



RENN QUARTER

F R E D E R I C K

MATAN

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



RENN QUARTER

FREDERICK



* All images are conceptual and are subject to final design

Live Renn

Featuring the future Union + Bond apartments alongside townhomes and single-family residences, and just steps away from convenient retail shops and amenities. Renn Quarter is a new, vibrant neighborhood connected to the heart of downtown Frederick.

Shop Renn

Retail opportunity at the core of Renn Quarter - a 1,000+ unit urban-inspired neighborhood which will anchor fast growing East Frederick.

PROPERTY HIGHLIGHTS

- Up to 105,000 SF of anchor and small shop space available
- Various sized pad sites available
- The property is surrounded by significant growth, with major residential, flex, and industrial developments all under construction within a one-mile radius
- Accessible from I-70





CLOSE IN AERIAL



0 500 FEET



A
3.5 AC
AVAILABLE

B
8.54 AC
AVAILABLE

GROCERY
Up to 55,000 SF

RETAIL

MONOCACY BLVD 14,402 AAWDT

MONROE AVE

RETAIL SITE PLAN



RENTAL TOWNHOMES
UNDER CONSTRUCTION



MONOCACY BLVD 14,402 AAWDT

RETAIL

RETAIL

C
2.8 AC
AVAILABLE

RETAIL

RETAIL

BOND ST

UNION ST

RETAIL SITE PLAN





MONOCACY BLVD 14,402 AAWDT



BRANDYWINE ST

BOND ST

D
5.3 AC
AVAILABLE

RETAIL SITE PLAN





MONOCACY BLVD

RETAIL

RETAIL

DAYCARE

BRANDYWINE ST

E
3.73 AC
AVAILABLE

RETAIL SITE PLAN





Tapestry Profile



2,025
Households



40.0 ↑
Median Age

1.0% higher than
United States.



\$114K ↑
Median HH Income

39.2% higher than
United States.



\$544.9K ↑
Median Home Value

47.0% higher than
United States.



4.8
Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

K6 City Greens > 1,354 | **66.9%**

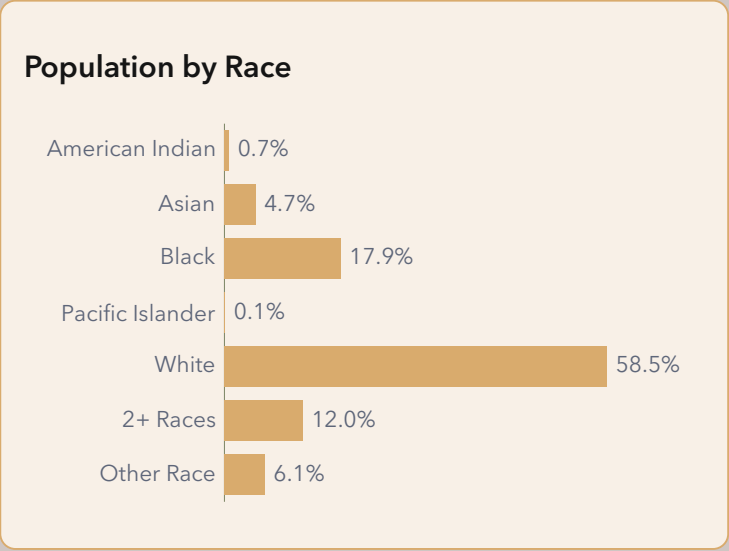
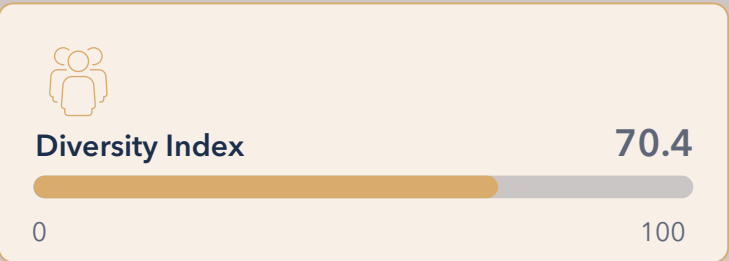
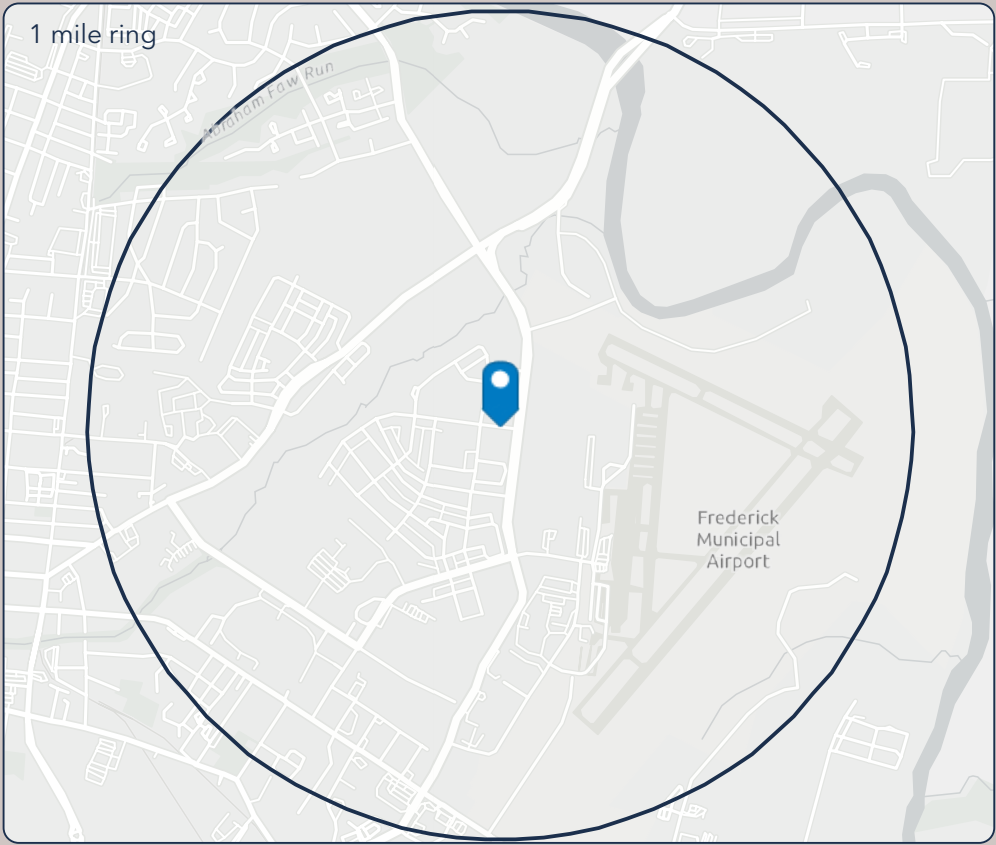
Most residents in this segment live in metropolitan areas with populations exceeding 500,000. More than half of residents aged 25 and older hold a bachelor's or graduate degree. Married couples are predominant, though a significant proportion of households are nonfamily, including singles, households with no relatives, and cohabiting couples without children. More than half of households have dual incomes, with health care, education, and retail trade being key sectors. Homeownership rates are slightly above the national average, and most homes are valued between \$200,000 and \$500,000. Even with rents slightly higher than the national average, vacancy rates are relatively low. The housing stock is older, with many homes constructed before 1970. While single-family detached homes are common, there is also a higher-than-average presence of single-family attached units such as row houses, duplexes, and townhomes.

