



WESTVIEW SOUTH



MATAN

RETAIL PAD SITES
FREDERICK, MD

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



PROPERTY HIGHLIGHTS

- Two retail pad sites available for lease adjacent to The Shops at Westview South
 - Lot 106 (1.37 acres)
 - Lot 109 (0.99 acres)
- Located along Route 85 near the I-270 interchange within a growing 100-acre development including 600 homes and townhomes, a 43-acre life science/industrial campus, and a 21,138 SF retail center.
- Adjacent to 250 new hotel rooms at Homewood Suites and Home 2

	0.5 MILE	1 MILE	2 MILES
Total Population 	855	4,501	21,293
Daytime Population 	6,980	12,078	32,775
Median HH Income 	\$123,903	\$117,875	\$113,209



MID ZOOM AERIAL



KINGSBROOK CROSSING
Giant

Residence Inn

Hilton Garden Inn

Fairfield

COURTYARD

FRANCIS SCOTT KEY MALL
★macy's DSW
JCPenney VCF VALUE CITY FURNITURE
BARNES & NOBLE

RIVERVIEW PLAZA
TARGET
OLD NAVY
TJ-maxx
BOB'S FURNITURE
Michael's
PETS MARI
SIERRA TRADING POST
Staples

WESTVIEW CORNER
SMOOTHIE KING
FedEx

WESTVIEW PROMENADE
MOM HOME DEPOT
REGAL

WESTVIEW VILLAGE
Kroger
moby dick
GNC
FIVE GUYS

TOWNEPLACE SUITES
MARRIOTT

WESTVIEWSOUTH

HOMESWOOD SUITES
by Hilton

HOME2

MODEL HOME
FURNITURE CLEARANCE CENTER

QIAGEN

BASCOM HUNTER

The L&L Company

Parts Authority

FRISCOS

Emser Tile

ROYAL FARMS

RAINFOREST

US DEPT OF HEALTH & HUMAN SERVICES

bowman plain SELF STORAGE

MOORE

FritoLay

JUMP CLIMB EXTREME

gLeaf

Madison Gymnastics

MATAN

PODS

TAMKO BUILDING PRODUCTS LLC

PRECISION DOORS & HARDWARE

THE UNITED STATES PHARMACOPEIA

LYNN'S AUTOMOTIVE

CARTER

MIGHTY AUTO PARTS OF MARYLAND
MUSIC & ARTS WAREHOUSE

PILOT PLANT
FREDERICK NATIONAL LAB

BP GAMMA MEDICAL SUPPLY

DISTRIBUIDORA MI HONDURAS

Lucky Events

MARYLAND COLLISION CENTER FREDERICK

PRECISION POINT

DEPARTMENT OF WATER PURIFICATION/DISTRIBUTION
FREDERICK COUNTY

BIMBO Bakeries USA

Builders FirstSource

McCormick Paints
THE PAINT THE PROS USE

FOURTH DIMENSION

NOLAND

SHEETZ

Comfort INN

TEXAS

MISSION BBQ
McCormick Paints
THE PAINT THE PROS USE

MDOT

COURISMAN

ROYAL FARMS

Hampton Inn & Suites

Get Country Done

Get Country Done

Get Country Done

Get Country Done

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Get Country Done

Get Country Done

Get Country Done

Get Country Done

Get Country Done

Get Country Done

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Get Country Done

Get Country Done

0 0.5 1 MILES

CLOSE IN AERIAL

TOWNEPLACE
SUITES
MARRIOTT

HOMEWOOD
SUITES by Hilton

SAM'S
EST. 1987
CARWASH

WESTVIEW DR

EXECUTIVE WAY

HOME
SUITES BY HILTON

CLUB
PILATES

dogtopia

Dominos

NOMU

Sola

DUNKIN'

LOT 106 AVAILABLE
1.37 ACRES

LOT 109 AVAILABLE
0.99 ACRES

Wendy's

BUCKEYSTOWN PIKE 17,211 AAWDT

SHEETZ

0 70 FEET

VISUALIZATION



TAPESTRY PROFILE



1,626

Households



35.2 ↓

Median Age

11.1% lower than
United States.



\$118K ↑

Median HH Income

44.4% higher than
United States.



\$459.2K ↑

Median Home Value

23.9% higher than
United States.



