

RETAIL PAD SITE

1433-1435 West Patrick St | Frederick | MD | 21702

VCRE.CO



For Sale or Ground Lease. 1.0 ± Acre Commercially Zoned Property on Route 40 in Frederick, MD. Comprised of two parcels. Ideal location for Retail Pad Site. Excellent opportunity to clear the site and improve with new structures. Offered for sale at \$1,200,000 or Ground Lease at \$100,000 Yearly.



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Highlights

- ◆ **1.0 ± Acre Commercially Zoned**
- ◆ **High Visibility Intersection**
- ◆ **Location on The Golden Mile Retail Corridor**
- ◆ **High Traffic Count**
- ◆ **Near Several Large Residential Communities**
- ◆ **Superior Access to Major Highways & Interstates**
- ◆ **Ground Lease Option/\$100,000 Yearly**
- ◆ **Anchored by Major Retailors**

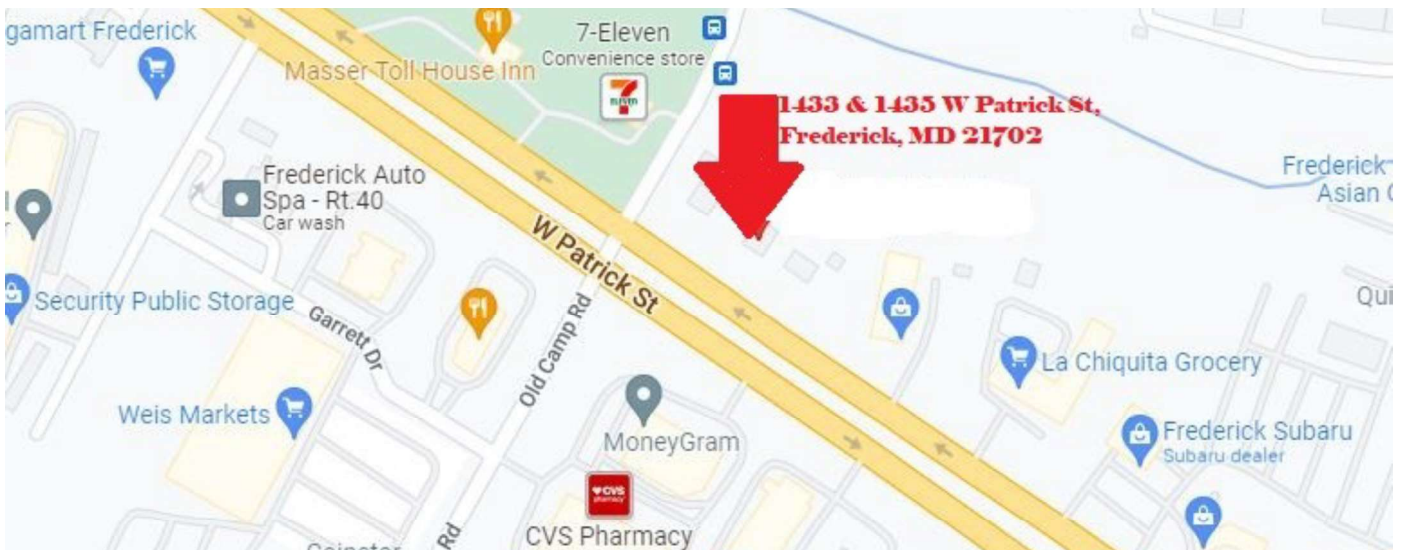
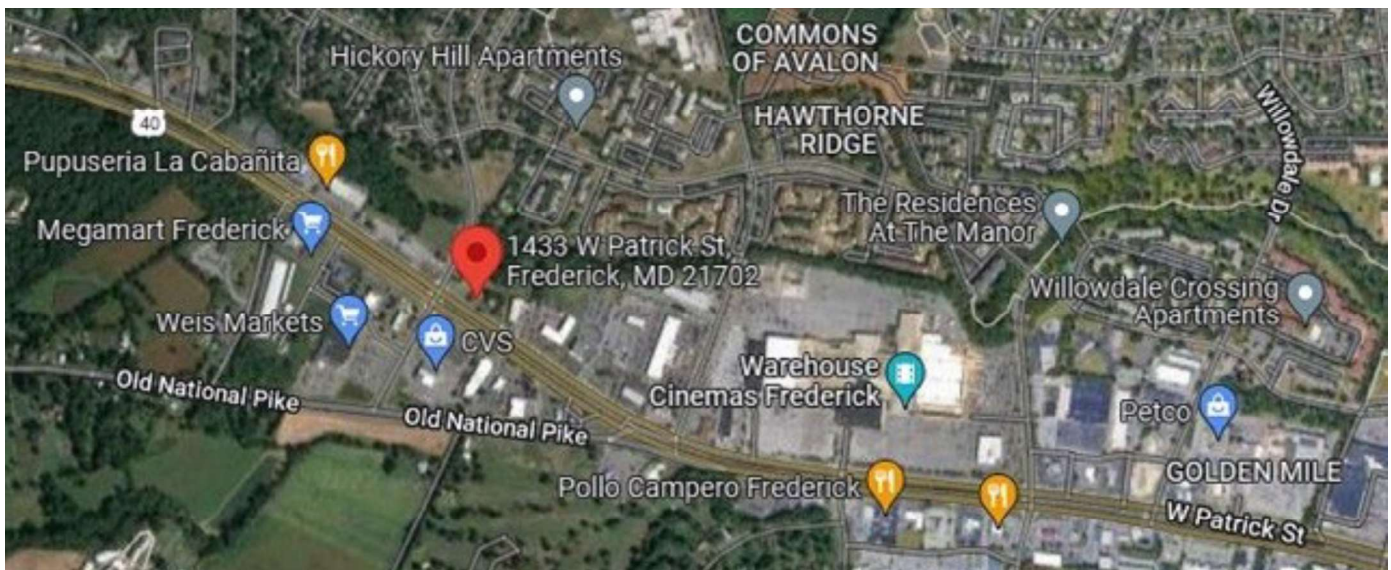
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Maps



