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COMMERCIAL REAL ESTATE

West Friendship Shopping Center

12800 Frederick Road / West Friendship, MD 21794

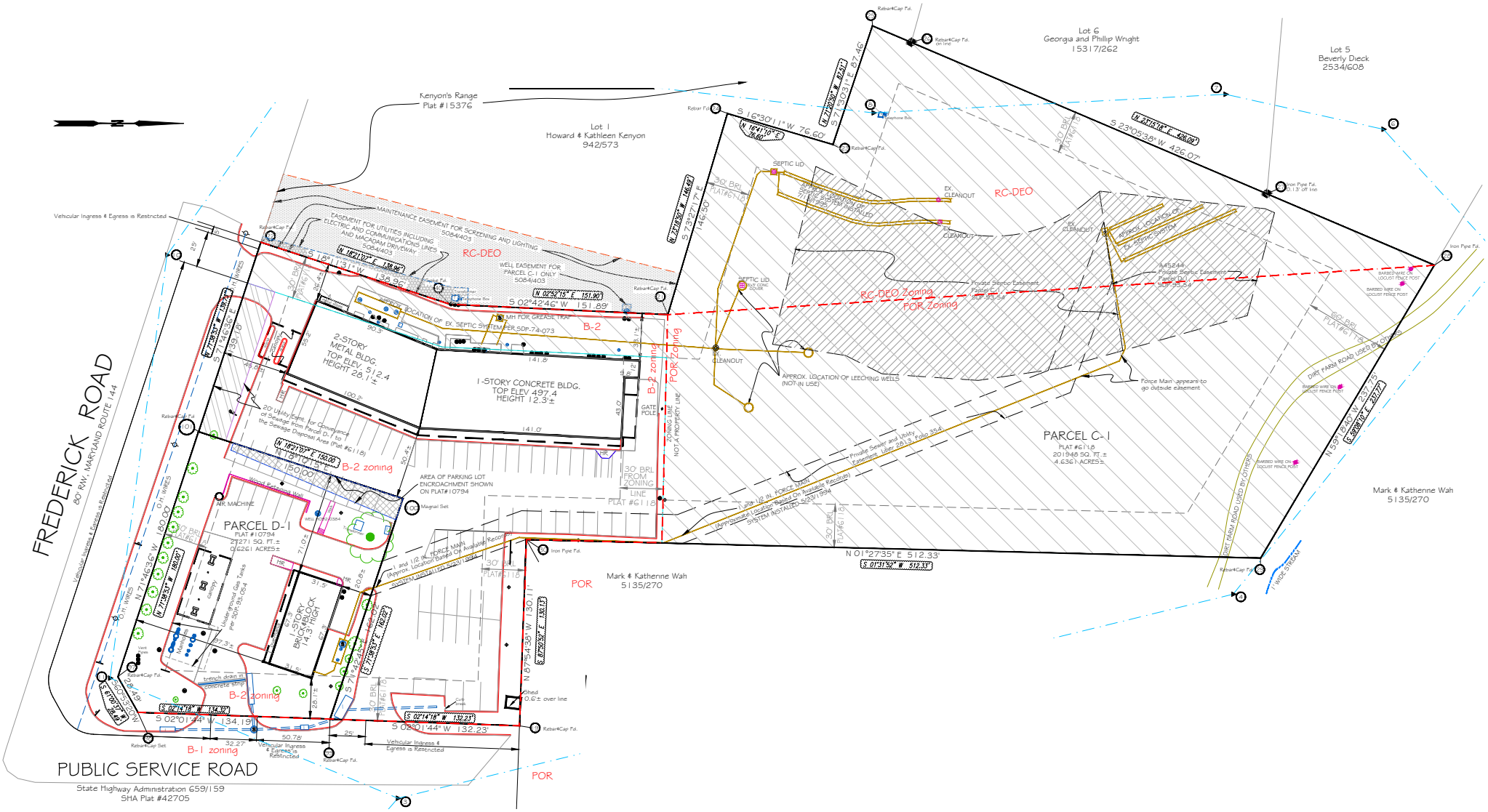
Overview

Located at the signalized intersection of Frederick Road and Route 32, West Friendship Shopping Center serves as the primary neighborhood retail destination for the surrounding rural-residential communities of western Howard County. The center draws from an affluent customer base with average household incomes exceeding $267,000 within three miles. The small shop vacancies offer an opportunity for any QSR or medical office tenants looking to establish a presence in an underserved submarket.

