

For Lease



RETAIL PROPERTY

7415 GROVE ROAD | FREDERICK, MD 21704



This image reflects the anticipated appearance of the property post-redevelopment and is for illustrative purposes

**OFFERED AT:
\$14/SF NNN**

FEATURES:

- 14,400 SF Facility
- Showroom/Office Space
- Warehouse/Storage
- One Acre Lot
- Private Parking 25 Spaces
- Excellent Retail Location
- Access to Major Highways
- High Traffic and Visibility



BUILDING SIZE

10,893 SF

LOT SIZE

87,555 SF

ZONING

General Commercial

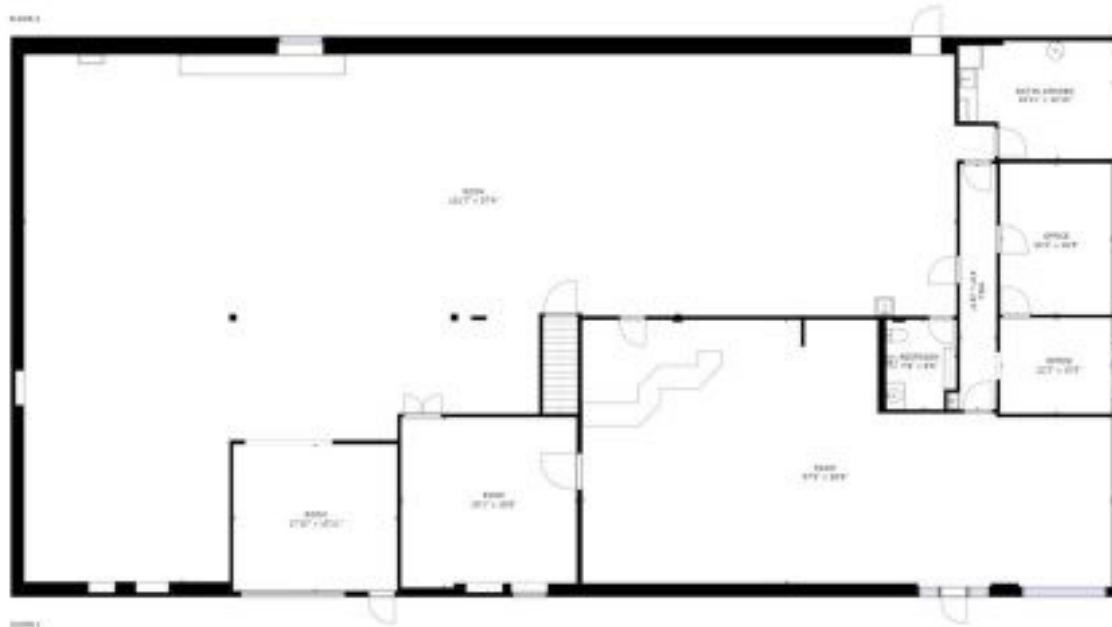
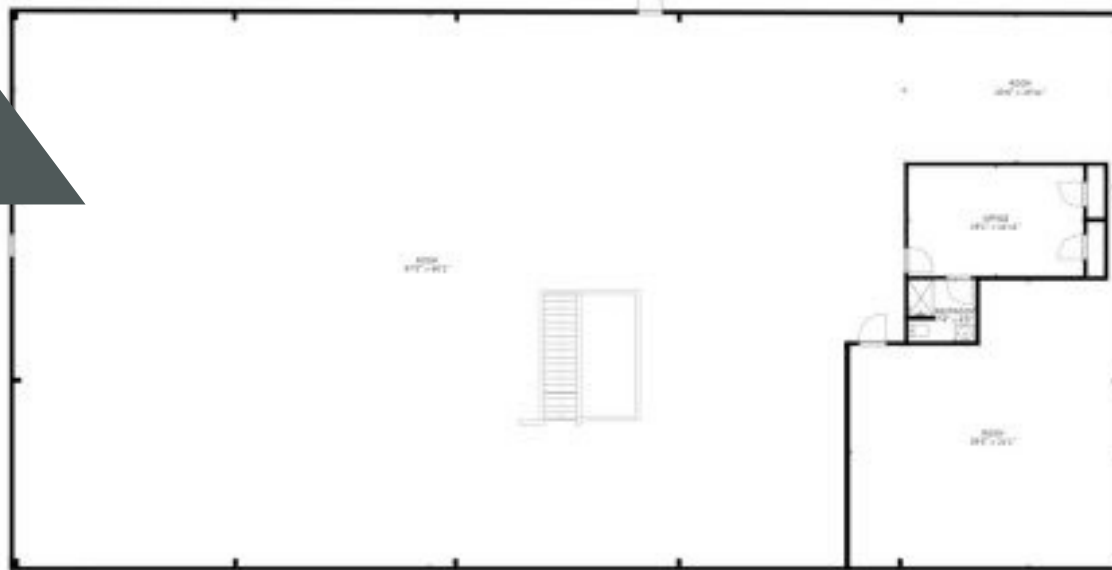
Virtual Tour

