

FREDERICK SHOPPERS WORLD ■ FREDERICK, MD



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Frederick Shoppers World

1275 WEST PATRICK STREET | FREDERICK, MD 21702

UP TO 3,424 SF PAD SITE AVAILABLE WITH DRIVE-THRU



Property Highlights

- Located at the signalized intersection of West Patrick Street (U.S. Route 40) and Willowdale Drive
- Excellent visibility and access from U.S. Route 40 with over 48,000 traffic counts
- Over 93,000 employees within a three mile radius
- Anchored by Giant Eagle Supermarket
- One mile away from Fort Detrick. The largest employer in Frederick County, Maryland with 8,000 employees.

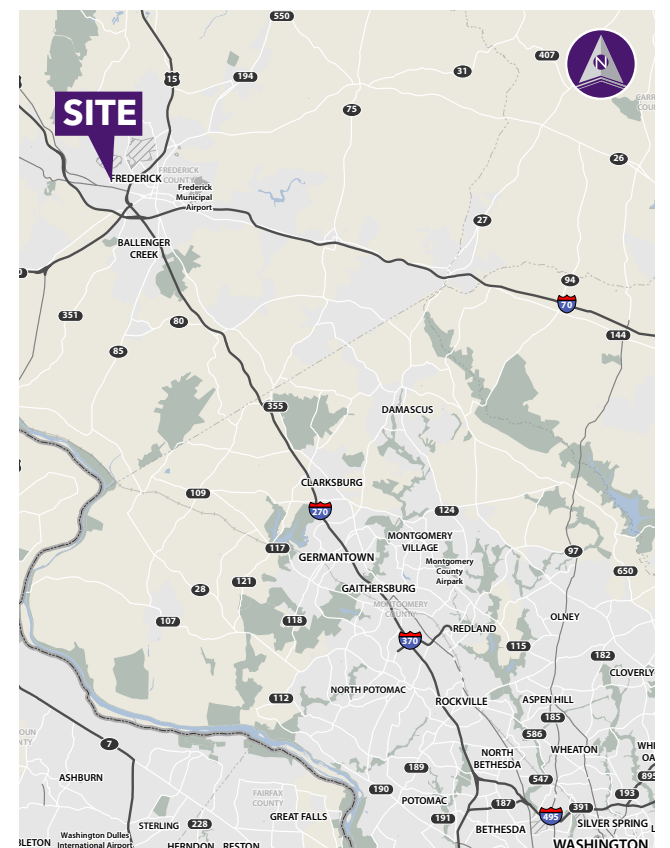
Demographics (2023 Estimated)

	1 Mile	3 Mile	5 Mile
Population	24,825	84,646	130,033
Average HH Income	\$90,155	\$110,051	\$125,137
Daytime Population	16,655	93,714	148,303

Please Contact

Lawrence Hoffman
240.482.3610 (direct)
301.656.3030 (office)
lhoffman@hrretail.com

Austin Hersh
240.482.3613 (direct)
301.656.3030 (office)
ahersh@hrretail.com



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