3.9

Home Value to
Income Ratio

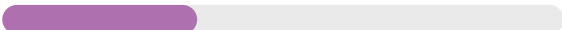
Median home value
divided by median
household income



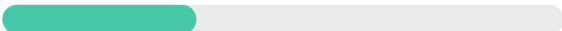
Tapestry

Top 5 segments by household count

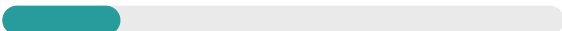
D3 Modern Minds > 564 | **34.7%**



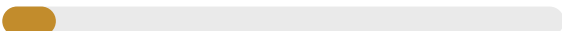
G2 Up and Coming Families > 562 | **34.6%**



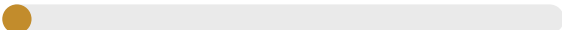
H2 Boomburbs > 342 | **21.0%**



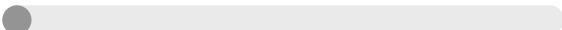
K8 Burbs and Beyond > 155 | **9.5%**



K7 Room to Roam > 2 | **0.1%**



Other 1 | **0.1%**



Modern Minds accounts for 34.7% of households in the area which is **32.8% higher** than the U.S.



Diversity Index

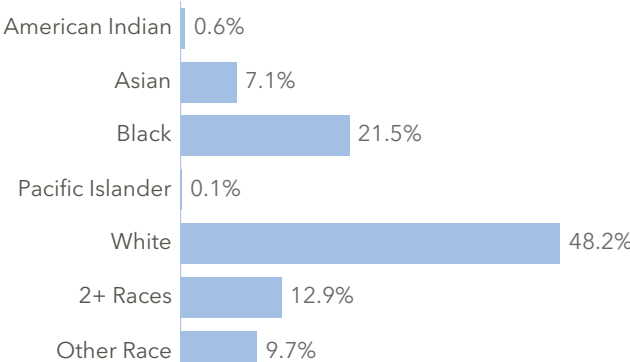
78.8



0

100

Population by Race



1 mile ring

Ballenger
Creek

Monocacy
National
Battlefield

0.5 MILE 1 MILE 2 MILES

POPULATION

2010 Total Population	535	3,293	14,729
2020 Total Population	794	3,791	19,750
2025 Total Population	855	4,501	21,293
2030 Total Population	924	4,869	22,868
2025-2030 Annual Rate	1.56%	1.58%	1.44%
Median Age	34.3	35.2	35.9

HOUSEHOLDS

2010 Households	63	1,157	5,405
2020 Households	145	1,344	7,218
2025 Households	180	1,626	7,886
2025 Average Household Size	4.53	2.72	2.65

INCOME

Average Household Income	\$131,687	\$134,808	\$131,788
Median Household Income	\$123,903	\$117,875	\$113,209
Per Capita Income	\$43,069	\$48,652	\$48,996

2025 POPULATION BY RACE/ETHNICITY

White Alone	43.3%	48.2%	46.5%
Black Alone	24.9%	21.5%	21.9%
American Indian Alone	0.9%	0.6%	0.6%
Asian Alone	6.2%	7.1%	10.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.3%	9.7%	8.2%
Two or More Races	13.1%	12.9%	12.4%
Hispanic Origin	22.2%	19.5%	18.2%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	3,350	42,055	105,743
Less than 9th Grade	3.8%	3.5%	3.7%
9th - 12th Grade, No Diploma	2.3%	3.0%	3.2%
High School Graduate	17.2%	19.5%	19.1%
GED/Alternative Credential	1.2%	2.8%	2.9%
Some College, No Degree	14.5%	13.8%	14.7%
Associate Degree	11.6%	8.7%	9.0%
Bachelor's Degree	25.1%	24.8%	25.5%
Graduate/Professional Degree	24.4%	23.8%	21.8%

BUSINESS

Total Business	440	707	1,632
Total Employees	7,103	10,788	23,447
Employment/Residential Population Ratio	8.310:1	2.400:1	1.100:1



WESTVIEW SOUTH

RETAIL PAD SITES

FREDERICK, MD

MATAN

CONCEPTUAL
LOT 109

CONCEPTUAL
LOT 106

BUCKEYSTOWN PIKE

H&R
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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