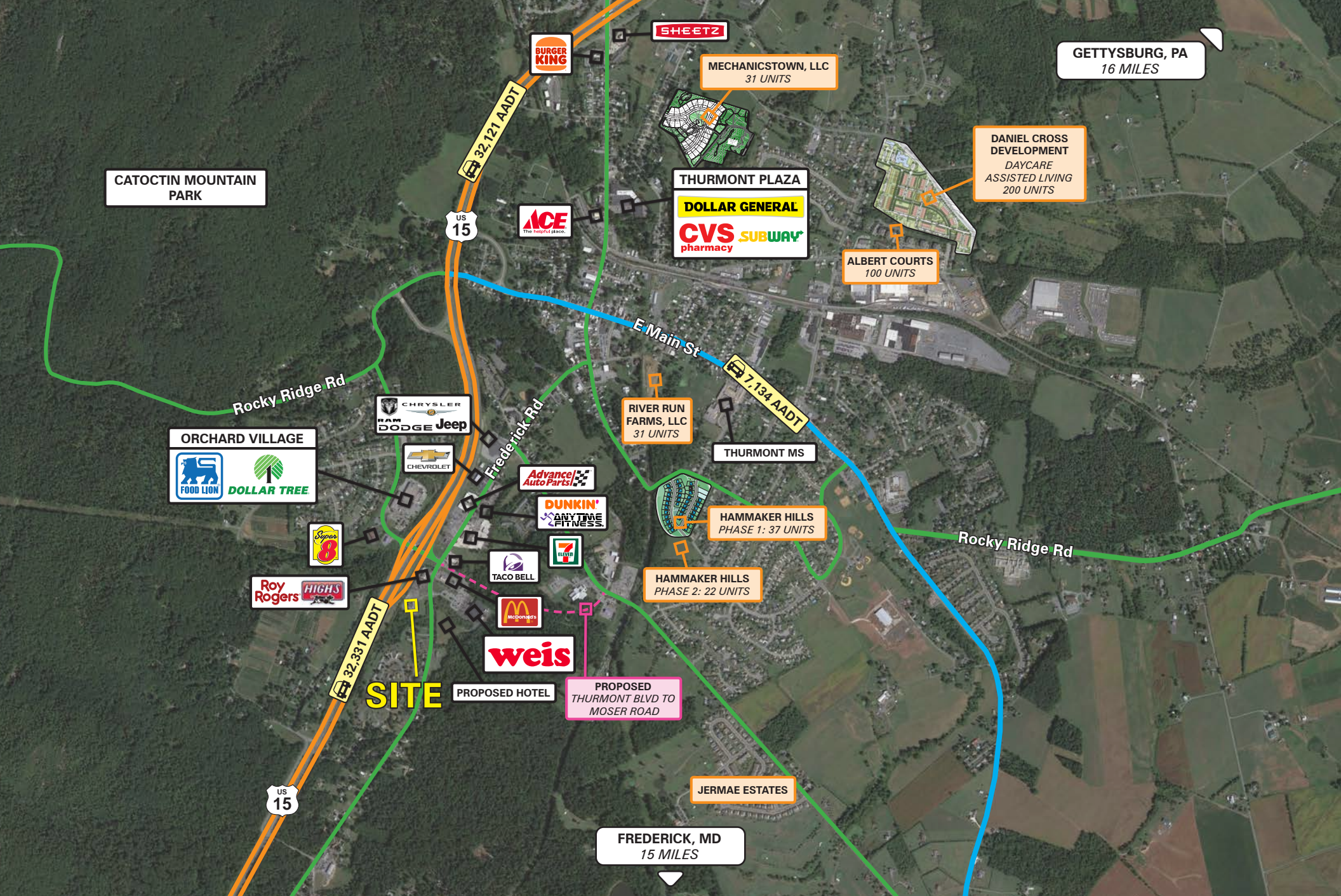
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<b>Building Size</b>	4,176.5 square feet
<b>Lot Size</b>	3 acres
