For Sale

PEOPLE'S NATIONAL BANK

MIXED USE PROPERTY

113-115 W POTOMAC STREET | BRUNSWICK, MD 21716

VCRE.CO
VERITÀ COMMERCIAL REAL ESTATE

OFFERED AT:
$500,000

FEATURES:

- 4,000 + SF
- Located in Opportunity, Enterprise & Main Street Zones
- Natural Light
- In Historic Brunswick
- Dining/Retail Area
- Second Floor Balcony
- Multi-Use Basement
- Unique Space with Historic Bank Safe
- Zoning: Mixed Use
- The City of Brunswick Provides Many Benefits and Incentives to Commercial Owners
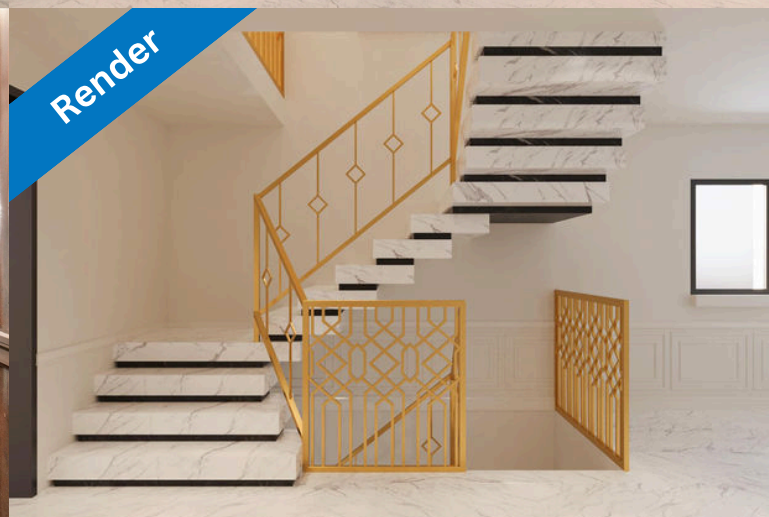
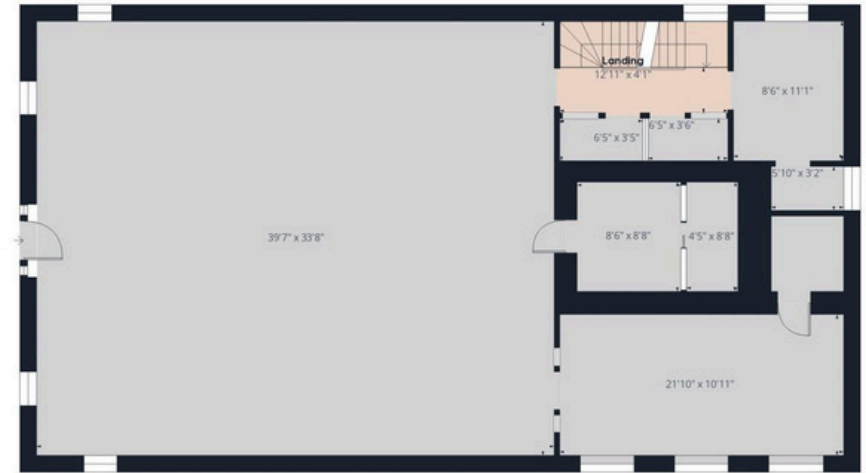**Explore Benefits & Incentives**

