

OFFERING MEMORANDUM



257 EAST 6TH STREET, FREDERICK, MD 21701

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EXCLUSIVELY PRESENTED BY:



TONY "C" CHECCHIA

Founder & Broker

Direct: 301.471.8669

TONYC@VCRE.CO



VERITÀ COMMERCIAL REAL ESTATE
50 CITIZENS WAY, SUITE 203
FREDERICK, MD 21701

OFFICE: 301.471.8669
VCRE.CO



PROPERTY TOUR & OFFER PROCESS

PROPERTY VISITATION:

Prospective buyers will have the opportunity to tour the Property during scheduled appointments. Tours will provide access to select units and common areas. To ensure minimal disruption to the Property's ongoing operations, all visits require advance notice and scheduling.

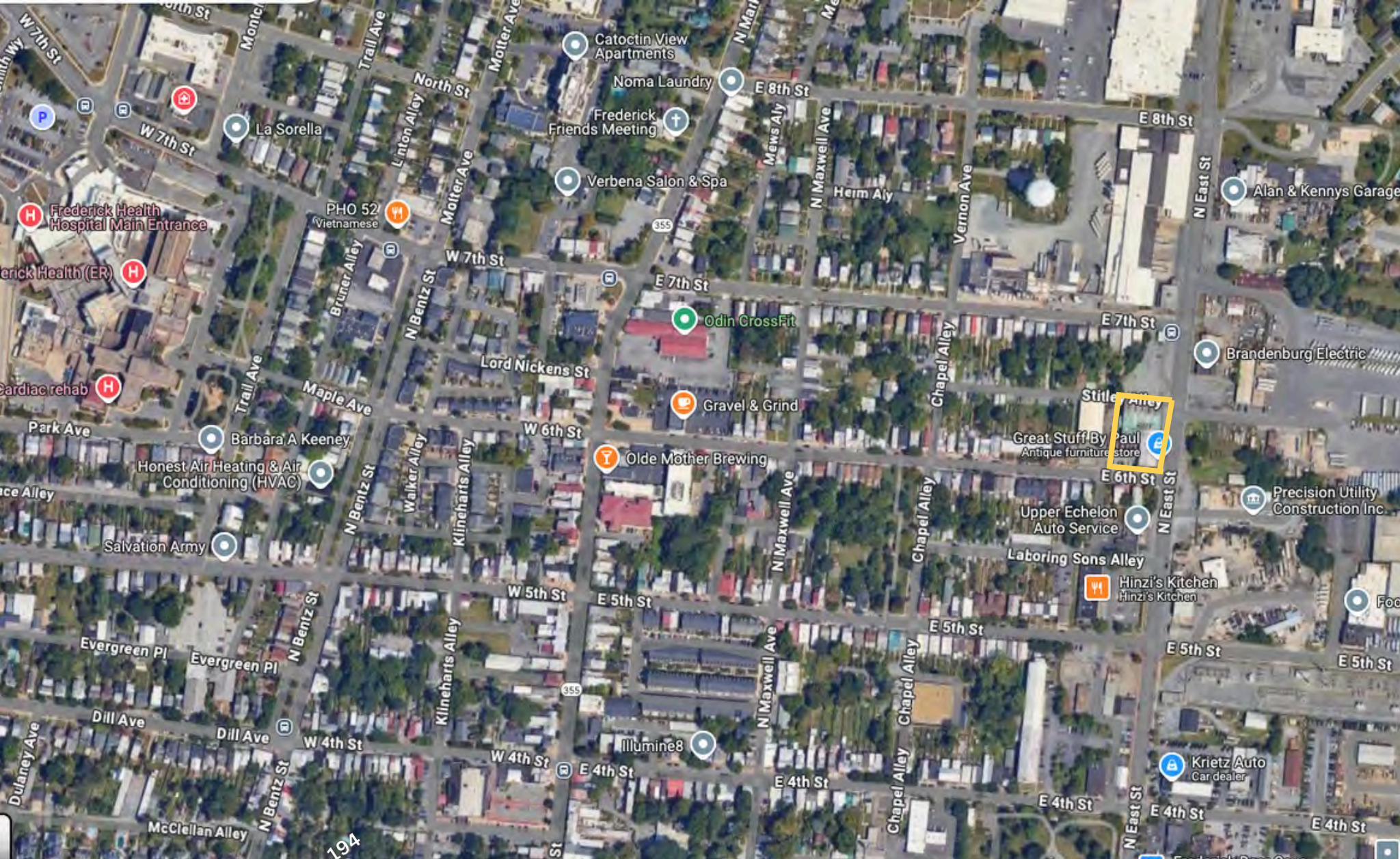
AVAILABLE TOUR DATES:

To schedule a tour of the Property, please contact Tony "C" Checchia directly at 301.471.8669 or via email at tonyc@vcre.co.

