



HISTORIC

DOWNTOWN FREDERICK REAL ESTATE

113-115 N. MARKET STREET | FREDERICK, MARYLAND 21701

**FOR
SALE**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,552 SF \pm 2-story commercial building situated in the heart of Downtown Frederick
 - » 1st level Retail space
 - » 2nd level Office space
- Renovated in 2015 and entire building sprinklered
- Separate entrance for Retail and Office space
- Low maintenance and cost-effective metal roof
- Sale includes real estate and FF&E of the former "Market on Market"
- DB zoning allows for potential residential conversion of 2nd level
- 1.9M visitors to Frederick County in 2022, leading to over \$518M in expenditures ([Source](#))



BUILDING SIZE:

2,552 SF \pm (2 LEVELS)

LOT SIZE:

.04 ACRES \pm

YEAR BUILT:

1850 (RENOVATED 2015)

TRAFFIC COUNT:

12,690 AADT (N. MARKET ST.)

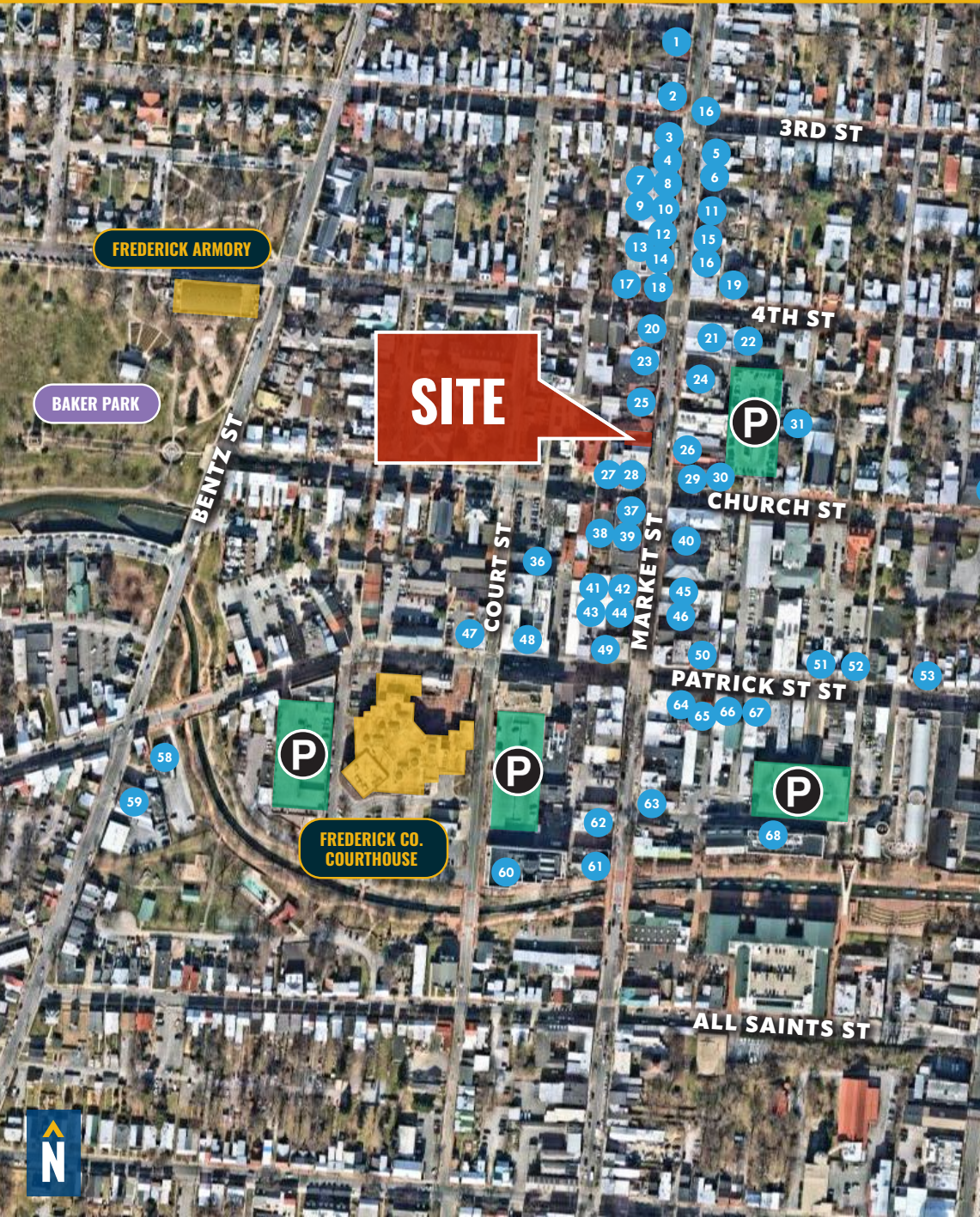
ZONING:

DB (DOWNTOWN COMMERCIAL/RES.)

AERIAL



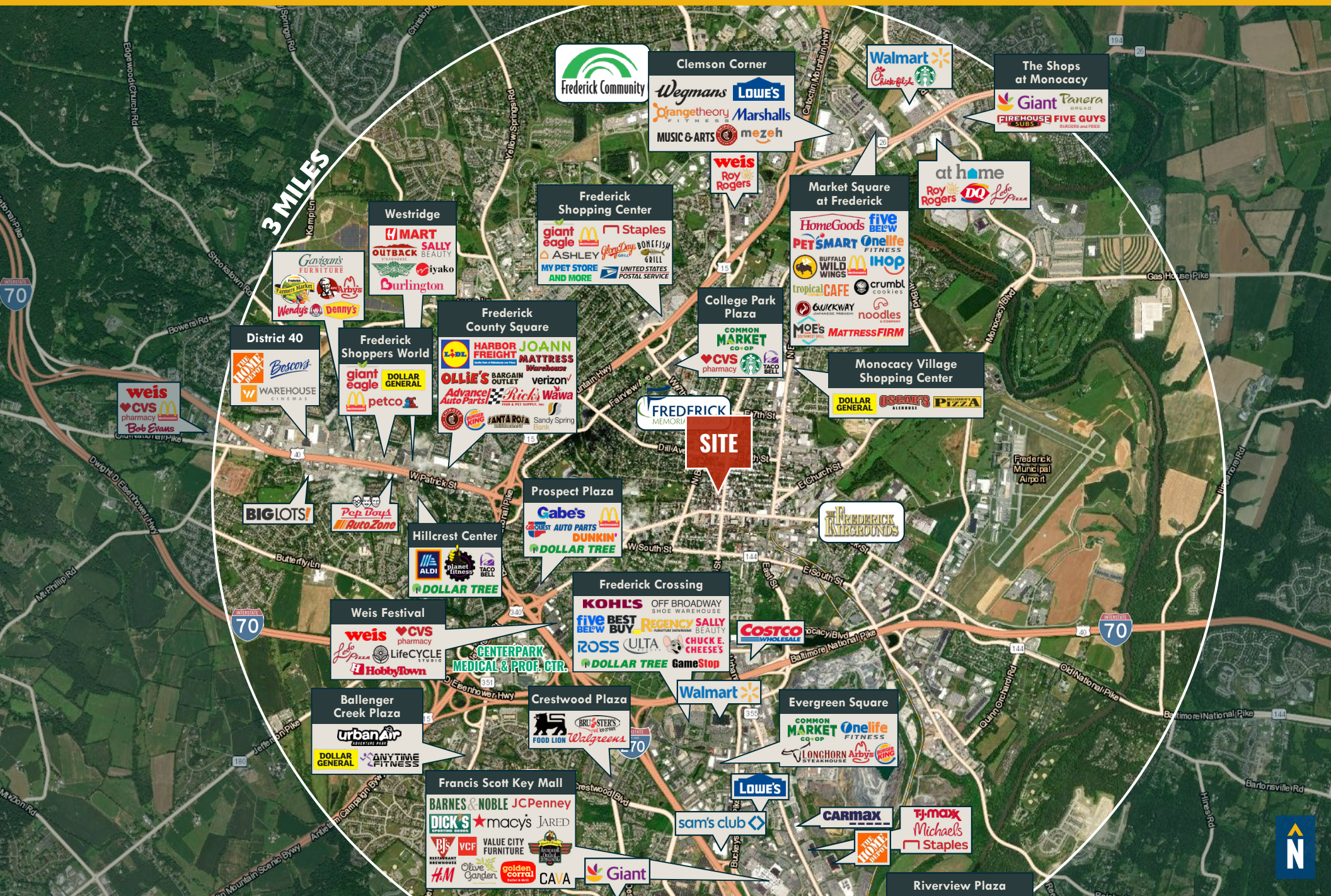
DOWNTOWN FREDERICK



- 1 OLDE TOWNE TAVERN
- 2 UP ON MARKET BISTRO & INN
- 3 BLOOM ASIAN HAUS
- 4 NORTH MARKET POP SHOP
- 5 ANOTHER SLICE OF CAKE
- 6 EMBARK SKATEBOARD SHOP
- 7 HIPPIY CHICK HUMMUS
- 8 WHEEL BASE BIKES
- 9 VINIFEROUS
- 10 CHAPPELLE & CO.
- 11 THE ORDINARY HEN
- 12 THE KITCHENETTE
- 13 BUSHWALLER'S
- 14 CREME DE LA CREME
- 15 LOVE: LEBHERZ OIL & VINEGAR
- 16 PRETZEL & PIZZA CREATIONS
- 17 MAGOO'S PUB & EATERY
- 18 VELVET LOUNGE
- 19 THE FREDERICK CENTER
- 20 ALICIA L BOUTIQUE
- 21 MAGPIE FIBERS
- 22 WOODSBORO BANK
- 23 AGAVE 137 TEQUILA BAR & KITCHEN
- 24 BREWER'S ALLEY
- 25 ZOE'S CHOCOLATE CO.
- 26 STARBUCKS
- 27 SAPPORO II JAPANESE RESTAURANT
- 28 THE TASTING ROOM
- 29 CELLAR DOOR RESTAURANT
- 30 JULIET'S ITALIAN MARKET AND CAFE
- 31 WHITE RABBIT GASTROPUB
- 32 YMCA
- 33 WYE OAK TAVERN
