

FOR LEASE



# 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)
- Monument signage available
- Additional parking / storage lot available in rear
- Space targeted for a food use

## Quick Facts

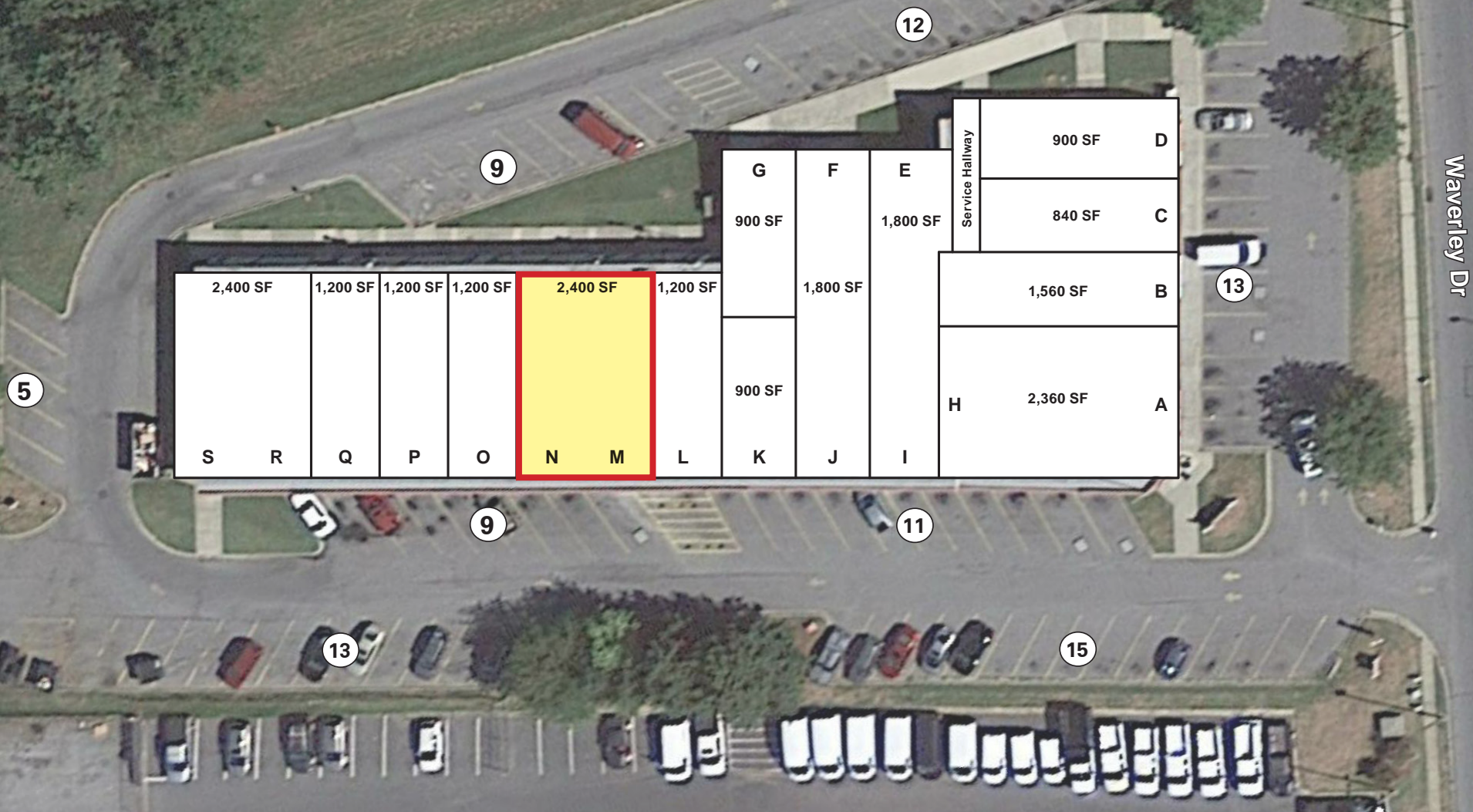
Availability	Immediately
Size	2,400 square feet (demisable)
Rental Rate	Negotiable
Net Charges	\$5.85 psf, NNN
Tenants	Waverley Beer & Wine, Los Comadres Supermarket, Front Line Driving School, Hot Wok



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	19,337	79,322	138,559
HOUSEHOLDS	6,360	30,476	52,789
AVG. HH INCOME	\$108,670	\$124,414	\$140,647
DAYTIME POPULATION	13,508	80,543	155,465
TRAFFIC COUNT	4,960 AADT (Waverley Dr)	47,441 AADT (W Patrick St)	