Quick Facts

Availability	Suite 106 – DO NOT DISTURB Suite 102 – Immediate
Size	Suite 106 – 1,100 square feet Suite 102 – 1,100 square feet
Rental Rate	Negotiable
Net Charges	CAM - $5.57 psf; INS - $0.66 psf; TAX - $1.80 psf
Co-tenants	Tony's Pizza, High's, Dunkin', United States Postal Service

2025 Demographics	3 miles	5 miles	7 miles
POPULATION	9,992	41,261	107,520
HOUSEHOLDS	3,320	13,669	36,733
AVG. HH INCOME	$267,362	$245,726	$228,203
DAYTIME POPULATION	12,392	37,842	88,459
TRAFFIC COUNT	35,701 AADT (Sykesville Road)	3,790 AADT (Frederick Road)	



Survey

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Exterior Photos

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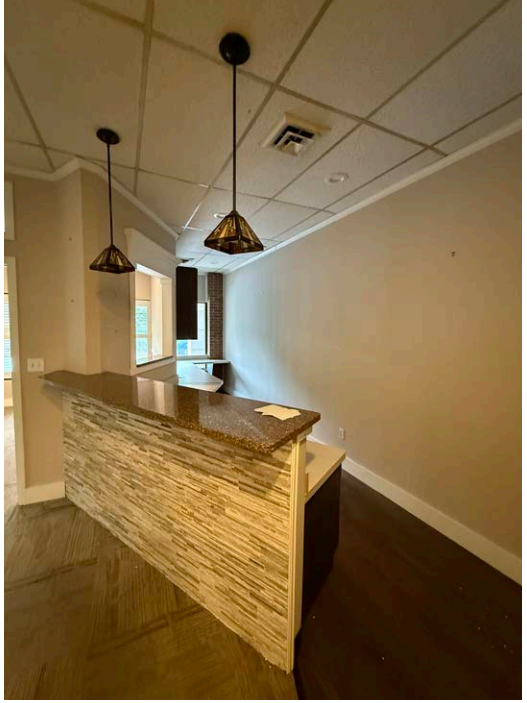
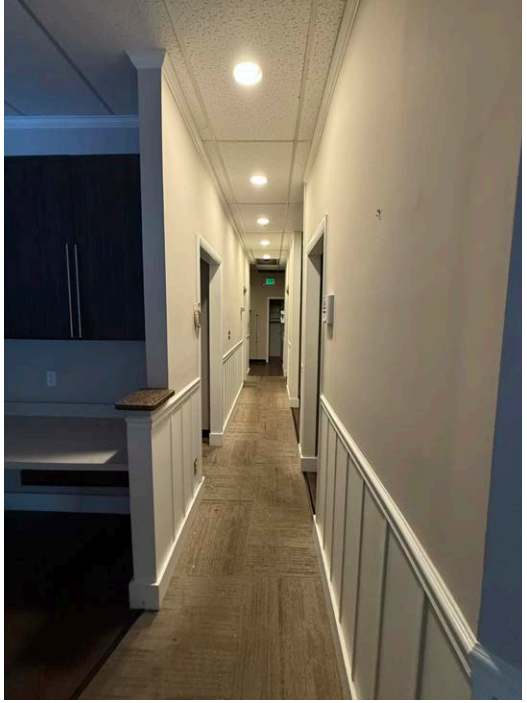


