



INVESTMENT **SALE**

CONDO @ SOUTH MARKET CENTER

50 CARROLL CREEK WAY | FREDERICK, MARYLAND 21701



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,851 SF \pm Class A office condo (3rd floor)
- Luxury buildout - 6 private offices, Conference Room, Kitchenette, Reception & Waiting Room.
- Common area restrooms
- One (1) dedicated parking spot (320-A) included with sale
- Fronts the picturesque and popular Carroll Creek and Carroll Creek concourse/Linear Park
- Across from Carroll Creek Garage
- Adjacent to Frederick County Public Library
- Situated in the heart of Downtown Frederick, teeming with retail services and dining options

SUITE SIZE:

1,851 SF \pm (UNIT 320)

TENANT:

GLADSTONE WELLNESS

LEASE THRU:

FEBRUARY 2028

PARKING:

1 DEDICATED SPACE (320-A)

ZONING:

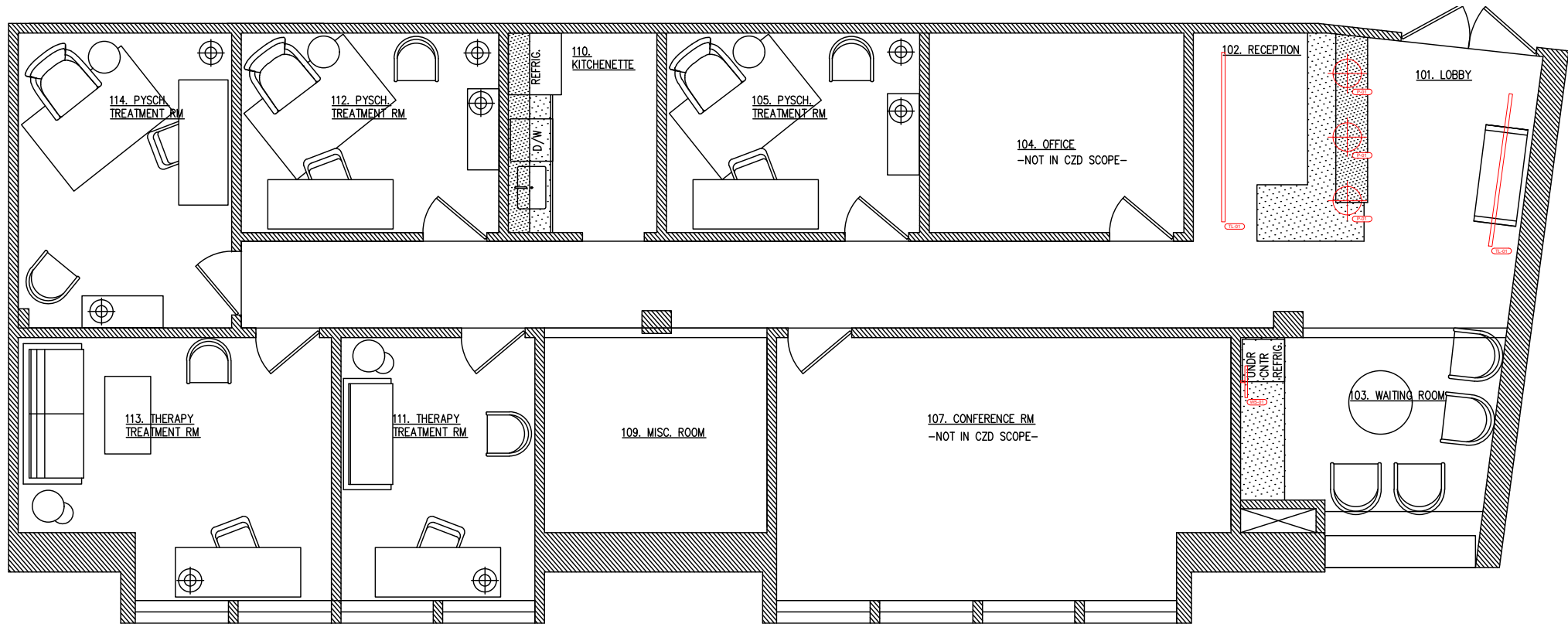
DB (DOWNTOWN
COMMERCIAL/RESIDENTIAL)

SALE PRICE:

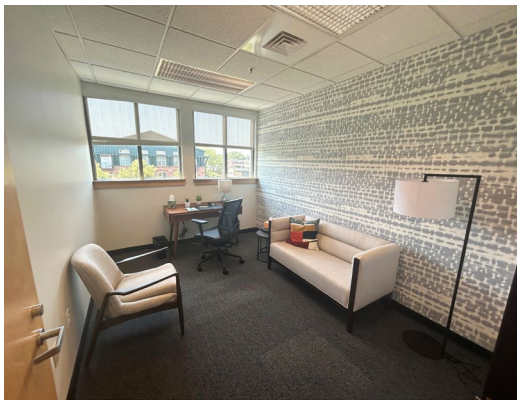
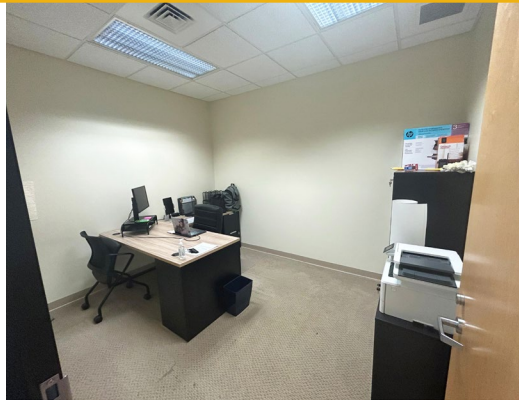
\$585,000



