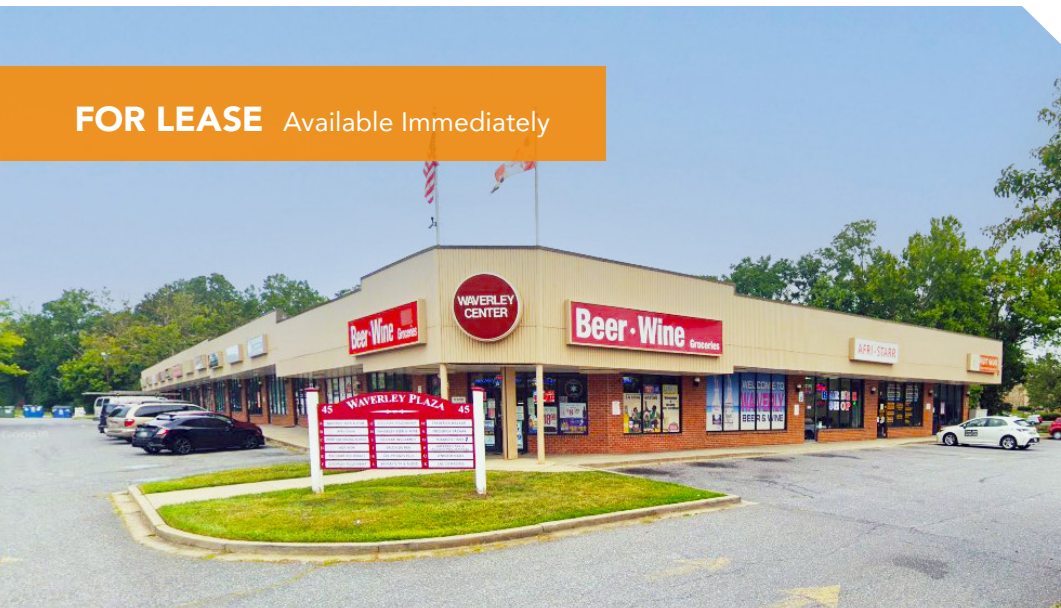


FOR LEASE Available Immediately



Waverley Center

45 Waverley Drive, Frederick, MD 21702

Overview

- Strong neighborhood strip off the Golden Mile in Frederick, MD
- Rare small shop vacancy with stable, high performing tenants
- Across from District 40 (redevelopment of Frederick Towne Mall)
- Former Guerrero's space
- Monument signage available
- Additional parking / storage lot available in rear