**Tenant List**

A (and H).....	Waverley Beer & Wine	K.....	Front Line Driving School
B.....	Afristar Barbershop	L.....	Shipley's TV & Audio
C.....	Experto Tax	<b>M / N.....</b>	<b>Available 2,400 SF</b>
D.....	Hot Wok	O.....	Tobacco Times
E (and I).....	Escobar Insurance	P.....	Photography
F (and J).....	Church	Q.....	C&K Nail Spa
G.....	Shentel	R (and S).....	Las Comadres





WAVERLEY CENTER

ADDITIONAL PARKING / STORAGE LOT AVAILABLE

2,400 SF

PARKING: 87 SPACES

4,960 AADT

Waverley Drive







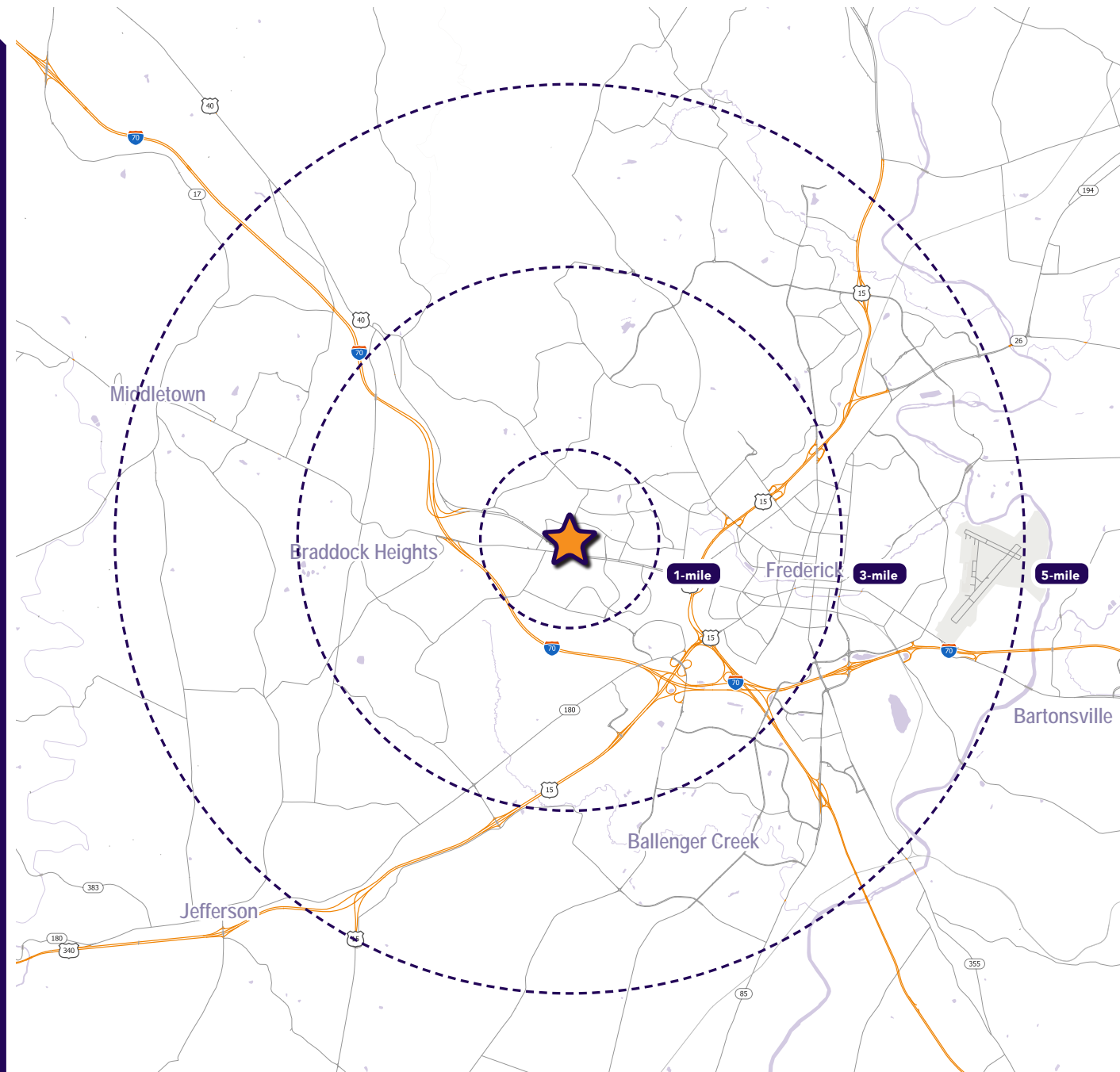
# Interested? Contact:

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