360°

CLICK HERE



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 6896 sq. ft, FLOOR 2: 7235 sq. ft
TOTAL: 14131 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

on is correct; that it is a subdivision of all of the lands conveyed by Lucien T. Winegar to Frank Damazo Jr. by deed dated January 22, 1976, and recorded in the Land Records of Frederick County, Maryland, in Liber 978 at Folio 702 and that the requirements of the Annotated Code of Maryland, Title 3, Subtitle 1, Section 3-103, 1974 Edition, and as enacted or amended by the Legislature of this State have been complied with.

Plat

DATE 7/20/79 Frank Damazo Jr.
 PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION No. 5080

Total Area of Lots _____ 1.9155 Ac.
 Total Dedicated Area _____ 0.0773 Ac.
 Total Area of Subdivision _____ 1.9028 Ac.
 Total No. of Lots _____ 2

PLANS FOR A COMMUNITY SEWERAGE AND WATER SYSTEM AND A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MD. STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

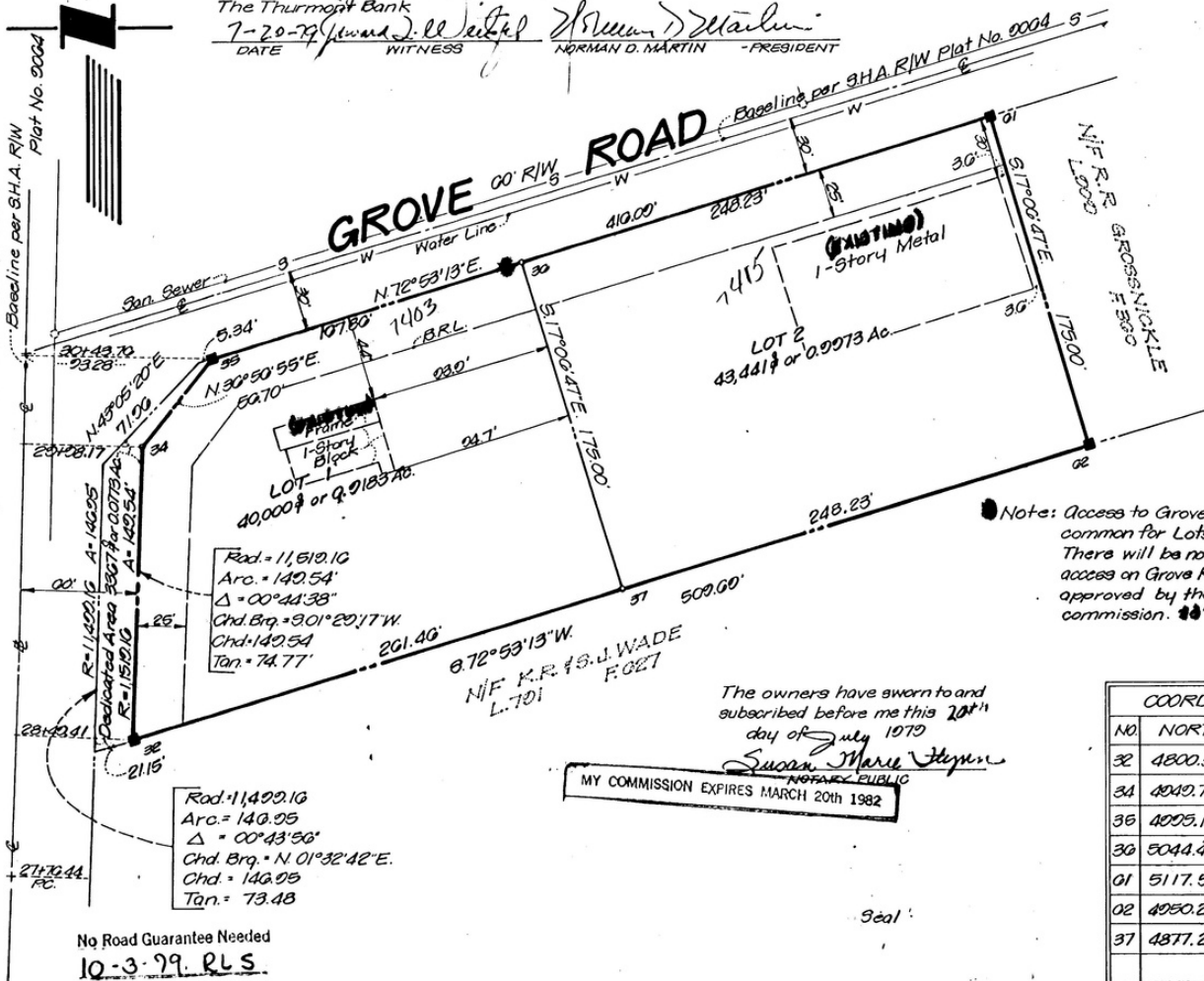
DATE 7/20/79 Frank Damazo Jr.
 FRANK DAMAZO JR.