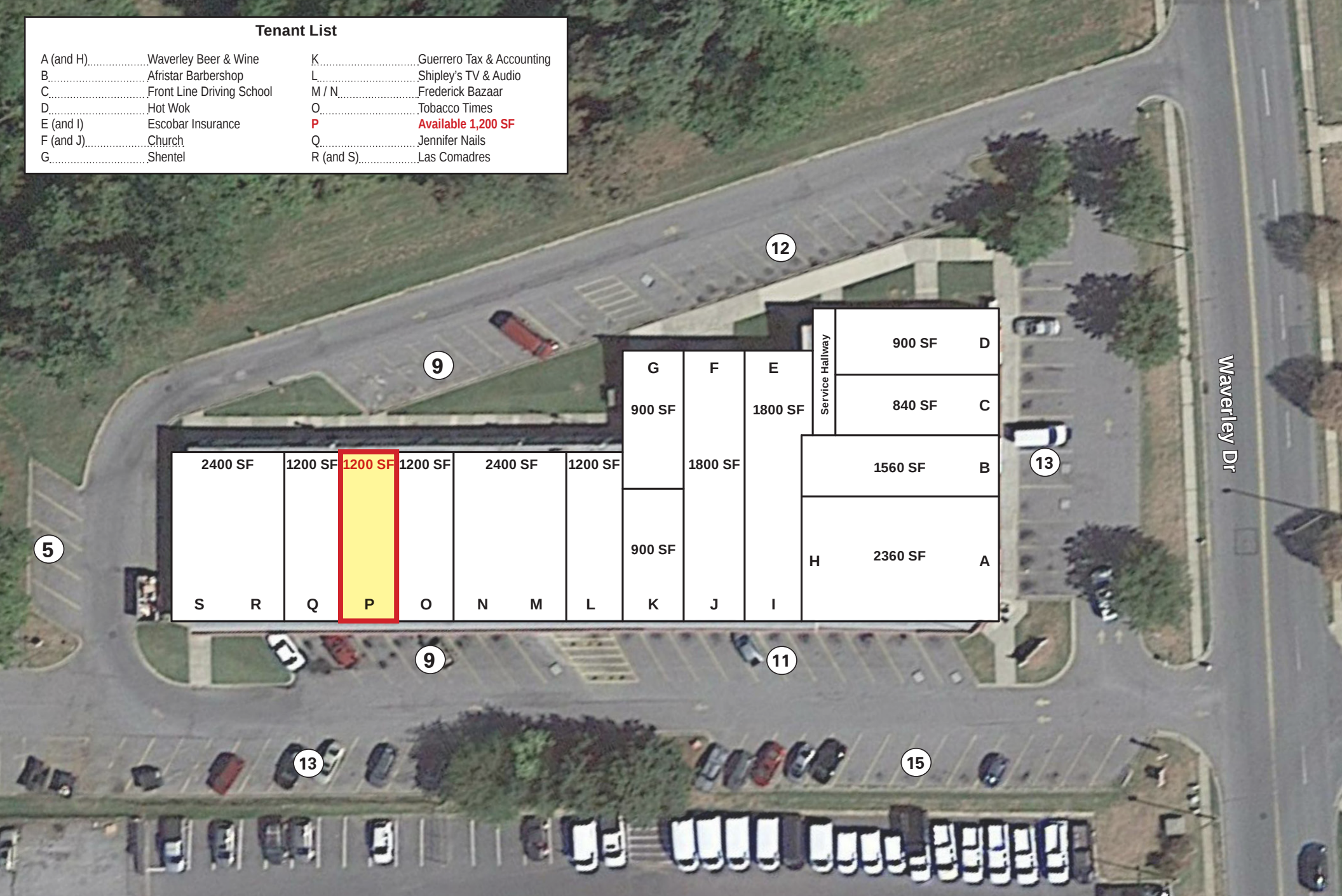
Quick Facts

Availability	Immediately
Size	1,200 square feet
Rental Rate	Negotiable
Net Charges	\$4.25 per square foot
Tenants	Waverley Beer & Wine, Los Comadres Supermarket, Front Line Driving School, Hot Wok

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	17,632	75,218	131,359
 HOUSEHOLDS	5,780	28,779	49,875
 AVG. HH INCOME	\$77,805	\$96,746	\$107,715
 DAYTIME POPULATION	14,168	87,144	157,760
 TRAFFIC COUNT	4,093 AADT (Waverley Dr)	38,251 AADT (W Patrick St)	

Tenant List

A (and H).....	Waverley Beer & Wine	K.....	Guerrero Tax & Accounting
B.....	Afristar Barbershop	L.....	Shipley's TV & Audio
C.....	Front Line Driving School	M / N.....	Frederick Bazaar
D.....	Hot Wok	O.....	Tobacco Times
E (and I).....	Escobar Insurance	P.....	Available 1,200 SF
F (and J).....	Church	Q.....	Jennifer Nails
G.....	Shentel	R (and S).....	Las Comadres







Interested? Contact:

Rob Meeks



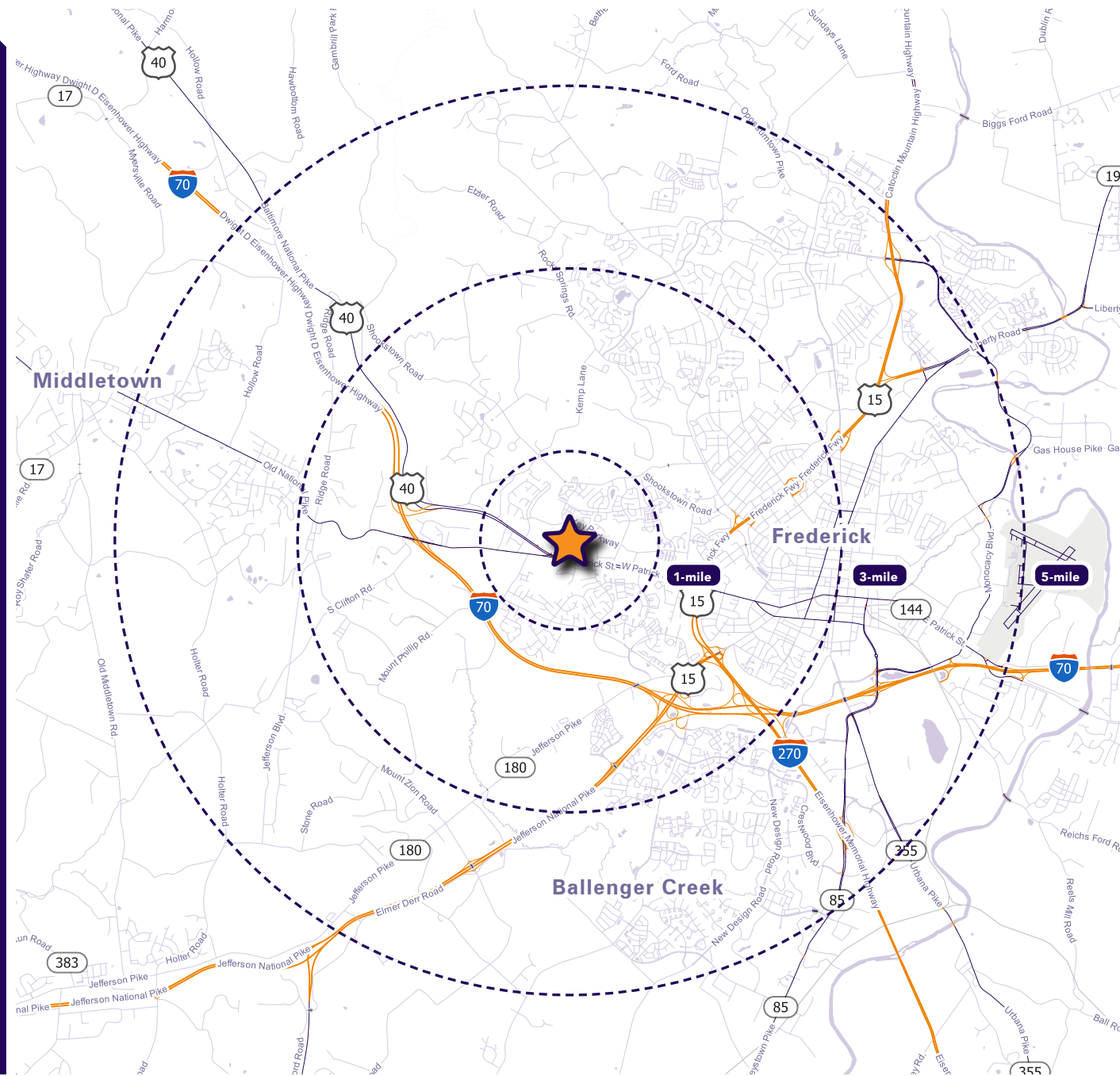
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