C2 Kids and Kin > 529 | **26.1%**

Neighborhoods in this segment are largely found in and around metropolitan areas with populations exceeding half a million. Householders are generally under the age of 54 and may have adult children living with parents at home. The majority of the population aged 25 and above have a high school diploma, an associate degree, or some college education. Jobs are often in the health care, retail, food, manufacturing, and transportation sectors; there is a high level of female labor force participation. Residents live in older homes, usually as renters, with a notable presence of town homes and smaller low-rise rental buildings. On average, homes are modestly priced and affordable for most households. Suburban residents rely on vehicles to get to work, while those in and near cities use public transportation.

H2 Boomburbs > 142 | **7.0%**

These neighborhoods are primarily located in the suburbs of metropolitan areas with populations exceeding 500,000, mainly in the South and West. Most members of the segment are between 25 and 54, with an overall population that is young; nearly a third are under the age of 18. Married couples with or without children are prevalent in this segment. Household incomes are predominantly upper tier, and workers are frequently employed full time in fields including government, management, sales, business, and finance. They reside in newer single-family homes, typically constructed in 2000 or later. More than half of the homes are valued between \$300,000 and \$500,000. Nearly a third of households own three or more vehicles.



	0.5 MILE	1 MILE	2 MILES
POPULATION			
2010 Total Population	2,450	45,021	112,154
2020 Total Population	3,295	52,549	135,649
2025 Total Population	4,615	59,039	154,690
2030 Total Population	5,600	64,714	169,990
2025-2030 Annual Rate	3.94%	1.85%	1.90%
Median Age	40.0	39.5	37.7
HOUSEHOLDS			
2010 Households	1,104	18,463	42,492
2020 Households	1,453	21,331	50,720
2025 Households	2,025	24,020	58,093
2025 Average Household Size	2.25	2.38	2.62
INCOME			
Average Household Income	\$132,054	\$171,919	\$159,976
Median Household Income	\$88,701	\$120,573	\$113,898
Per Capita Income	\$61,113	\$80,988	\$77,086
2025 POPULATION BY RACE/ETHNICITY			
White Alone	58.5%	59.7%	53.9%
Black Alone	17.9%	17.0%	17.3%
American Indian Alone	0.7%	0.5%	0.6%
Asian Alone	4.8%	5.5%	7.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.1%	6.5%	9.0%
Two or More Races	12.0%	10.8%	11.6%
Hispanic Origin	14.7%	14.6%	18.4%
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	368	4,306	6,489
Total Employees	5,020	54,961	80,247
Employment/Residential Population Ratio	1.090:1	0.930:1	0.520:1



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