

FOR LEASE

US
15

Catoctin Mountain Hwy

HIGH'S

Roy Rogers



weis

Catoctin Furnace Rd



segall
GROUP

COMMERCIAL REAL ESTATE

205 Frederick Road

Thurmont, MD 21788

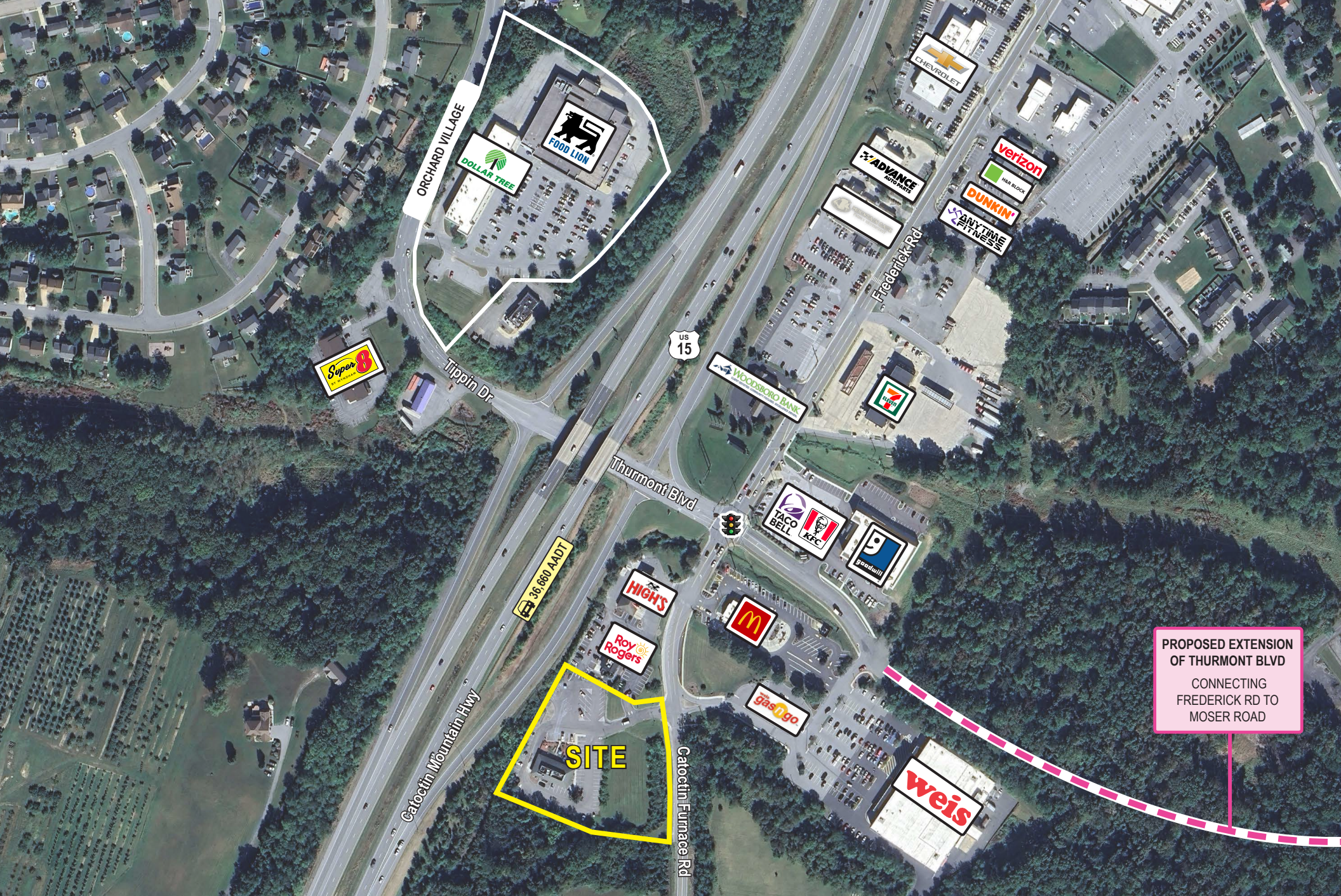
Overview

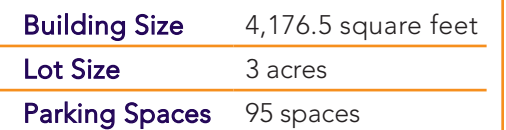
Freestanding building available across from Weis grocery store in the Frederick County community of Thurmont, MD. Located approximately 17 miles north of Frederick, the property can be re-tenanted or redeveloped for up to 18,000 SF of new retail/restaurant space. Parcel offers visibility and access to/from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