- 34 FREDERICK FUDGE & ICE CREAM
- 35 FREDERICK COFFEE CO. & CAFE
- 36 M&T BANK
- 37 ORCHARD RESTAURANT
- 38 SONA BANK
- 39 SERENDEPITY ON MARKET
- 40 ISABELLA'S TAVERNA & TAPAS BAR
- 41 LOU LOU BOUTIQUE
- 42 PERFECT TRUFFLE
- 43 BRICK AND MORTAR MERCANTILE
- 44 MIDDLETOWN VALLEY BANK
- 45 CACIQUE RESTAURANT
- 46 TSUNAMI
- 47 CRABAPPLES DELICATESSEN
- 48 THE PERFECT BLEND CAFE
- 49 SPIN THE BOTTLE WINE COMPANY
- 50 SABOR DE CUBA

- 51 BEANS & BAGELS
- 52 MAXWELL'S BURGERS & SHAKES
- 53 CUCINA MASSI
- 54 HOFFMAN BROTHERS ICE CREAM
- 55 US POSTAL SERVICE
- 56 TEMP DI PASTA
- 57 SANCTUARY MODERN KITCHEN
- 58 LE LUNA BAKERY & CAFE
- 59 BENTZTOWN
- 60 FREDERICK SOCIAL
- 61 HOOTCH AND BANTER
- 62 SHUCKIN' SHACK OYSTER BAR
- 63 WAG'S RESTAURANT
- 64 CAFE NOLA
- 65 LAZY FISH
- 66 DELIZIA CAFE
- 67 JOJO'S RESTAURANT & TAP HOUSE
- 68 THE WINE KITCHEN ON THE CREEK
- 69 STEINHARDT BREWING COMPANY
- 70 IDIOM BREWING CO.

