

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 50,000 traffic counts
- Over 94,000 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.

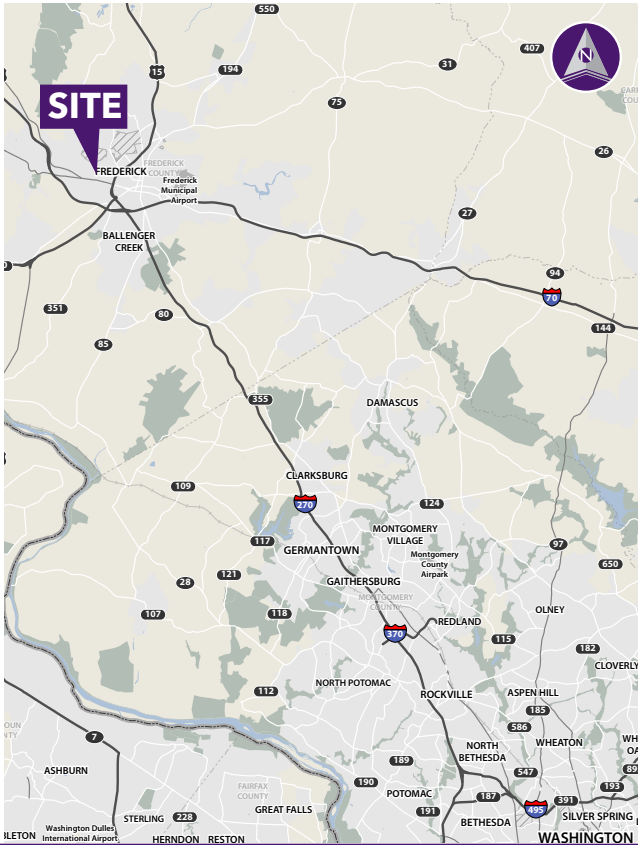
Demographics (2024 Estimated)

	1 Mile	3 Mile	5 Mile
Population	25,460	86,791	134,372
Average HH Income	\$99,304	\$116,068	\$131,185
Daytime Population	16,819	94,190	151,676

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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