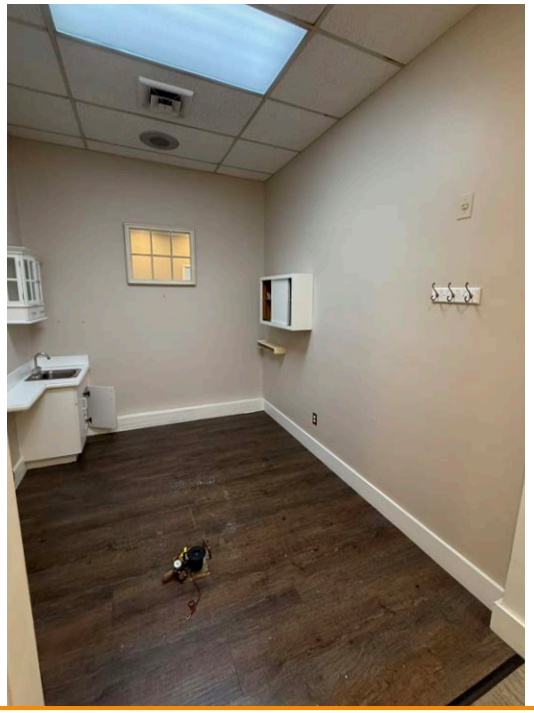
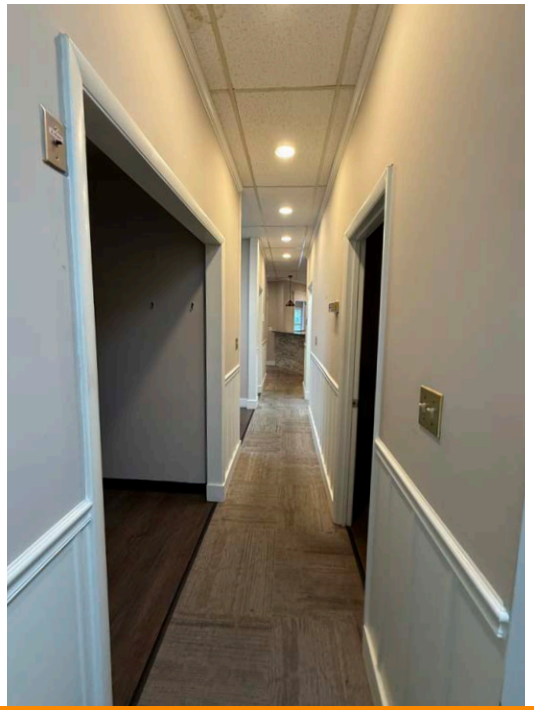
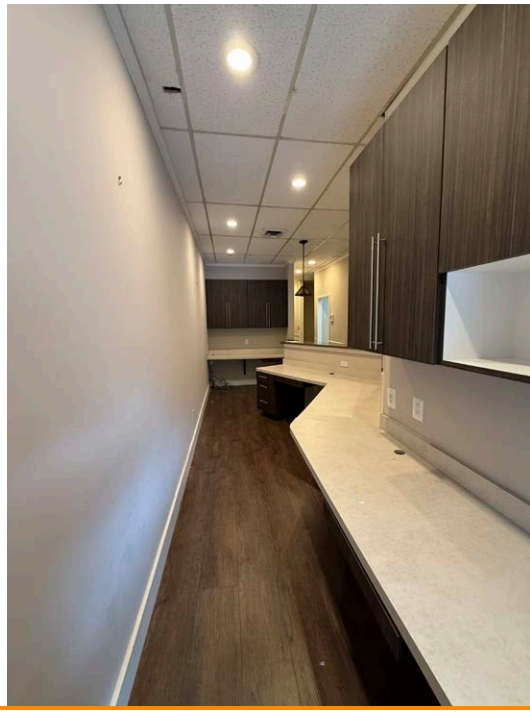

