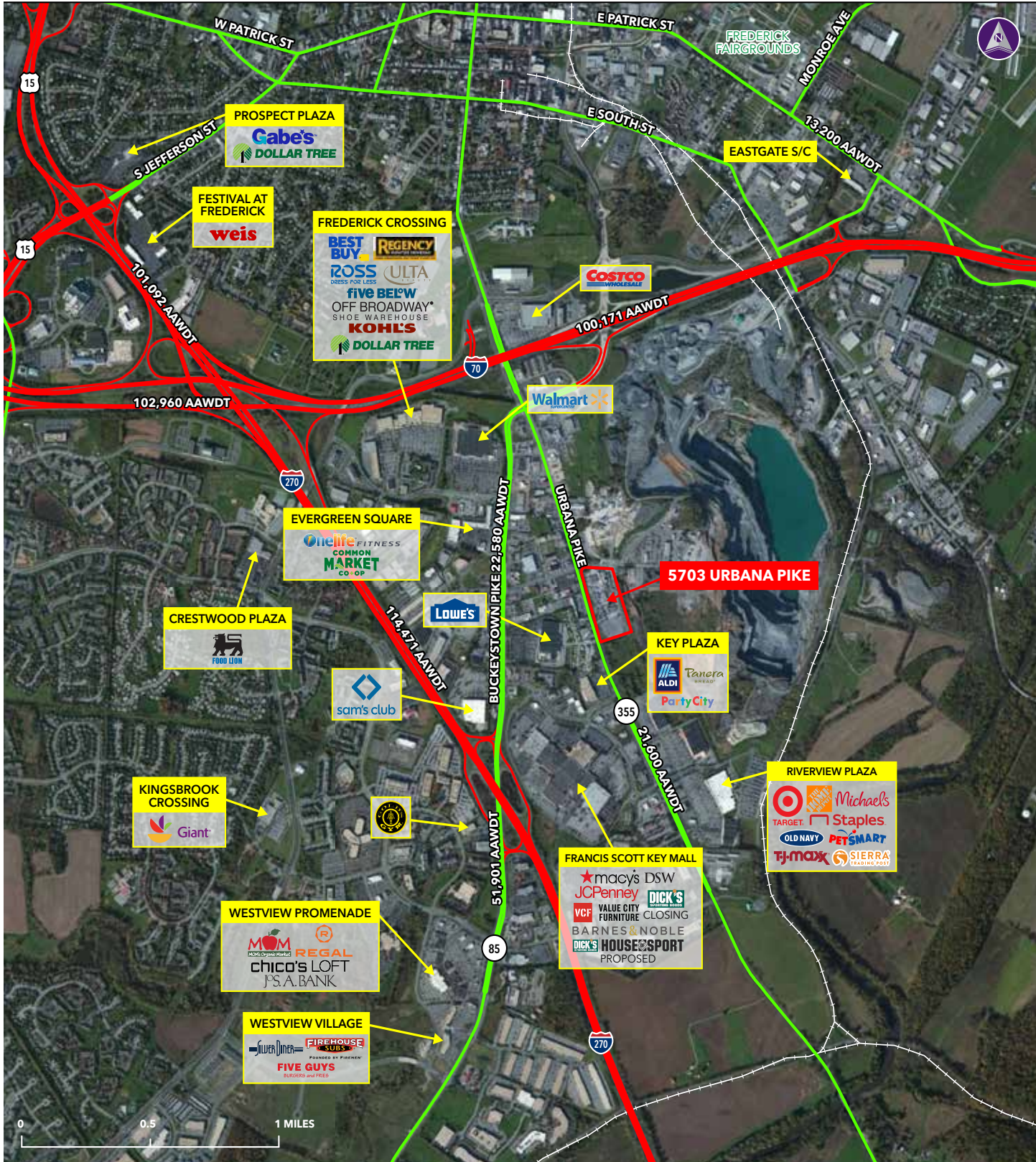


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FREDERICK, MD

PAD SITES AVAILABLE FOR GROUND LEASE



Property Highlights

- New development with multiple access points and traffic signal
- Located in the heart of the best retail node in Frederick
- Area retailers include:



Demographics (2024 Estimated)

	1 Mile	3 Mile	5 Mile
Population	1,806	66,058	133,568
Average HH Income	\$98,059	\$119,364	\$132,076
Daytime Population	12,392	87,211	151,086
Number of Households	732	26,526	50,615

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