Virtual Tour
360°
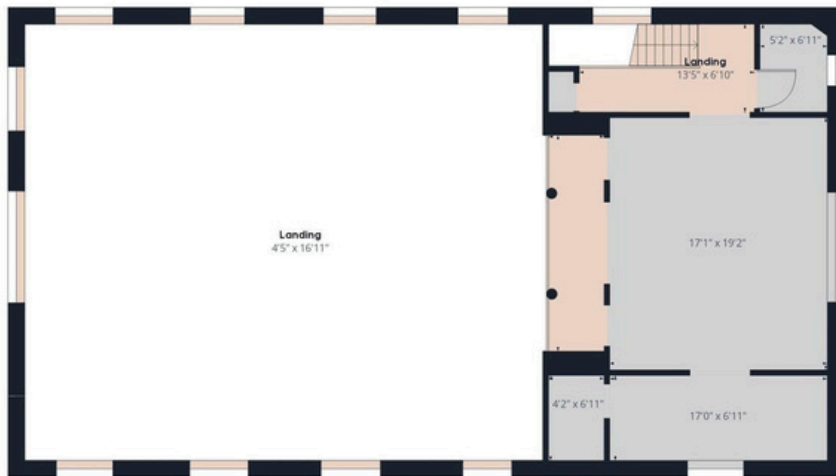**CLICK HERE**

Render

Render

Render

Renders reflect the anticipated appearance of the property post-redevelopment and are for illustrative purposes only.

Floor -1

Floor 1

Floor 2

Floor Plan

13'0" x 20'7"

26'1" x 33'10"

Hallway
21'3" x 11'2"

13'4" x 9'0"

13'0" x 16'3"

22'3" x 10'11"

39'7" x 33'8"

Landing
12'11" x 4'1"

8'6" x 11'1"

6'5" x 3'5"

6'5" x 3'6"

5'10" x 3'2"

8'6" x 8'8"

4'5" x 8'8"

21'10" x 10'11"

Landing
4'5" x 16'11"

Landing
13'5" x 6'10"

5'2" x 6'11"

17'1" x 19'2"

4'2" x 6'11"

17'0" x 6'11"

113-115 W Potomac Street Brunswick, MD 21716

Street View

Directions
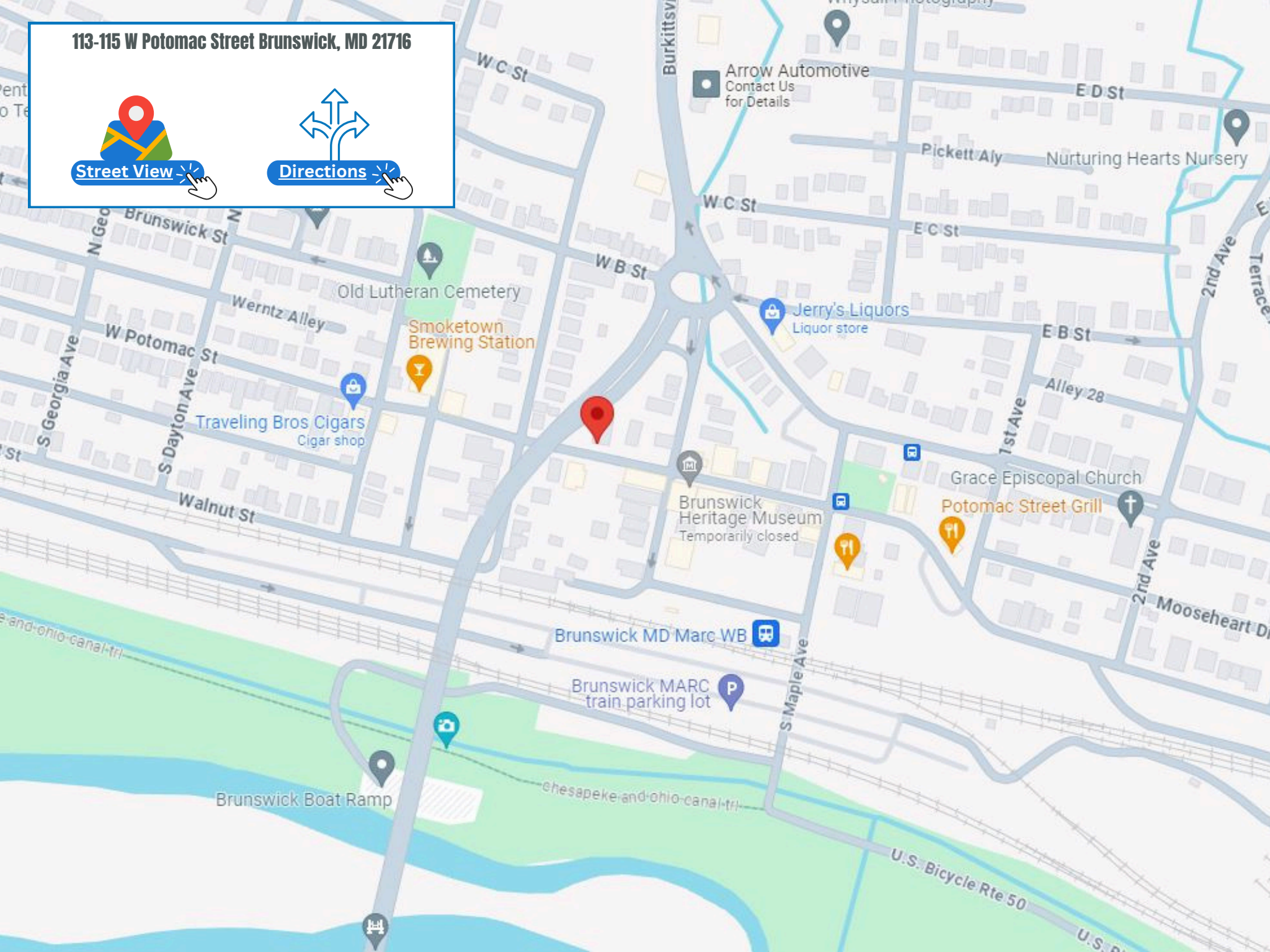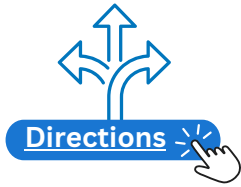
CONTACT:

