

For Sale



MIXED USE COMPLEX

37-39 E SOUTH STREET | FREDERICK, MD 21701



**OFFERED AT:
\$1,350,000**

FEATURES:

- 16,716 SF
- Prime Location
- Sweeping Views of the Frederick Spires
- Ideal site for adaptive use (residential, office, retail, culinary)
- Paved Parking Lot



BUILDING SIZE

16716 SF

LOADING DOCKS

1

DRIVE THROUGH BAYS

3

ZONING

DB

PARKING SPACES

12



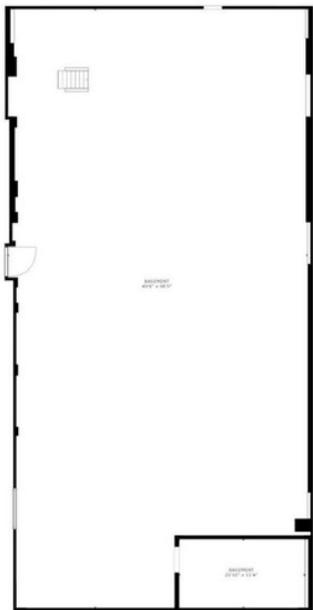


FIGURE 1

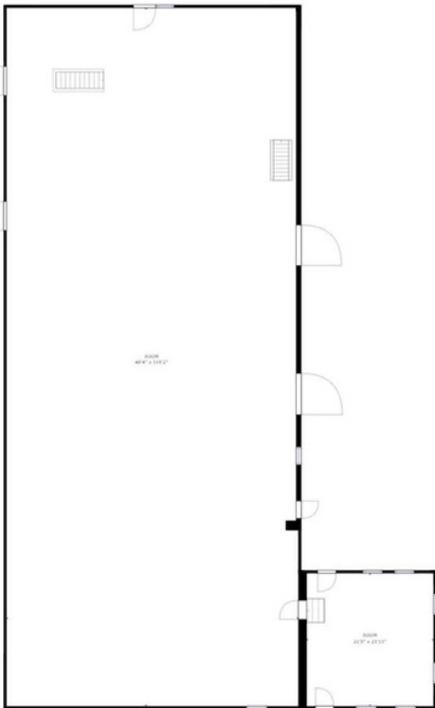


FIGURE 2



FIGURE 5

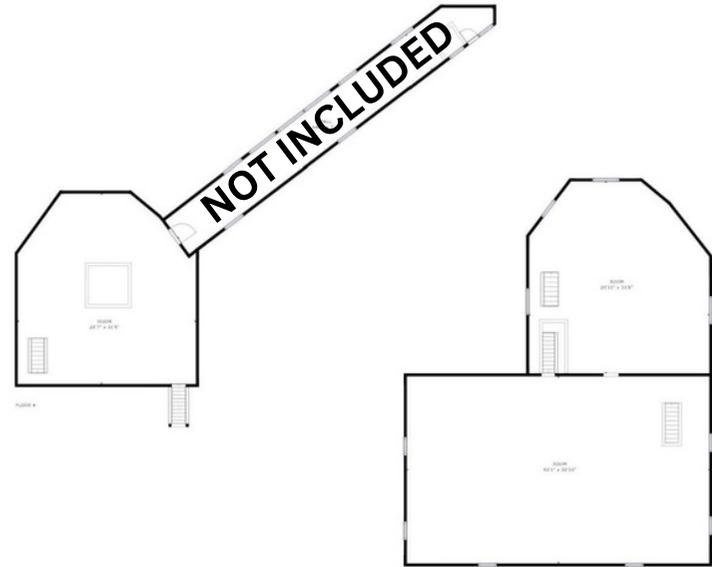


FIGURE 4

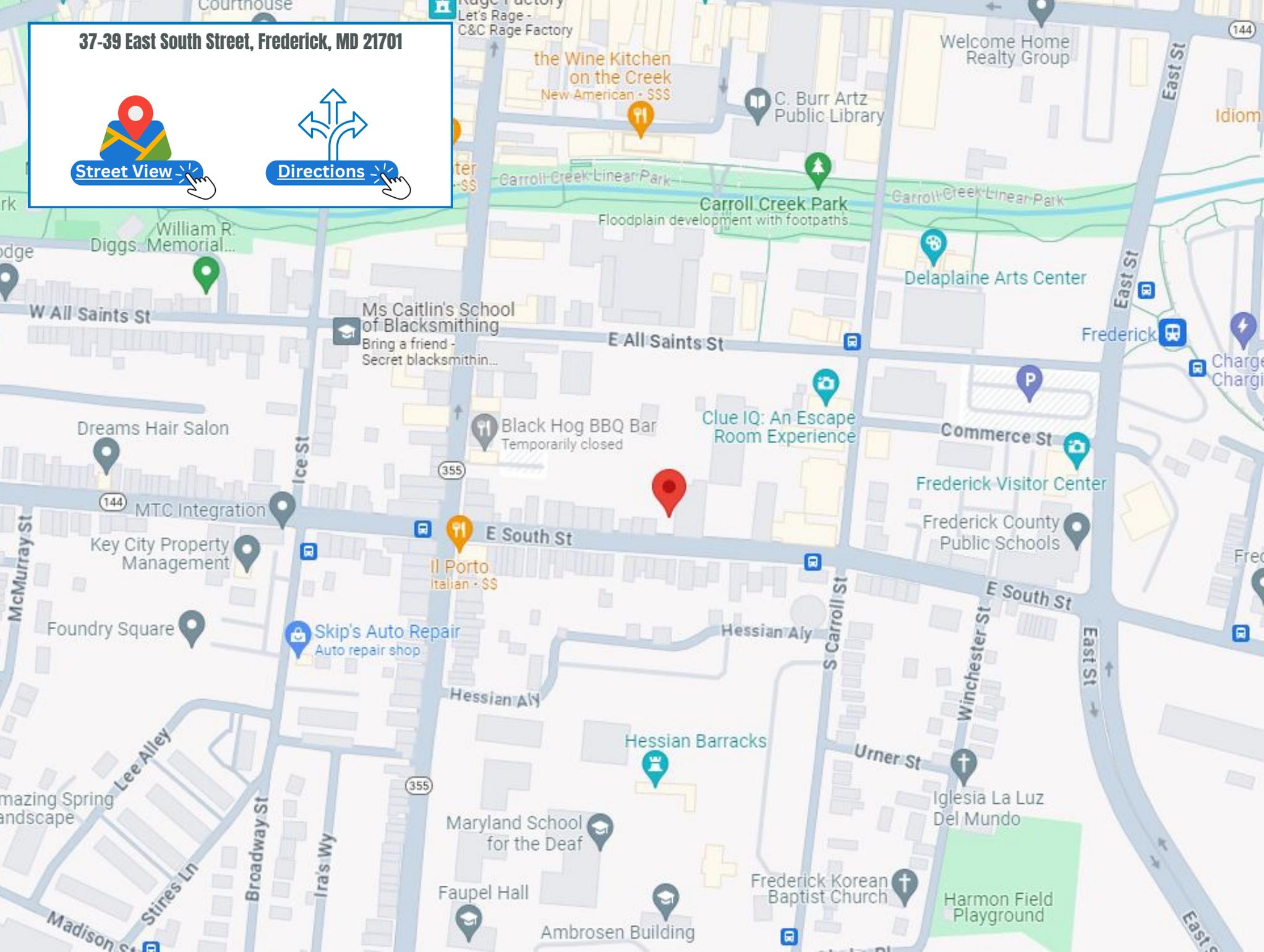
FIGURE 6

GROSS INTERNAL AREA
 FLOOR 1: 4812 sq. ft, FLOOR 2: 6035 sq. ft
 FLOOR 3: 2164 sq. ft, FLOOR 4: 1289 sq. ft
 FLOOR 5: 2415 sq. ft, EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 90 sq. ft
 TOTAL: 16716 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Floor Plan

37-39 East South Street, Frederick, MD 21701





CONTACT:



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FREDERICK CITY OVERVIEW



Frederick, Maryland, situated in Frederick County, is a historically significant city known for its advantageous location and modern amenities. Positioned at the crossroads of key highways, including I-70, I-270, and various U.S. routes, it holds strategic connectivity. This city is approximately 46 miles west of Baltimore, 50 miles north of Washington, D.C., and hosts a population of 78,171 as per the 2020 census.

Downtown Frederick, or the Frederick Historic District, is a bustling hub featuring a diverse array of over 200 retailers, restaurants, and antique shops lining its streets. Its culinary scene is rich and varied, offering Italian-American, Thai, Vietnamese, and Cuban cuisines, along with well-regarded dining establishments such as The Tasting Room and Olde Towne Tavern.

Beyond its vibrant retail and dining offerings, downtown Frederick is a thriving business center, housing about 600 enterprises that collectively employ nearly 5,000 people. Historic structures have been transformed to accommodate the growing technology sector, and contemporary office buildings near Carroll Creek Park underscore this trend. This unique blend of historical charm and contemporary development renders Frederick an appealing prospect for commercial real estate ventures, fostering an environment where businesses can flourish.



Route 40 West, known as the Golden Mile, stands as a testament to Frederick's many strengths. Hosting a plethora of local shops, eateries, and businesses operated by industrious residents, this route exemplifies the city's global influence. The Golden Mile not only offers access to Frederick's offerings but also leads to broader community experiences, showcasing the city's rich cultural diversity and opportunities.