FREDERICK REGIONAL TRADE AREA



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,245

90,779

143,138

DAYTIME POPULATION



24,672

114,058

157,640

AVERAGE HOUSEHOLD INCOME



\$112,678

\$119,304

\$134,026

NUMBER OF HOUSEHOLDS



6,467

35,637

54,507

MEDIAN AGE

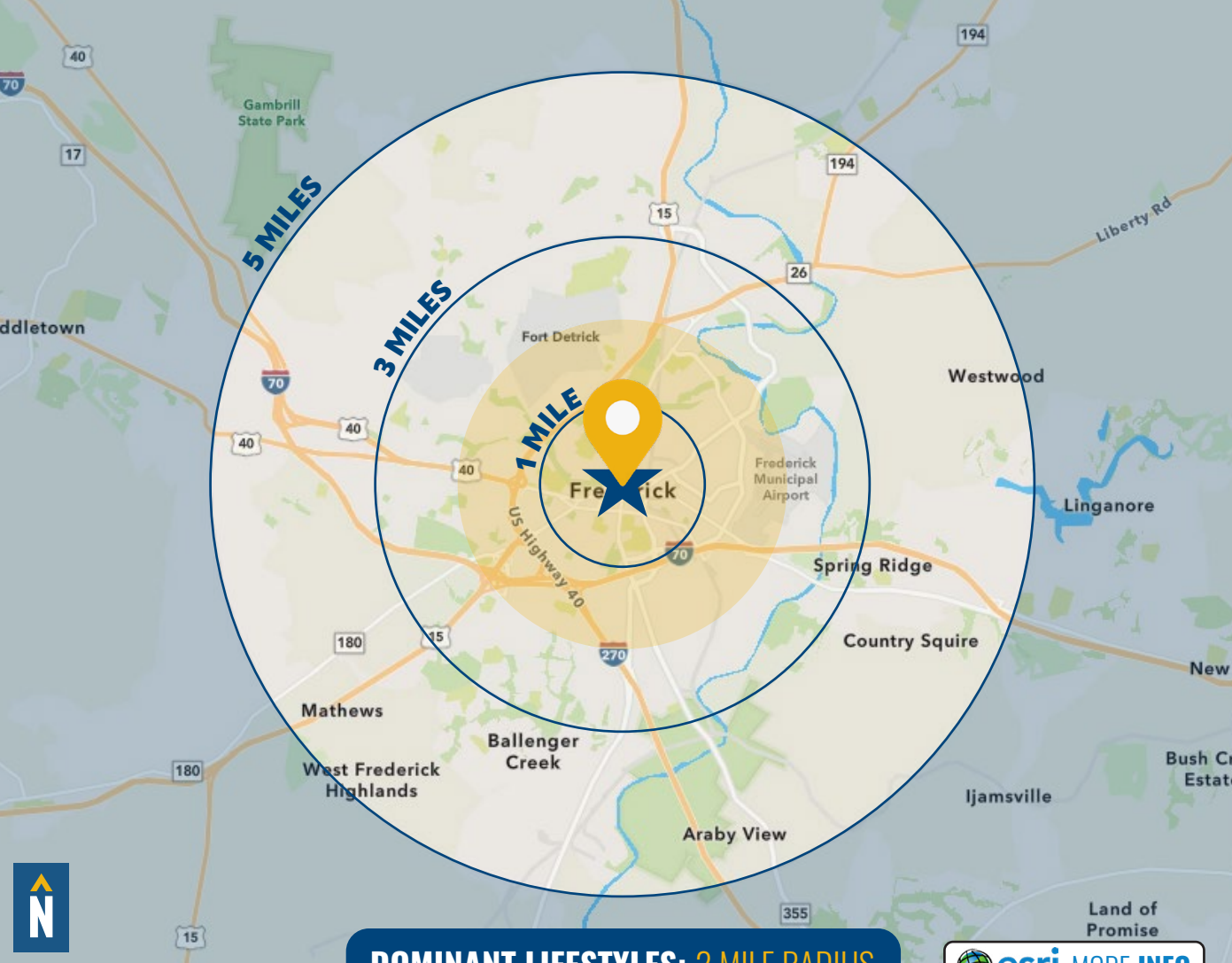


40.0

36.8

37.9

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri MORE INFO](#)

23%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

21%

EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,456



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

13%

MODERATE METROS

MEDIAN

AGE: 38.1

HH INCOME: \$70,055



These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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