

# SALE/LEASE

Frederick County, MD

# PAD SITE: FRANCIS SCOTT KEY MALL OUTPARCEL

5361 SPECTRUM DRIVE | FREDERICK, MARYLAND, 21703

## AVAILABLE

1.08 Acres ±

## ZONING

GC (General Commercial)

## TRAFFIC COUNT

19,730 AADT (Urbana Pike)

## SALE PRICE

\$1,250,000

## RENTAL RATE

\$85,000/yr., NNN

## HIGHLIGHTS

- ▶ Prime development opportunity off of Urbana Pike adjacent to Francis Scott Key Mall
- ▶ Next to high volume Wawa
- ▶ Great visibility from Urbana Pike and the mall
- ▶ Pylon signage on Urbana Pike
- ▶ Ideal uses include auto service, food, financial, medical and other service-related retail



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# TRADE AREA

5361 SPECTRUM DRIVE | FREDERICK, MARYLAND, 21703

## DOMINANT LIFESTYLES

2 mile radius



36% Enterprising Professionals



Average HH Size: 2.46  
Median Age: 34.8  
Median HH Income: \$77,000

25% Bright Young Professionals



Average HH Size: 2.40  
Median Age: 32.2  
Median HH Income: \$50,000

14% Pleasantville



Average HH Size: 2.86  
Median Age: 41.9  
Median HH Income: \$85,000



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# LOCATION / DEMOGRAPHICS

5361 SPECTRUM DRIVE | FREDERICK, MARYLAND, 21703

## DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

756 36,623 103,037



Number of Households

316 14,885 38,586



Average Household Income

\$88,308 \$86,577 \$93,841



Daytime Employees

16,805 51,806 90,381

## RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$0.4M \$18.3M \$51.7M



Entertainment & Recreation

\$1.0M \$48.1M \$135.4M



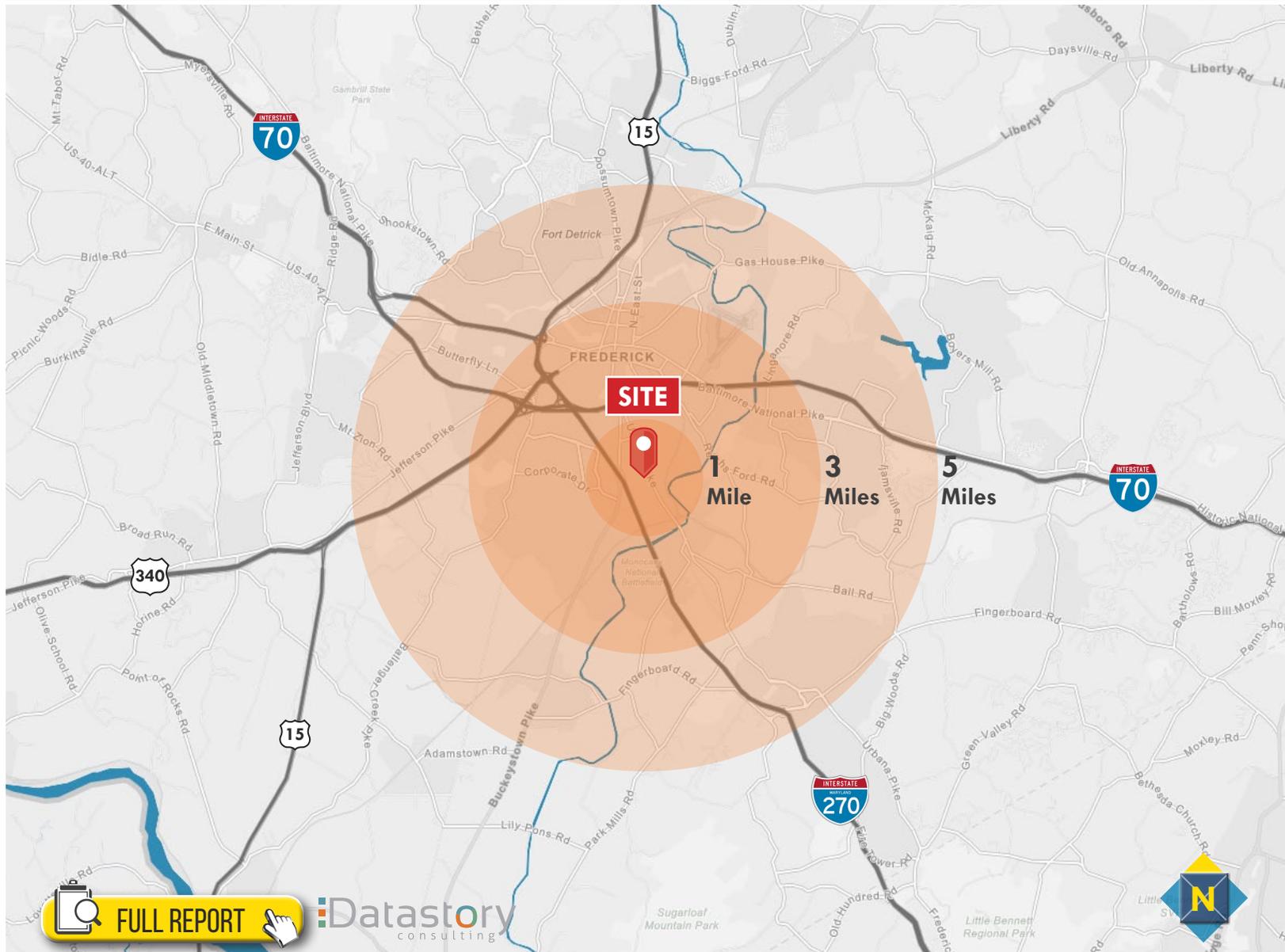
Fashion & Clothing

\$0.7M \$34.3M \$96.2M



Food & Drink

\$1.2M \$52.4M \$147.5M



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