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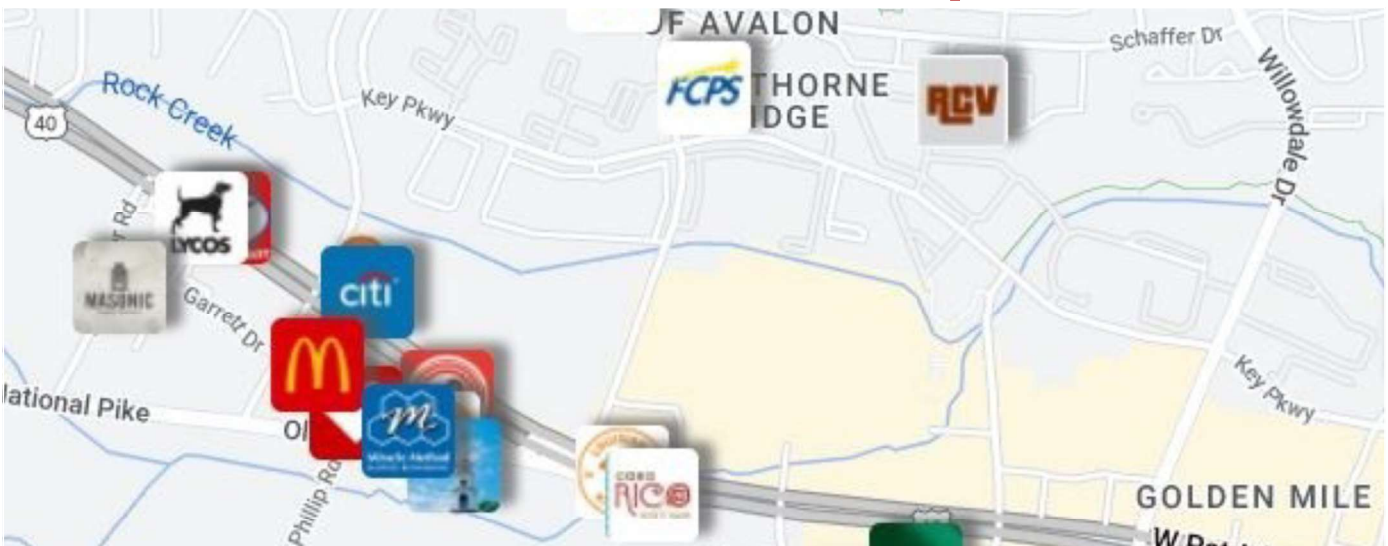
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Site Map

