

# Shields Drive & Urbana Pike Ground Lease

FREDERICK, MD 21704



## OVERVIEW

Located at the intersection of Urbana Pike (MD Route 355) and Shields Drive are two parcels (2.6 AC / 3.6 AC) available for ground lease featuring prominent exposure to a highly-trafficked thoroughfare.

### SPACE AVAILABLE

3.6 – 6.2 AC (Ground Lease)

### CENTER TYPE

Retail Land

### TRAFFIC COUNTS

Urbana Pike -21,051 VPD

### COUNTY

Frederick

## DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$81,633	30.8	2,618	7,748
3 Mile	\$95,846	33.0	14,709	44,631
5 Mile	\$123,683	34.6	51,408	163,254

## SHIELDS DRIVE & URBANA PIKE

7589 SHIELDS DRIVE, FREDERICK, MD 21704

## CONTACT US

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