Quick Facts

Availability	Immediate
Size	4,176 square feet
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)

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	2,614	12,109	59,307
HOUSEHOLDS	X,XXX	X,XXX	X,XXX
AVG. HH INCOME	\$119,014	\$129,100	\$136,162
DAYTIME POPULATION	2,602	10,634	50,960
TRAFFIC COUNT	36,000 AADT (US-15)		









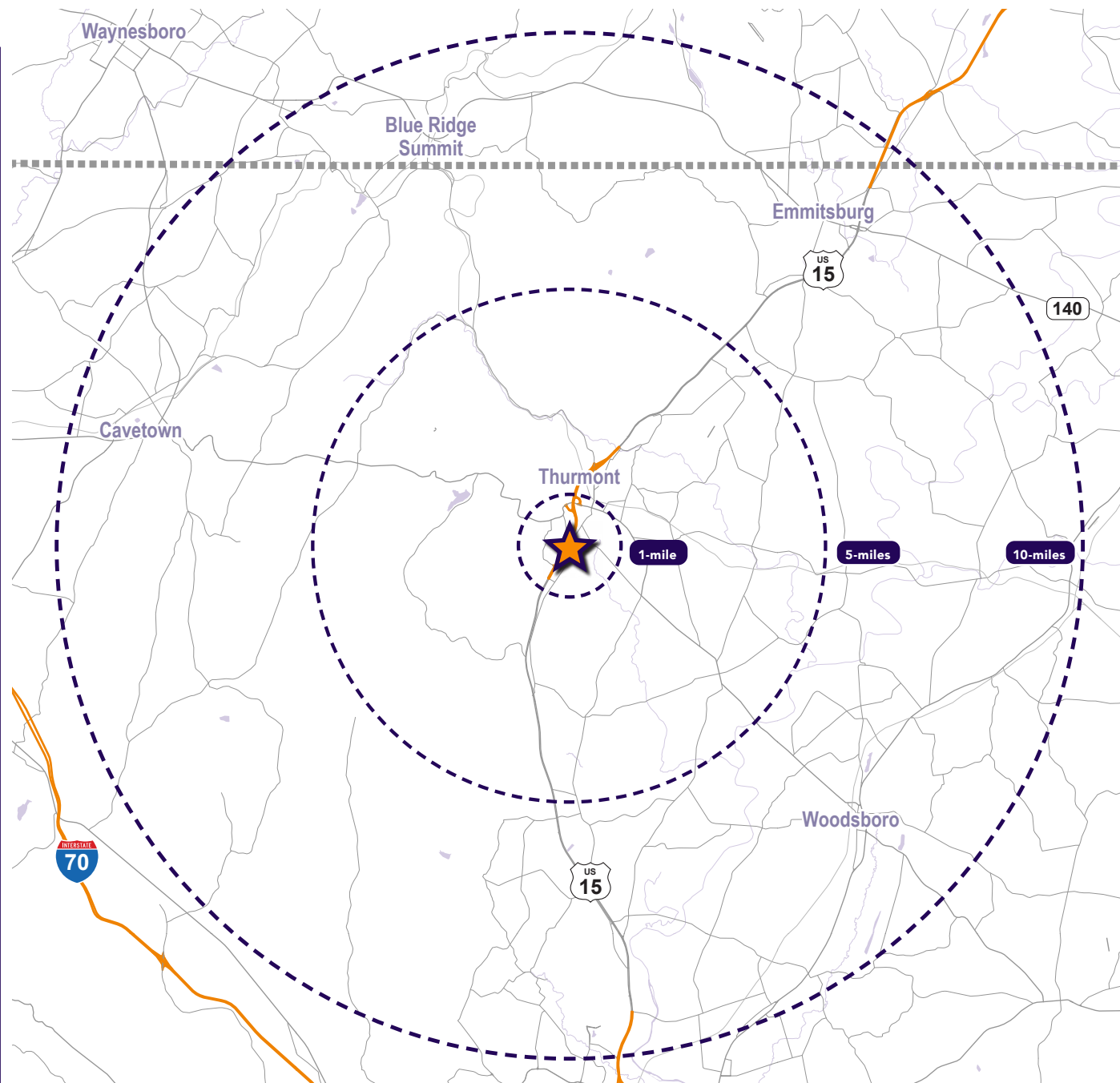
Interested? Contact:

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