OFFER SUBMISSION:

Offers should be submitted in the form of a non-binding Letter of Intent to Tony "C" Checchia at 301.471.8669 or tonyc@vcre.co. At a minimum, Purchasers should include the following terms and conditions in their offer:

- Offer price
- Earnest money deposit
- Due diligence and closing period
- Purchaser qualifications and proof of financial capability



257 EAST 6TH STREET, FREDERICK, MD 21701



INVESTMENT OPPORTUNITY

Welcome to 257 E 6th Street, Frederick, MD 21701 – a unique investment opportunity in the vibrant and historic heart of downtown Frederick. This prime property is strategically located along the city's northeast corridor, offering unmatched potential for development or adaptive reuse.

With mixed-use zoning and an expansive 1.38-acre site, this property features two existing structures totaling approximately 36,000 square feet.

Its flexibility and location make it ideal for various uses, including a music or entertainment venue, restaurant, food hall, or a dynamic mixed-use redevelopment.



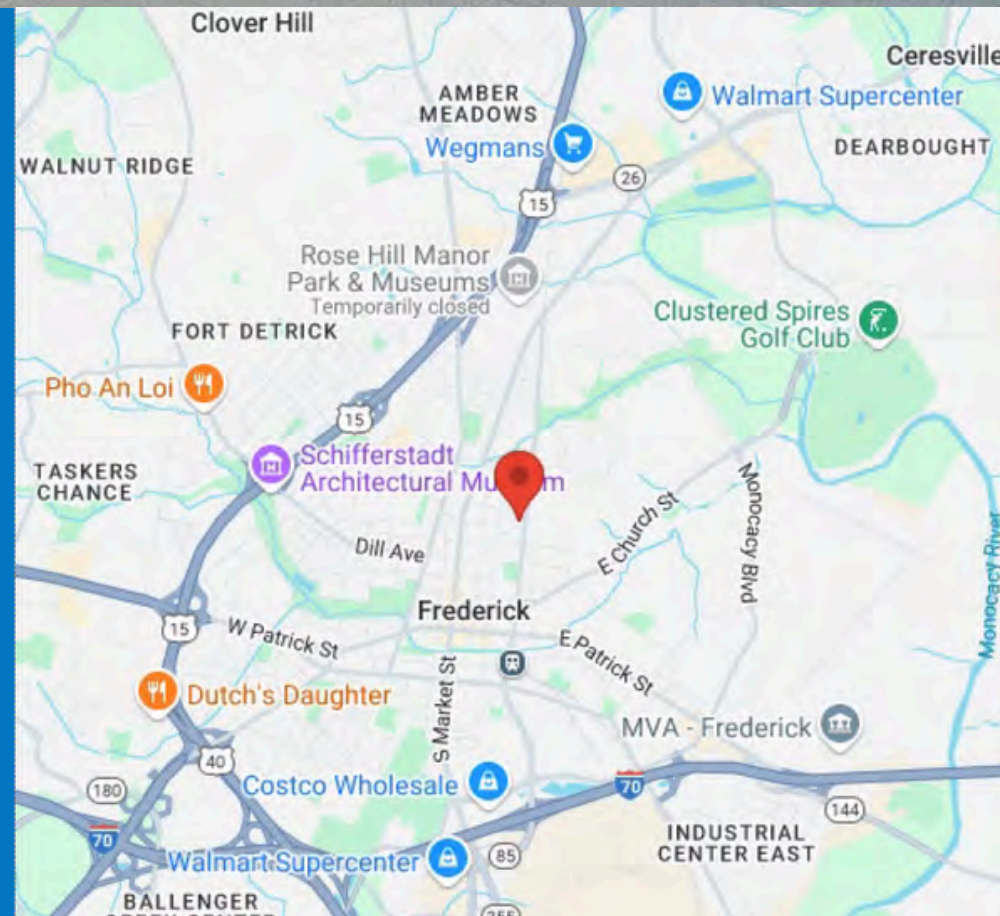
PROPERTY SUMMARY

Offering Price	\$2,950,000
Building SqFt	37,302 sqft
Year Built	1902
Lot Size (acres)	0.99
Parcel ID	02-021749
Zoning Type	MIXED-USE
County	Frederick
Coordinates	39.421576,-77.404815



INVESTMENT HIGHLIGHTS

- Prime corner location at East Street and 6th Street in downtown Frederick
- Walking distance to fine dining and amenities
- Easy access to mass transit and major roadways
- Ample on-site parking
- 1.38 acres across two parcels