Owner:
 Frank Damazo Jr.
 700 Montclair Avenue
 Frederick, Maryland 21701
 301-662-4502

BAZIS, CARLIN and ASSOCIATES INC.
 Engineers Surveyors Planners
 2502 Grain Highway
 Bowie, Maryland 20716
 301-262-7273

BUCKEYSTOWN PIKE MD. RTE. 85

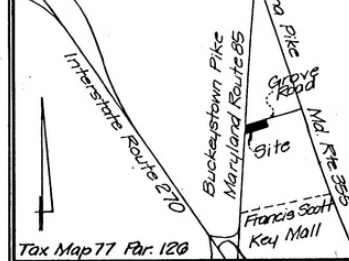
Maryland State Grid
 Baseline per 9H.A. R/W Plat No. 9004



DATE 7/20/79 Frank Damazo Jr. Frank Damazo Jr.
 WITNESS FRANK DAMAZO JR.-OWNER

We assent to this plan of subdivision
 The Thurmont Bank
 DATE 7-20-79 Norman D. Martin Norman D. Martin
 WITNESS NORMAN D. MARTIN -PRESIDENT

Tax Map 77 Par. 120
 VICINITY MAP SCALE: 1"=2000'



No Road Guarantee Needed
 10-3-79 RLS

The owners have sworn to and subscribed before me this 20th day of July 1979
Susan Marie Hagen
 NOTARY PUBLIC
 MY COMMISSION EXPIRES MARCH 20th 1982

Note: Access to Grove Rd is common for Lots 1 and 2. There will be no other access on Grove Rd. unless approved by the planning commission.

COORDINATES		
NO.	NORTH	EAST
32	4800.308	4970.821
34	4949.794	4974.704
36	4995.103	5008.784
38	5044.420	5100.208
01	5117.542	5400.452
02	4950.220	5457.948
37	4877.244	5220.703

APPROVED
 Frederick County
 Planning Commission
 DATE 10/9/79 Richard J. Swannick
 SECRETARY OR CHAIRMAN

APPROVED
 Department of Health
 The use of community water supply and sewerage systems conform to

NOTES:
 1. All lots are to be served by public water and sewerage systems.
 2. A 0 ft wide drainage and utility easement is reserved along all lot lines.
 3. Direct access denied along lines 32 to 34 to 35 unless approved during Planning Commission site plan review.
4 STORY WATER TREATMENT PLANT

