



Gateway East Plaza

CUBESMART
self storage

ROYAL FARM

McDonald's

Wendy's

BURGER KING

TACO BELL

TRUIST

SHEETZ
FRESH FOOD
MADE TO ORDER

Roy Rogers

PNC

FREDERICK MUNICIPAL AIRPORT (FDK)

EAST SOUTH ST 14,000 VPD

MONOCACY BLVD 16,000 VPD

E PATRICK ST 24,000 VPD

I-70 EXIT/ENTRY

INTERSTATE 70 91,000 VPD



Gateway East Plaza
Frederick, MD

1,800 - 14,400 SF available



Frederick

Maryland

- Pad sites available half a mile from new grocery-anchored development in Frederick, MD
- Accessible from E Patrick Street and by lighted intersection on Monocacy Blvd
- Excellent visibility and access from I-70
- Surrounded by over 55K households (5 miles) with strong household incomes
- The area is poised for significant residential expansion, with 11,226 multi-family/townhomes and over 2,832,988 SF of new office/industrial units within a five-mile radius



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	2,547	62,013	145,727
Daytime Population	10,846	42,803	68,159
Household Income	\$107,464	\$119,072	\$130,444
Traffic Counts	24,000 on E Patrick Street 16,000 on Monocacy Boulevard		

Area Retailers





Renn Farm
 1,050 RESIDENTIAL UNITS
 105,000 SQFT OF RETAIL

PHASE 3
 176 Rental
 Townhomes

Frederick Brickworks
WHOLE FOODS MARKET
 64 ACRE DEVELOPMENT
 130,000 SF OF COMMERCIAL SPACE
 1260 RESIDENTIAL UNITS

Gateway East Plaza

FREDERICK MUNICIPAL AIRPORT (FDK)

CUBESMART
 self storage

Roy Rogers

TRUIST

McDonald's

ROYAL FARMS

SHEETZ
BURGER KING
Wendy's
TACO BELL

INTERSTATE 70

I-70 EXIT/ENTRY

E PATRICK ST 24,000 VPD

MONOCACY BLVD 16,000 VPD

EAST SOUTH ST 14,000 VPD

INTERSTATE 70 91,000 VPD



Gateway East Plaza

E PATRICK ST
24,000 VPD



FREDERICK
MUNICIPAL
AIRPORT (FDK)



ROYAL
FARMS



Wendy's

EAST SOUTH ST
14,000 VPD

MONOCACY BLVD
16,000 VPD

I-70 EXIT/ENTRY

INTERSTATE 70
91,000 VPD



Site Plan

1,800 - 14,400 SF available

Space #	Sq. Ft.	Tenant
Lot 1	14,400	Available
Lot 2	5,000	Available
Lot 3	4,000	Available
Lot 4	5,500	Available
Lot 5	1,800	Available



● Space Available

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

GATEWAY EAST PLAZA | MONOCACY BLVD, FREDERICK, MD

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Angie Trosper | atrosper@rappaportco.com | 571.382.1256

Emily Whalen | ewhalen@rappaportco.com | 860.906.2413