GREAT STUFF BY PAUL
ANTIQUES

257

OPEN



E6TH STREET

EAST STREET

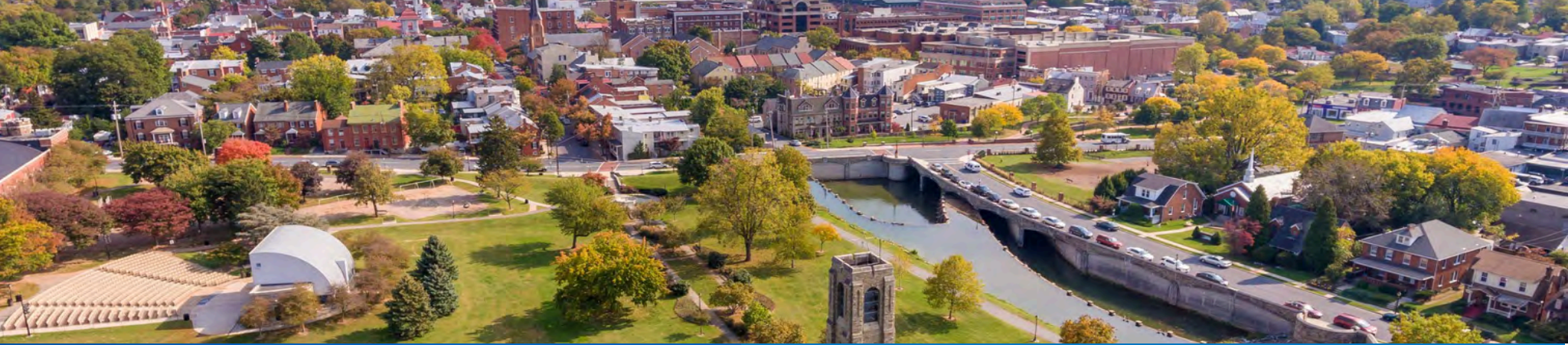
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,529	13,886	37,063
2010 Population	6,190	68,243	106,973
2024 Population	14,958	83,706	141,219
2029 Population	17,007	90,575	153,664
2024-2029 Growth Rate	2.6%	1.59%	1.7%
2024 Daytime Population	5,932	106,468	156,147

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	402	1,939	2,959
\$15000-24999	386	1,320	1,874
\$25000-34999	504	1,881	2,542
\$35000-49999	667	2,742	4,084
\$50000-74999	1,194	5,434	7,537
\$75000-99999	1,050	4,576	6,880
\$100000-149999	1,317	7,037	11,785
\$150000-199999	661	3,927	7,374
\$200000 or greater	775	4,473	8,661
Median HH Income	\$81,209	\$91,871	\$102,652
Average HH Income	\$110,481	\$120,803	\$131,378



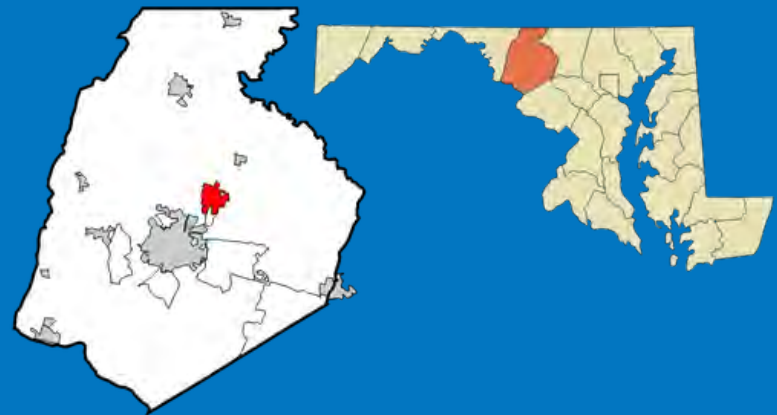
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,800	23,252	34,071
2010 Total Households	5,686	27,182	40,876
2024 Total Households	6,957	33,329	53,696
2029 Total Households	7,926	36,397	59,072
2024 Average Household Size	2.03	2.45	2.58
2024 Owner Occupied Housing	3,713	19,701	35,566
2029 Owner Occupied Housing	4,227	21,707	39,844
2024 Renter Occupied Housing	3,244	13,628	18,130
2029 Renter Occupied Housing	3,700	14,690	19,228
2024 Vacant Housing	496	1,582	2,419
2024 Total Housing	7,453	34,911	56,115



ABOUT FREDERICK COUNTY

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.

Walkersville is a town in Frederick County, Maryland, United States. The population was 5,800 at the 2010 census.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VCRE and it should not be made available to any other person or entity without the written consent of VCRE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VCRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VCRE has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VCRE has not verified, and will not verify, any of the information contained herein, nor has VCRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VCRE ADVISOR FOR MORE DETAIL



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