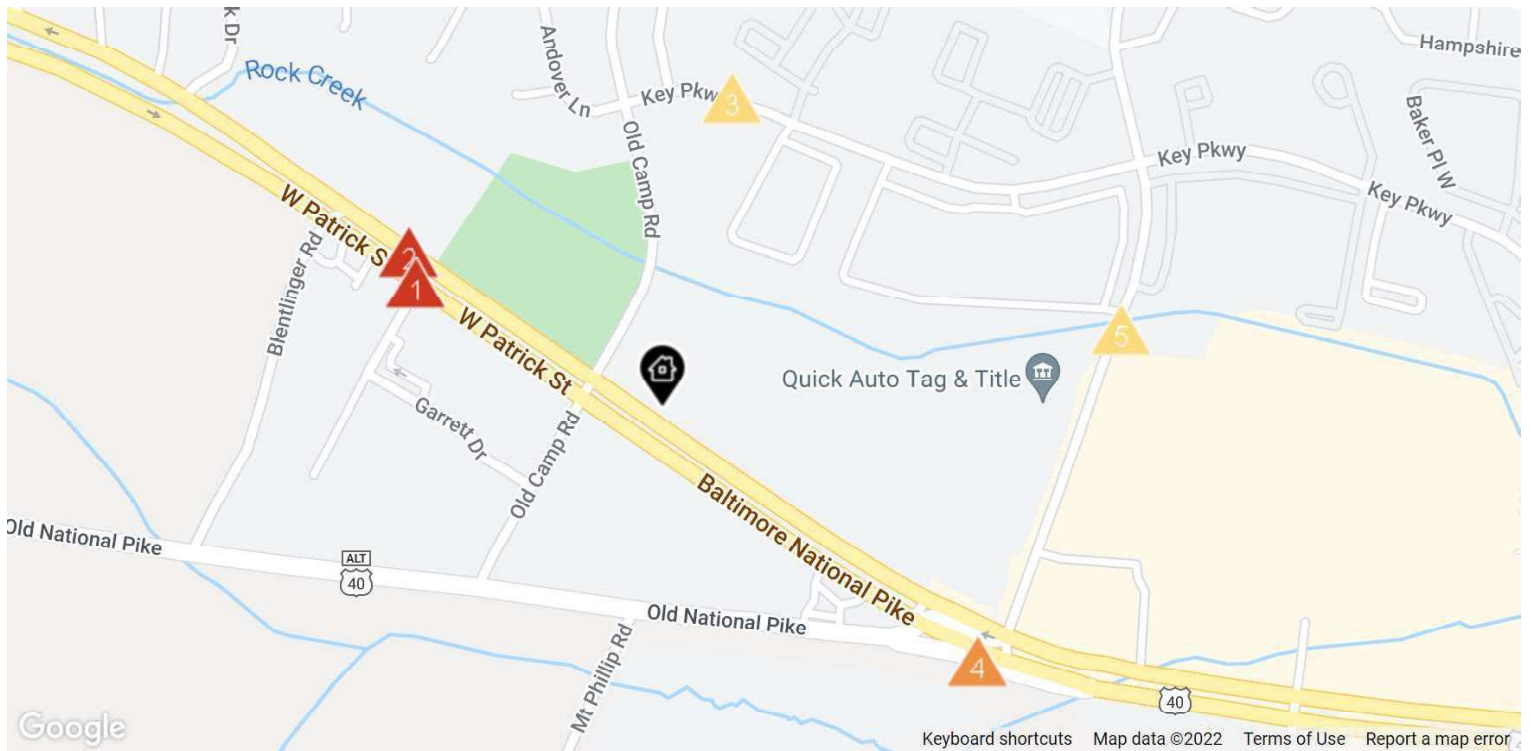


Street Locator Map



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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5																																													
15,327	22,455	3,597	12,290	5,102																																													
2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts	2021 Est. daily traffic counts																																													
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Historical counts	Historical counts	Historical counts	Historical counts	Historical counts																																													
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,120	50,793	85,476
2010 Population	11,883	58,885	101,408
2021 Population	13,198	66,771	119,073
2026 Population	13,734	69,633	125,482
2021 African American	2,864	12,913	20,826
2021 American Indian	72	323	499
2021 Asian	961	4,604	7,711
2021 Hispanic	5,017	14,236	20,497
2021 Other Race	3,103	7,411	9,445
2021 White	5,507	38,129	74,802
2021 Multiracial	667	3,329	5,674
2021-2026: Population: Growth Rate	4.00 %	4.20 %	5.25 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	288	1,361	2,138
\$15,000-\$24,999	147	1,001	1,756
\$25,000-\$34,999	352	1,689	2,602
\$35,000-\$49,999	687	3,415	5,068
\$50,000-\$74,999	963	4,558	7,344
\$75,000-\$99,999	572	3,689	6,531
\$100,000-\$149,999	1,046	5,649	11,193
\$150,000-\$199,999	263	2,330	4,729
\$200,000 or greater	198	2,165	4,582