<b>Parking Spaces</b>	95 spaces







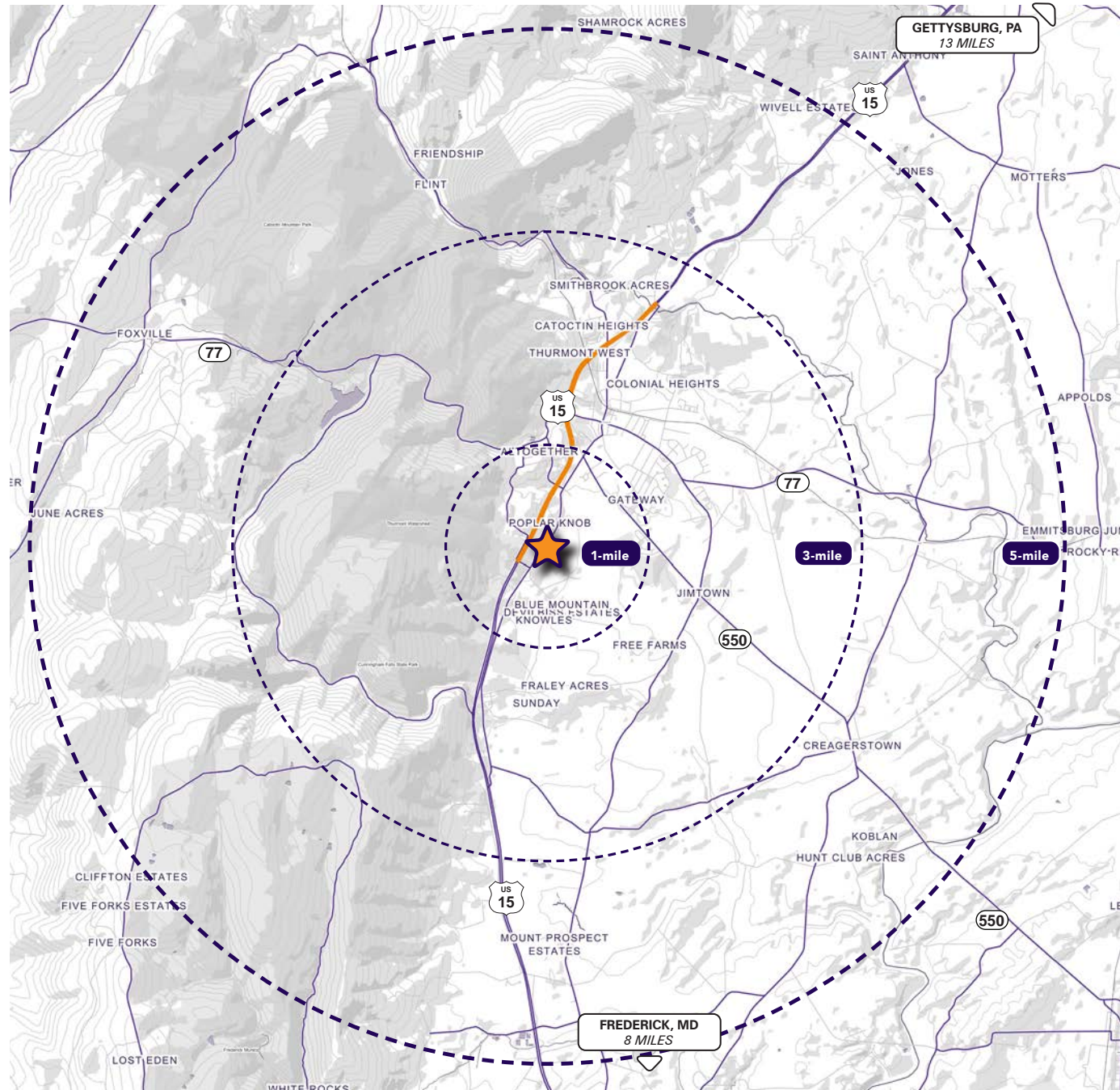
# Interested? Contact:

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