



RIVERVIEW PLAZA

5425 URBANA PIKE | FREDERICK, MD 21701

BOB'S DISCOUNT FURNITURE

PETSMART

Staples

TJ-maxx

SIERRA
TRADING POST

OLD NAVY

Michaels



9,620 - 24,169 SF of Retail Space Available

PROSPECT PLAZA
Gabe's
 DOLLAR TREE

FESTIVAL AT
 FREDERICK
weis

FREDERICK CROSSING
BEST BUY
REGENCY
ROSS
ULTA
FIVE BELOW
 OFF BROADWAY
 SHOE WAREHOUSE
KOHL'S
DOLLAR TREE
CHUCK E. CHEESE'S

BRICK WORKS
WHOLE FOODS
 MARKET
 SIGNED LEASE

Costco
 WHOLESALE CLUB

EASTGATE
 SHOPPING CENTER

Walmart
 RETAIL

EVERGREEN SQUARE
OneLife
 COMMON
 MARKET
 FITNESS
 CO-OP

LOWE'S

5703 URBANA PIKE
 (PROPOSED DEVELOPMENT)

KEY PLAZA
ALDI

sam's club

KINGSBROOK
 CROSSING
Giant

CVS

**RIVERVIEW
 PLAZA**
TARGET
THE HOME DEPOT
Michaels
tj-max
Staples
OLD NAVY
PETSMART
BOB'S
 FURNITURE
SIERRA
 TRADING POST

FRANCIS SCOTT KEY MALL
 ★ **macy's** **DSW**
JCPenney **VCF** **VALUE CITY**
 FURNITURE
BARNES & NOBLE
DICK'S **HOUSE OF SPORT**
 SIGNED LEASE

WESTVIEW PROMENADE
MOM
 MOMS CHOICE
REGAL

WESTVIEW VILLAGE
Flower Power

BALLENGER
 CREEK PLAZA

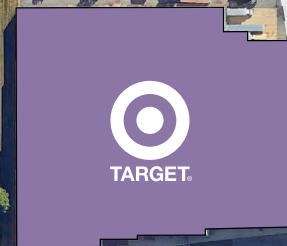
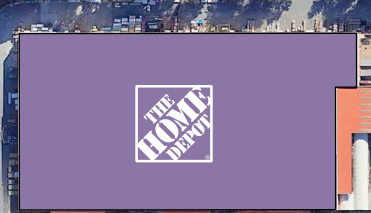
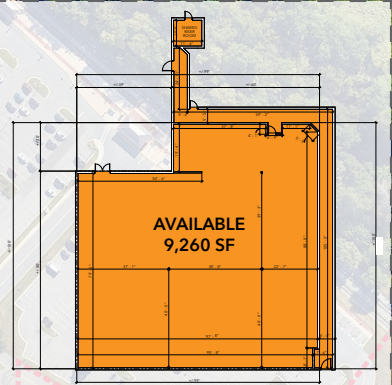
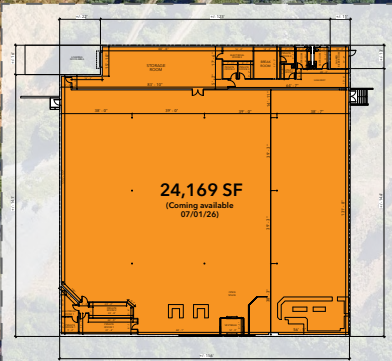
CRESTWOOD PLAZA
FOOD LION

PROPERTY HIGHLIGHTS

- Shadow anchored by Target and Home Depot
- Affluent and growing trade area with strong daytime population
- Located at the dominant retail node of Frederick
- ±22.4 acres of multiple points of ingress and egress along Urbana Pike/MD Route 355 (23,042 AAWDT)
- Provides seamless connectivity to Francis Scott Key Mall, home to Macy's, JC Penney, Value City Furniture and Barnes & Noble