Median HH Income	\$68,683	\$79,855	\$88,850
Average HH Income	\$85,577	\$101,299	\$109,414

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,818	20,807	34,529
2010 Total Households	4,084	22,791	39,013
2021 Total Households	4,515	25,855	45,942
2026 Total Households	4,710	27,011	48,537
2021 Average Household Size	2.92	2.53	2.54
2000 Owner Occupied Housing	2,008	11,616	21,310
2000 Renter Occupied Housing	1,604	8,144	11,621
2021 Owner Occupied Housing	2,320	15,293	30,709
2021 Renter Occupied Housing	2,195	10,562	15,233
2021 Vacant Housing	305	1,779	2,898
2021 Total Housing	4,820	27,634	48,840
2026 Owner Occupied Housing	2,457	16,349	33,088
2026 Renter Occupied Housing	2,254	10,661	15,449
2026 Vacant Housing	334	1,931	3,174
2026 Total Housing	5,044	28,942	51,711
2021-2026: Households: Growth Rate	4.25 %	4.40 %	5.50 %



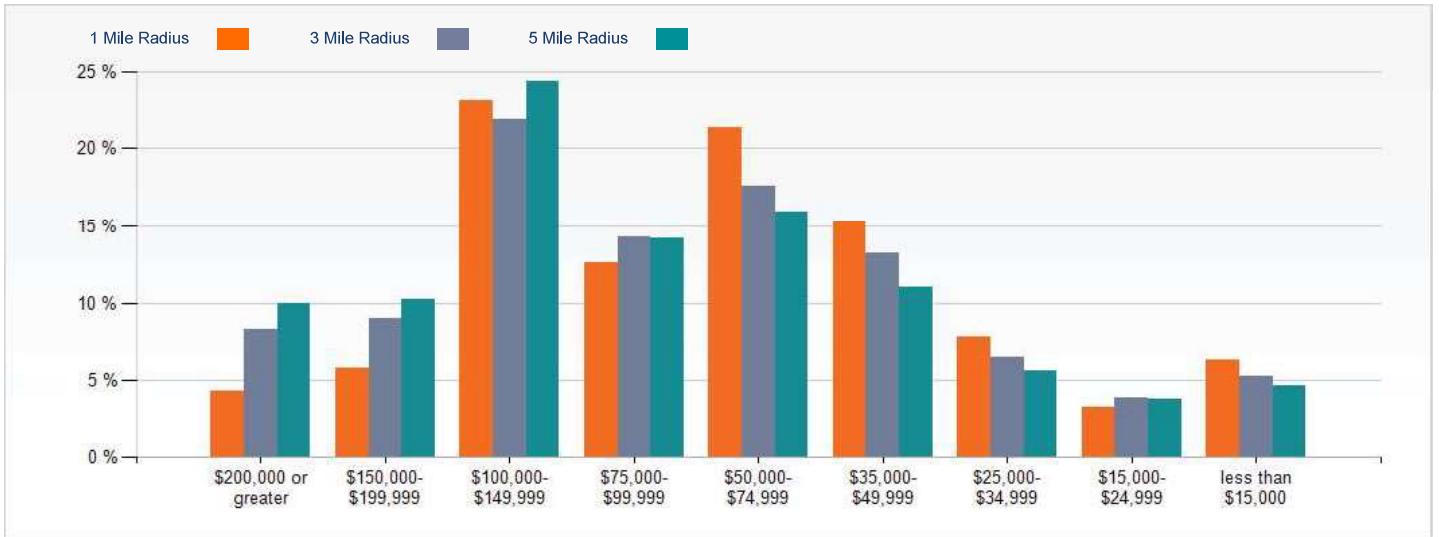
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,160	5,155	8,375
2021 Population Age 35-39	1,155	5,090	8,888
2021 Population Age 40-44	964	4,460	8,101
2021 Population Age 45-49	794	3,992	7,520
2021 Population Age 50-54	782	4,047	7,661
2021 Population Age 55-59	754	4,060	7,742
2021 Population Age 60-64	642	3,866	7,174
2021 Population Age 65-69	505	3,108	5,888
2021 Population Age 70-74	372	2,662	4,840
2021 Population Age 75-79	223	1,729	3,137
2021 Population Age 80-84	112	1,118	2,110
2021 Population Age 85+	122	1,398	2,610
2021 Population Age 18+	9,807	51,819	92,329
2021 Median Age	34	37	39