TONY "C" CHECCHIA
OWNER/BROKER
301-471-8669
TONYC@VCRE.CO

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

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

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

FREDERICK COUNTY OVERVIEW

Frederick County, Maryland, offers a unique and thriving landscape for commercial real estate opportunities. With an expansive size of 664 square miles, it's the largest county in Maryland, providing an abundance of space for businesses of all sizes and industries. Located conveniently between major urban centers, including Baltimore (46 miles) and Washington, D.C. (43 miles), Frederick County benefits from its strategic position. Moreover, it's just a short distance from Gettysburg, Pennsylvania, Harpers Ferry, West Virginia, and Leesburg, Virginia, making it a central hub for regional commerce.

The county's population of 271,717, as of 2020, reflects a dynamic and diverse community. With a median age of 38.6 and a median household income of $100,685, Frederick County stands out as an economically vibrant region. Major employers such as Fort Detrick, U.S. Army Garrison, and AstraZeneca contribute to a stable job market, making it an attractive destination for businesses seeking talent and growth. The City of Frederick, the county seat with over 78,000 residents, is not only the second-largest city in Maryland but also boasts the fifth-highest population growth rate among the state's municipalities.

Frederick County's accolades, including being named among the "Best Places to Live in the US" and a "Top 10 Remote-Ready City" in 2022, underline its reputation as a desirable place to live and work. Its rich history, with famous figures like Civil War heroine Barbara Fritchie and Francis Scott Key, adds to its cultural appeal. The county's diverse landscape features parklands, including Cunningham Falls State Park and Catoctin Mountain, the site of the Camp David presidential retreat. Additionally, the Appalachian National Scenic Trail traces its western border, providing recreational opportunities and natural beauty.

The county's economic activities span agriculture, manufacturing, and various industries, with over 29,000 businesses employing 10 people or fewer. Frederick's location at the crossroads of major cities, as part of the I-270 tech corridor, has made it a commuter city for many. Approximately 40% of Frederick residents commute to jobs outside the county. With the U.S. Army's Fort Detrick as the largest employer and a burgeoning local food scene featuring non-chain restaurants and award-winning micro-breweries, Frederick County combines economic vitality with cultural richness.

The Historic District in Downtown Frederick is an essential highlight, with over 100 specialty shops, restaurants, art galleries, and more. Its beautifully preserved Federal architecture and charming streets make it a destination for residents and tourists alike. Frederick County's prime location, economic stability, and vibrant culture make it an excellent choice for commercial real estate investment, offering a diverse range of opportunities for businesses to thrive.