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Suite 102 Interior Gallery

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Property Aerial

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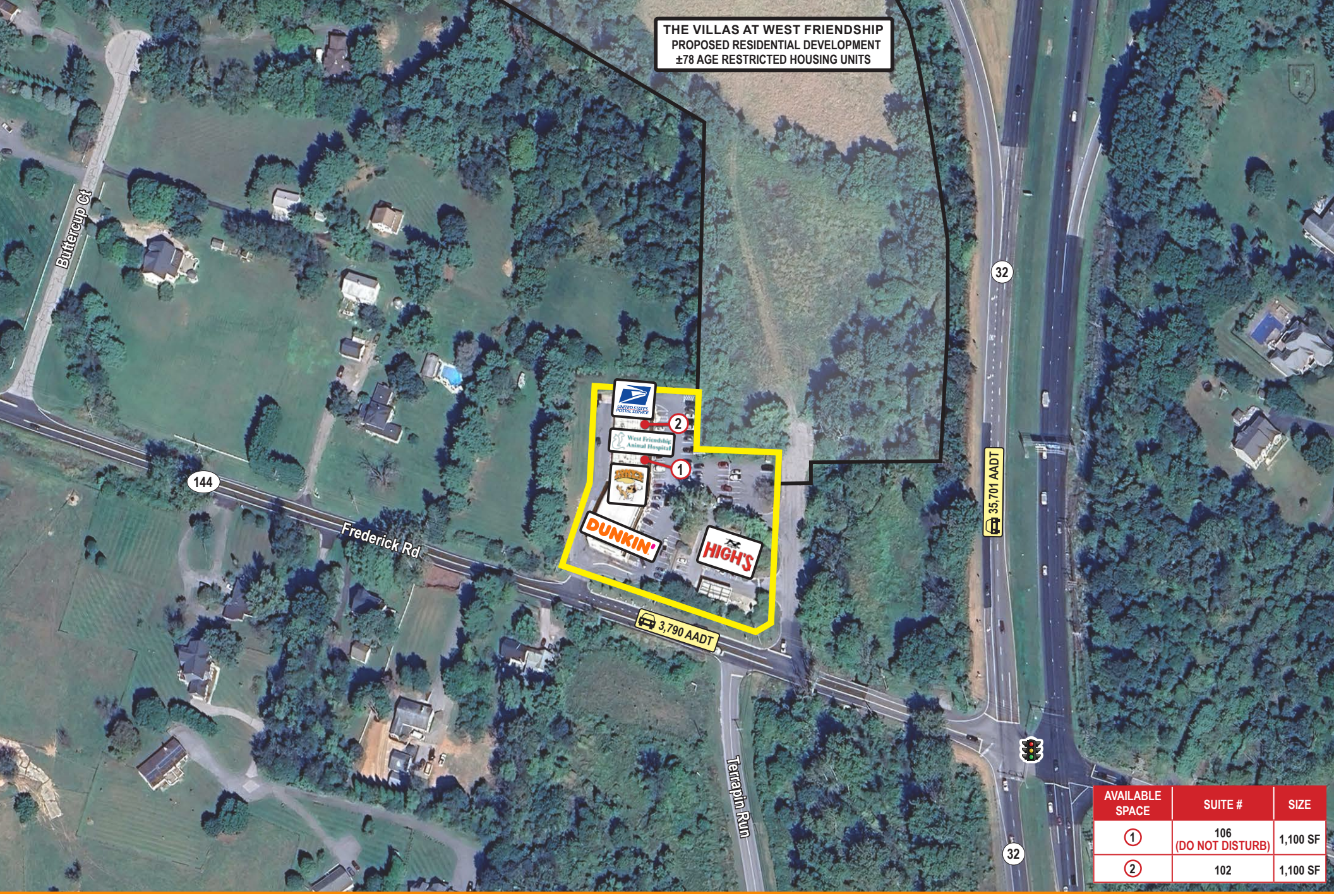