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,484	\$75,282	\$80,212
Average Household Income 25-34	\$76,117	\$91,248	\$97,692
Median Household Income 35-44	\$76,552	\$96,278	\$103,537
Average Household Income 35-44	\$93,169	\$110,642	\$117,493
Median Household Income 45-54	\$84,029	\$99,927	\$108,128
Average Household Income 45-54	\$96,049	\$117,885	\$128,965
Median Household Income 55-64	\$77,718	\$92,014	\$102,170
Average Household Income 55-64	\$92,458	\$113,251	\$122,945
Median Household Income 65-74	\$65,349	\$74,871	\$80,472
Average Household Income 65-74	\$89,659	\$100,440	\$106,203
Average Household Income 75+	\$62,689	\$72,963	\$75,944

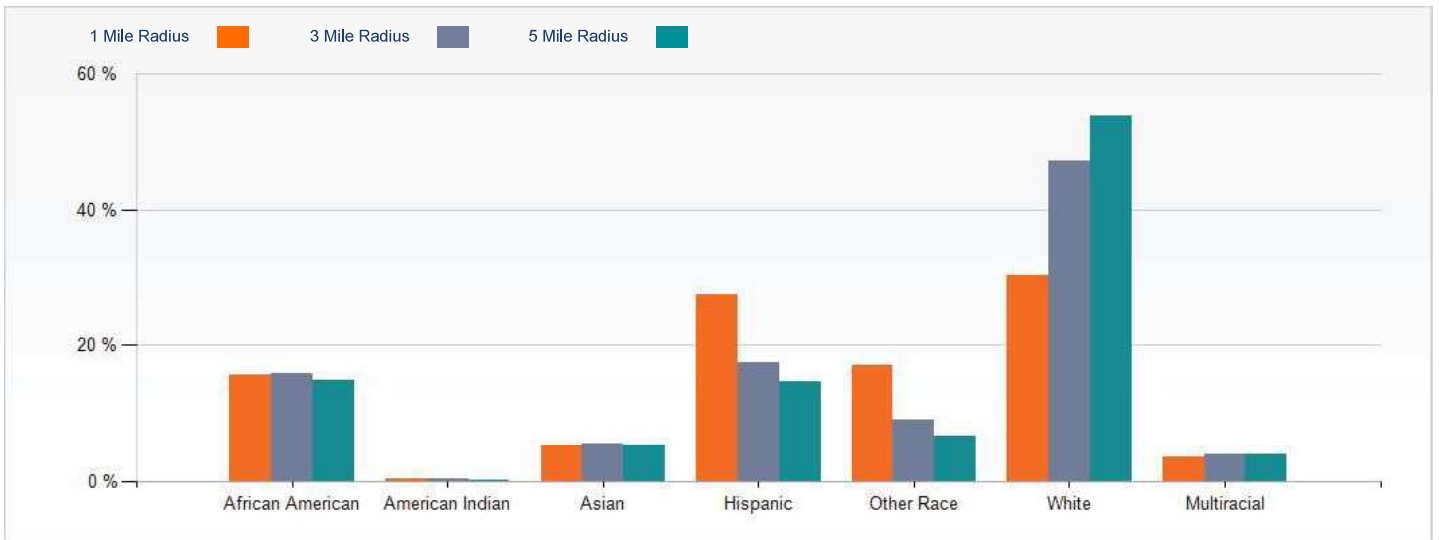
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,031	5,233	9,248
2026 Population Age 35-39	1,156	5,156	9,043
2026 Population Age 40-44	1,067	4,783	8,764
2026 Population Age 45-49	938	4,336	8,002
2026 Population Age 50-54	745	3,812	7,285
2026 Population Age 55-59	708	3,840	7,353
2026 Population Age 60-64	681	3,826	7,392
2026 Population Age 65-69	536	3,474	6,692
2026 Population Age 70-74	445	2,964	5,525
2026 Population Age 75-79	309	2,346	4,388
2026 Population Age 80-84	166	1,504	2,747
2026 Population Age 85+	139	1,489	2,857
2026 Population Age 18+	10,235	54,320	98,059
2026 Median Age	35	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,246	\$80,619	\$87,303
Average Household Income 25-34	\$82,149	\$99,818	\$107,725
Median Household Income 35-44	\$87,570	\$102,579	\$107,707
Average Household Income 35-44	\$103,571	\$121,822	\$129,669
Median Household Income 45-54	\$88,381	\$103,137	\$111,822
Average Household Income 45-54	\$102,182	\$126,439	\$138,852
Median Household Income 55-64	\$83,641	\$99,974	\$107,621
Average Household Income 55-64	\$98,770	\$122,665	\$134,586
Median Household Income 65-74	\$69,959	\$80,709	\$87,619
Average Household Income 65-74	\$98,379	\$111,856	\$118,773
Average Household Income 75+	\$69,688	\$82,458	\$86,441