Date	Revision

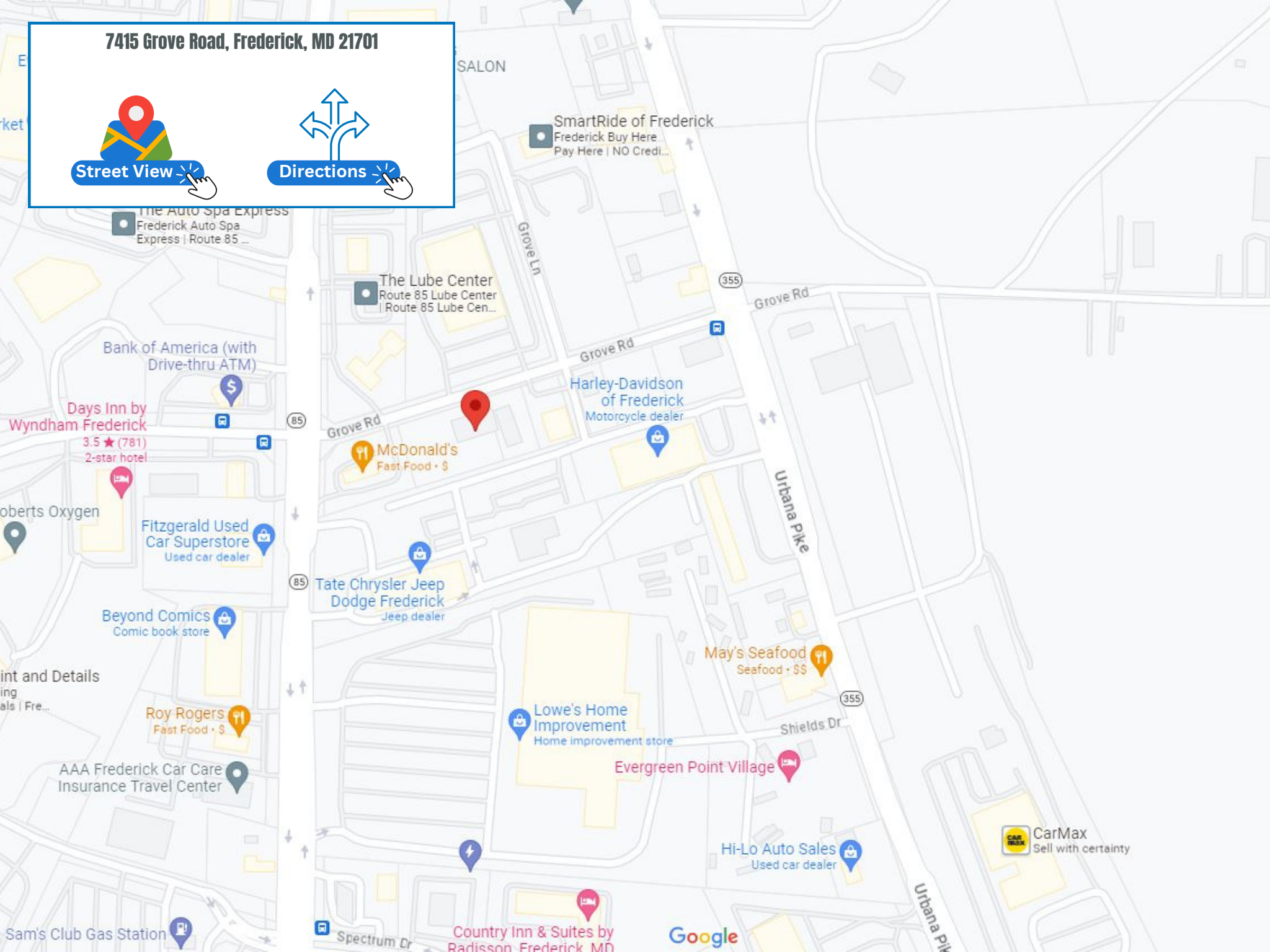


SYMBOLS
 Monument ----- ■
 Pipe ----- ○

Minimum Building Restriction Lines (B.R.L.)

FINAL PLAT
LOTS 1 and 2 SECTION ONE
DAMAZO TRACT
 SITUATED ON ROUTE 85 at GROVE RD.
 FREDERICK ELECTION DISTRICT NO. 2
 FREDERICK COUNTY MARYLAND

7415 Grove Road, Frederick, MD 21701



SALON

SmartRide of Frederick
Frederick Buy Here
Pay Here | NO Credi...

The Auto Spa Express
Frederick Auto Spa
Express | Route 85 ...

The Lube Center
Route 85 Lube Center
| Route 85 Lube Cen...

355

Grove Rd

Bank of America (with
Drive-thru ATM)

Grove Rd

Harley-Davidson
of Frederick
Motorcycle dealer

Days Inn by
Wyndham Frederick
3.5 ★ (781)
2-star hotel

85

Grove Rd

McDonald's
Fast Food • \$

Roberts Oxygen

Fitzgerald Used
Car Superstore
Used car dealer

85

Tate Chrysler Jeep
Dodge Frederick
Jeep dealer

Urbana Pike

Beyond Comics
Comic book store

Paint and Details

Roy Rogers
Fast Food • \$

Lowe's Home
Improvement
Home improvement store

May's Seafood
Seafood • \$\$

355

Shields Dr

AAA Frederick Car Care
Insurance Travel Center

Evergreen Point Village

Hi-Lo Auto Sales
Used car dealer

CarMax
Sell with certainty

Sam's Club Gas Station

Spectrum Dr

Country Inn & Suites by
Radisson, Frederick MD

Google

Urbana Pike



CONTACT:



TONY "C" CHECCHIA

OWNER/BROKER

301-471-8669

TONY@VCRE.CO



<https://www.facebook.com/Veritarealestate/>



https://www.instagram.com/vcre_co/



<https://www.linkedin.com/company/vcre-co/>