AVAILABLE SPACE	SUITE #	SIZE
1	106 (DO NOT DISTURB)	1,100 SF
2	102	1,100 SF

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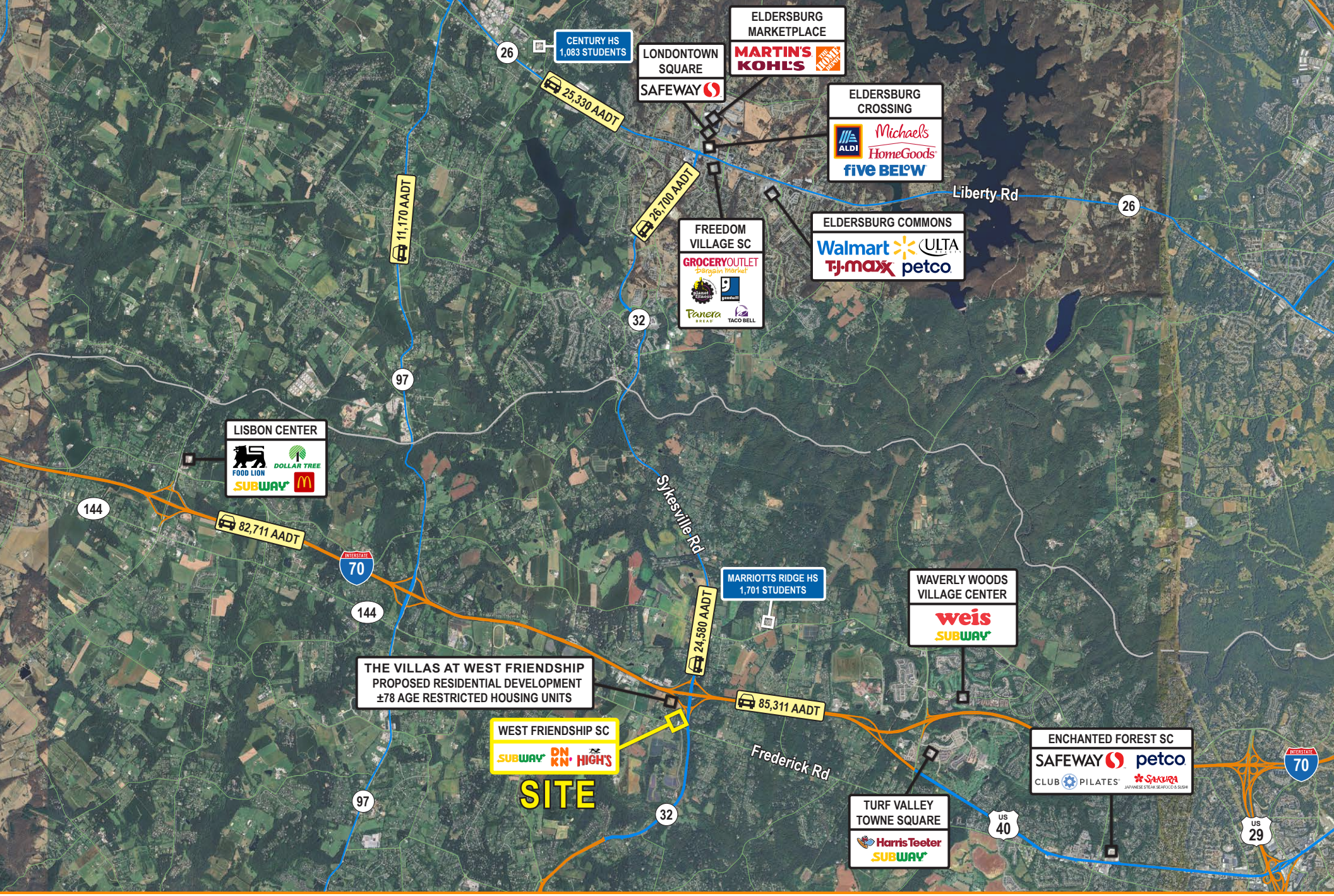

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Market Aerial

West Friendship Shopping Center / 12800 Frederick Road / West Friendship, MD 21794