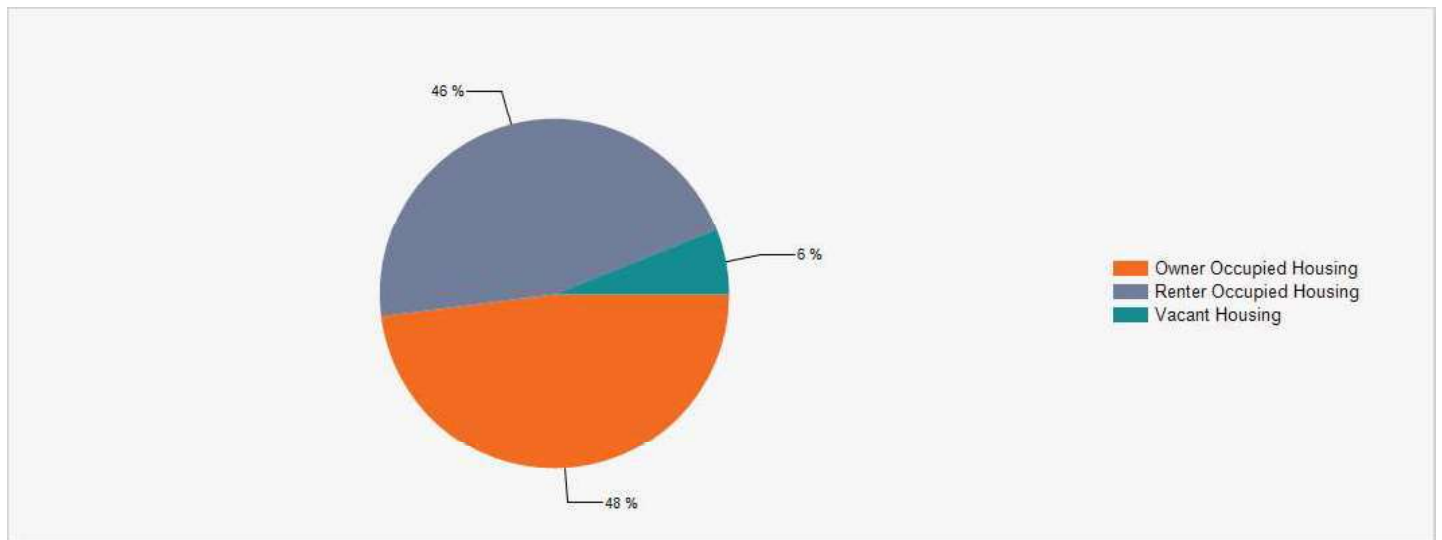
2021 Household Income



2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median