MARC MONOCACY STATION PARK & RIDE



PAD SITE AVAILABLE

GENSTAR DR

355

URBANA PIKE 23,042 AAWDT

URBANA PIKE

355

Site Plan Key

- LEASED
- AVAILABLE
- UNDER NEGOTIATION
- NOT PART OF SUBJECT PROPERTY

200 FEET

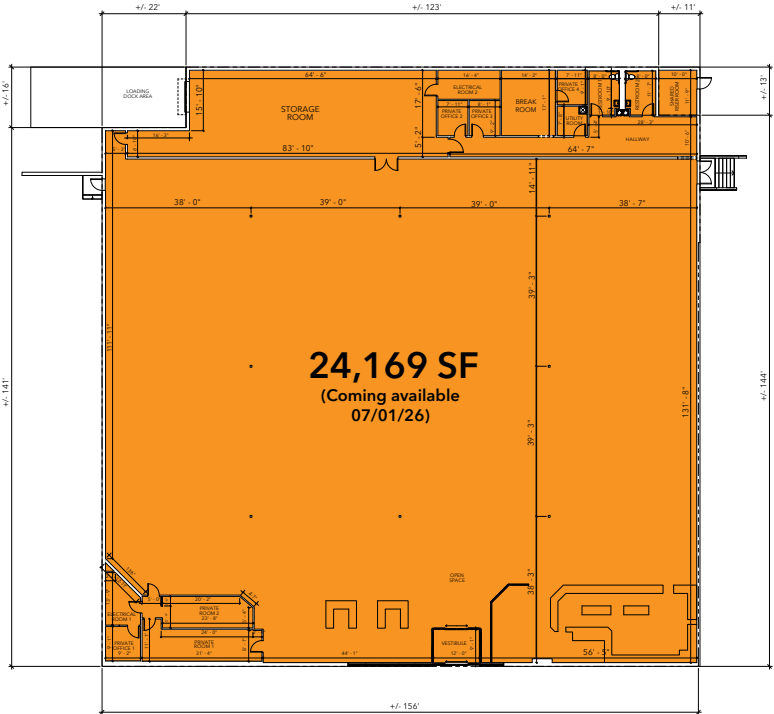
SPECTRUM DR

HOLIDAY DR

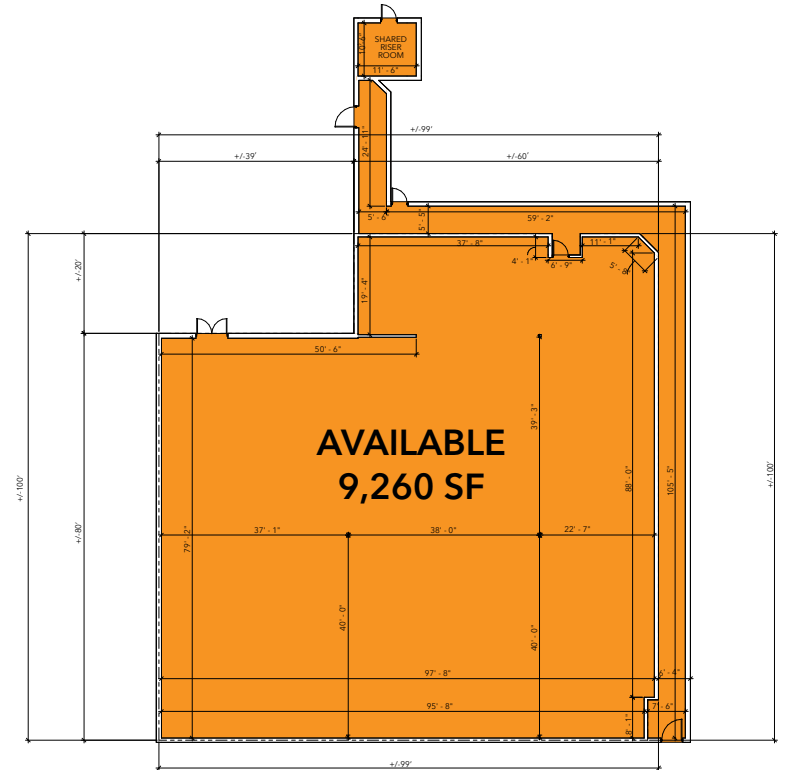
NEW HORIZON WAY



SPACE #10: 24,169 SF



SPACE #65: 9,260 SF HIGH BAY DRY STORAGE



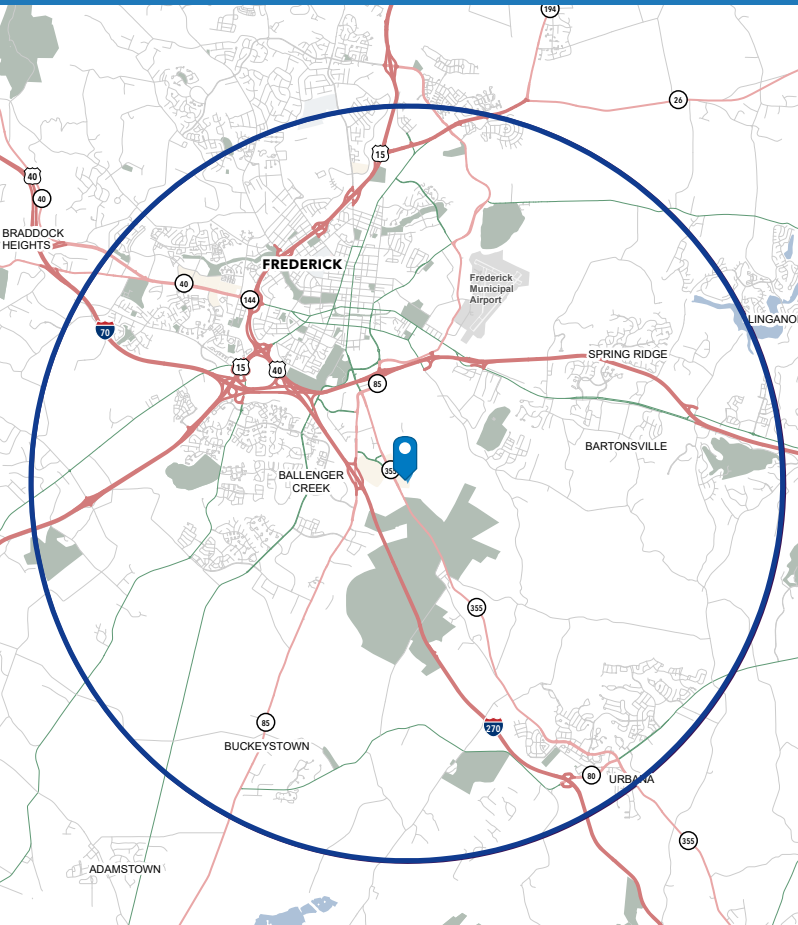




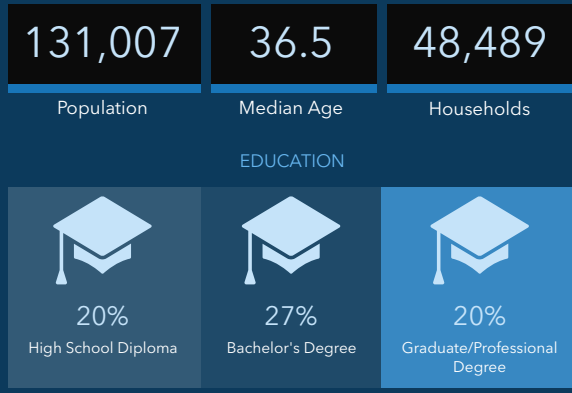
FREDERICK, MD

DEMOGRAPHIC PROFILE (2024)

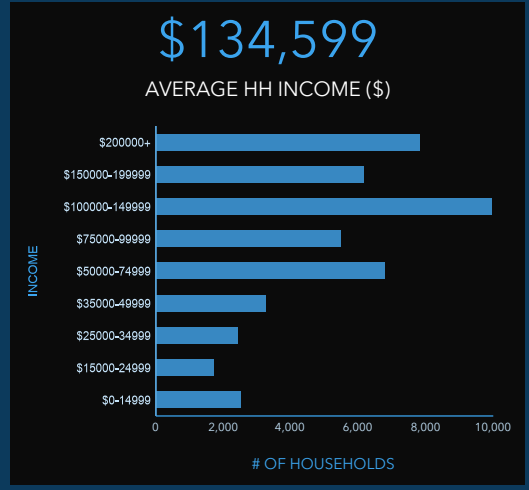
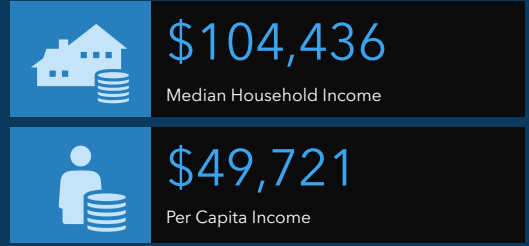
Riverview Plaza
5 mile ring



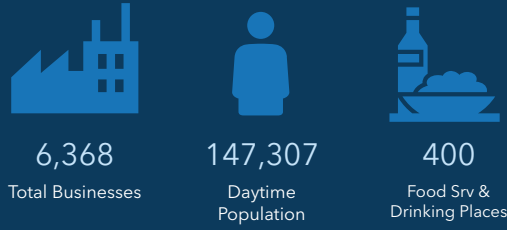
KEY FACTS



INCOME



BUSINESS



TAPESTRY SEGMENTS

1C Boomburbs
7,609 (15.7%) of households

Close to one in five employed residents works in mining, oil and gas extraction, or quarrying industries. Economic BedRock is a very rural, primarily Southern market. Married-couple families reside in over half of the households, with a quarter of households that live in mobile homes. This socially conservative group earns a living working with their hands. In addition to mining, construction and agriculture are common industries for employment. They take pride in the appearance of their homes and their vehicles. Budget-minded residents enjoy home cooking, but nothing too fancy. This is a gregarious group that values time spent with friends.

- TV is the main source of information, news, and entertainment.
- They make purchases for today because tomorrow is uncertain.
- They are happy to go to work whenever the opportunity presents itself.
- Budgeted vacations are taken within the US, not abroad.

2D Enterprising Professionals
6,854 (14.1%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run, and do yoga.
- Buy name brands and trendy clothes online.

3C Bright Young Professionals
5,143 (10.6%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).



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