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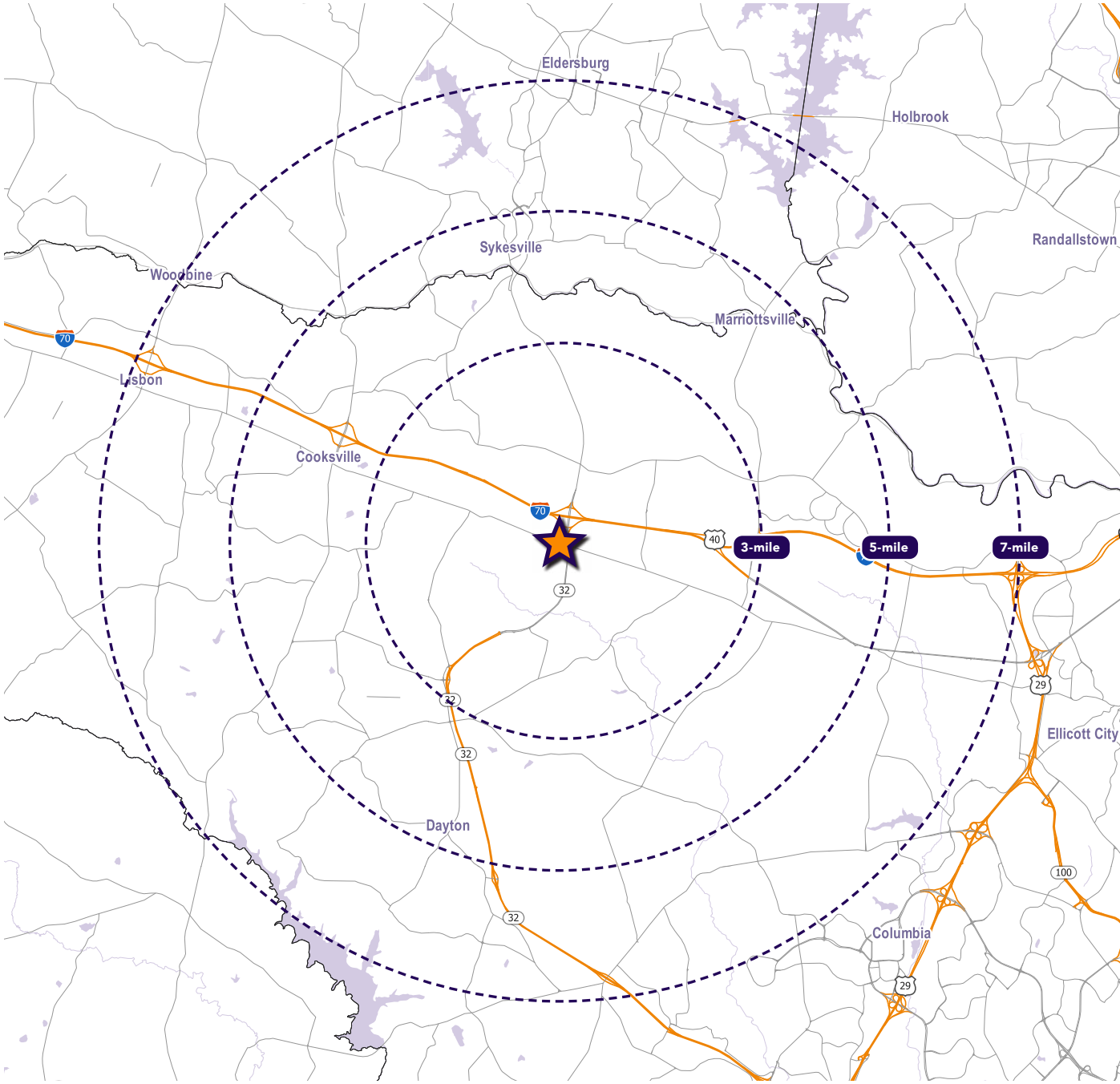

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