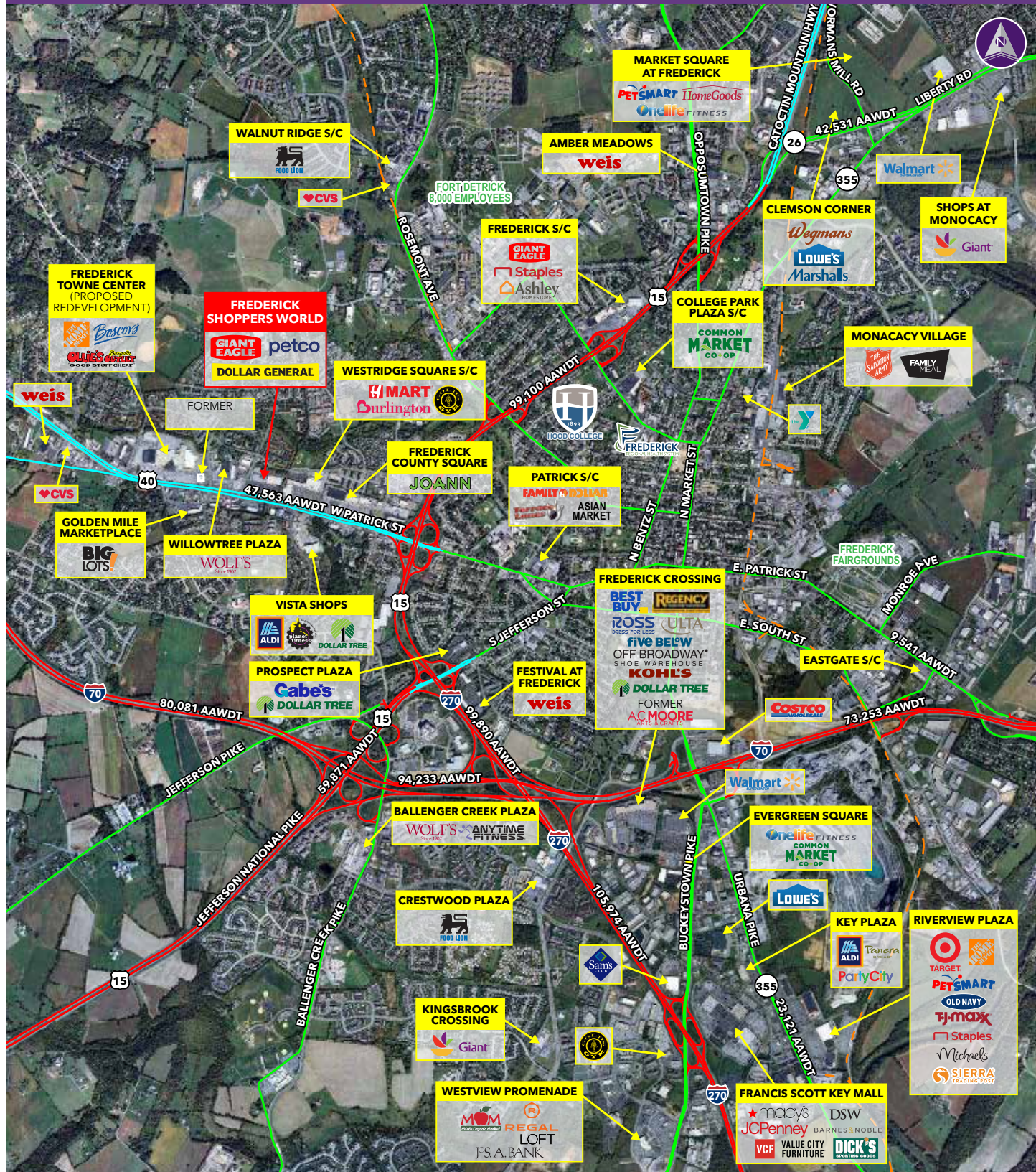


FREDERICK SHOPPERS WORLD ■ FREDERICK, MD



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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.

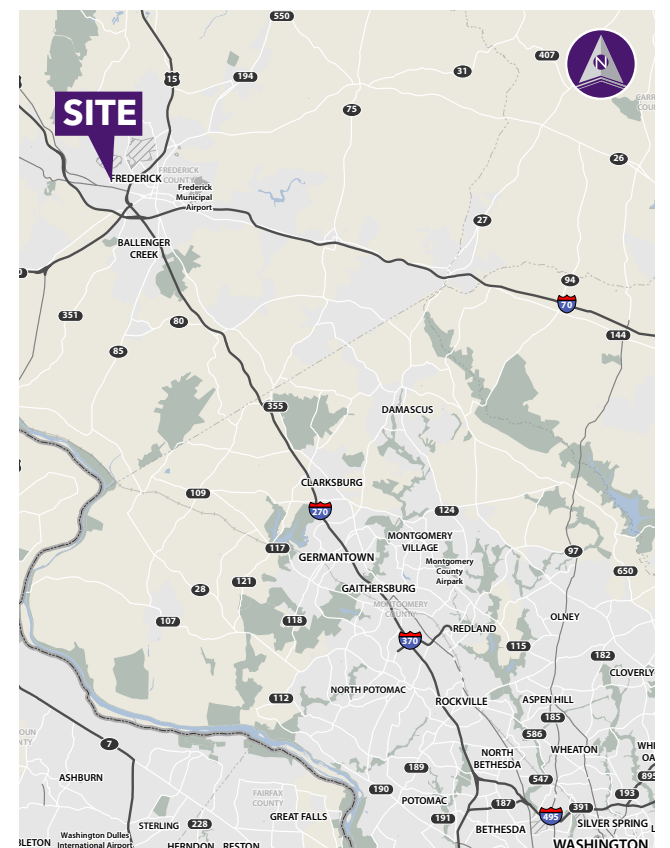
Demographics (2023 Estimated)

| | 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



FREDERICK SHOPPERS WORLD ■ FREDERICK, MD



3,424 SF PAD W/DRIVE THRU