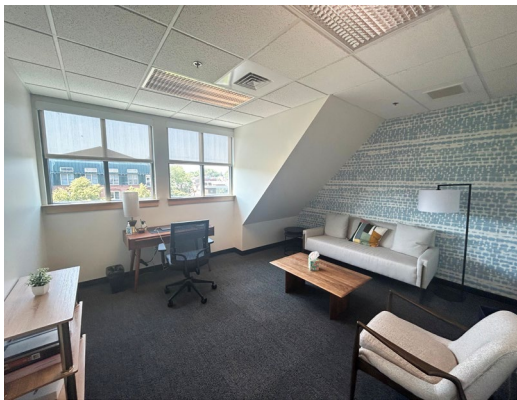
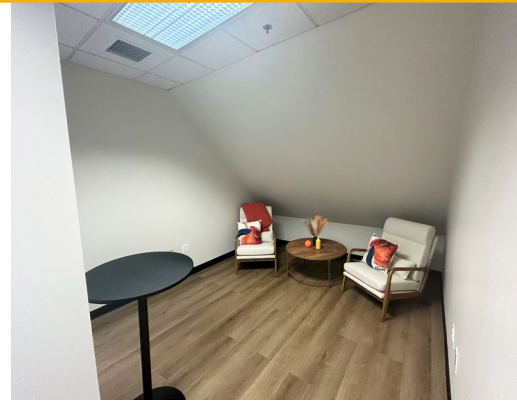
FLOOR PLAN



INTERIOR PHOTOS

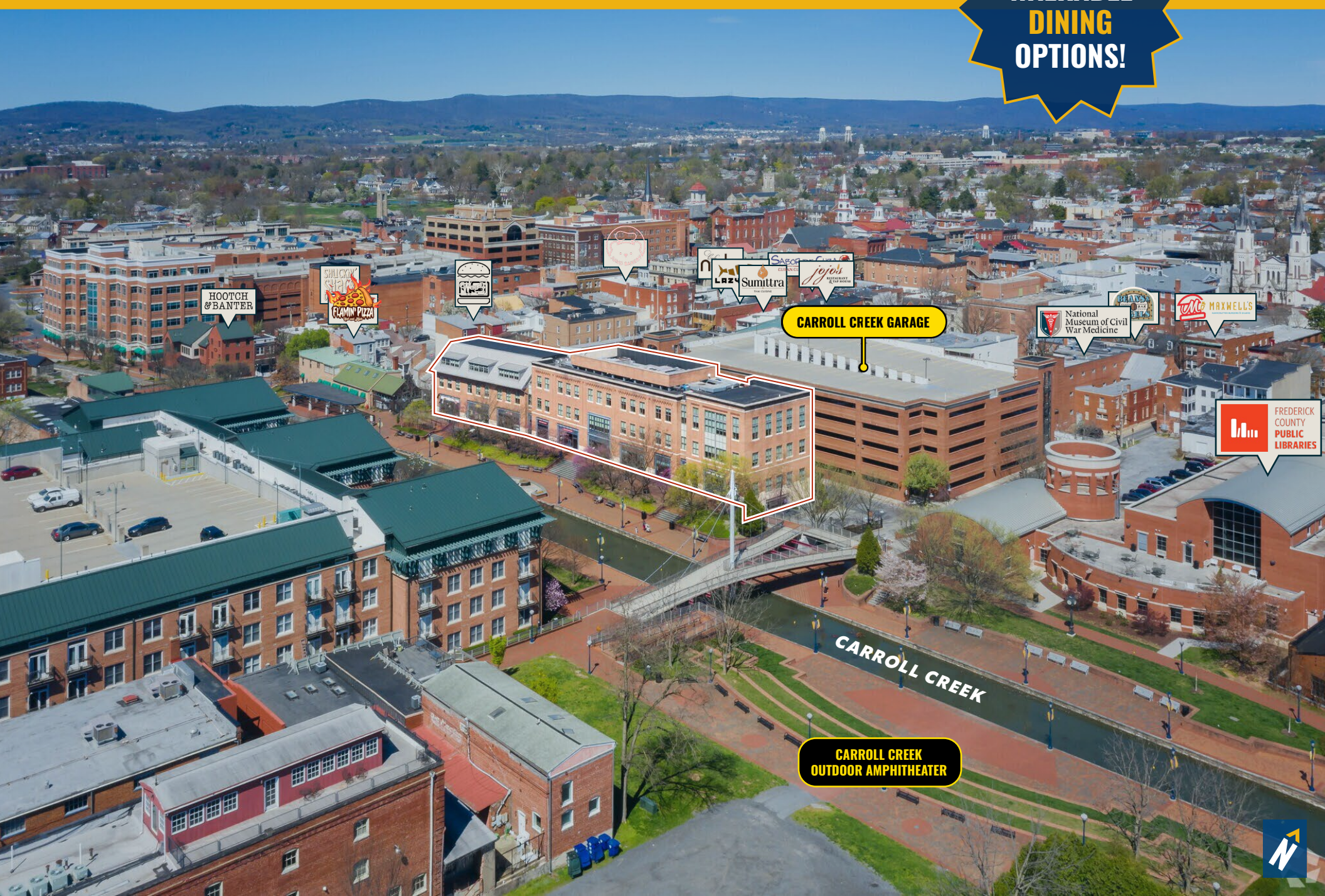


INTERIOR PHOTOS



LOCAL BIRDSEYE

**MANY
WALKABLE
DINING
OPTIONS!**



HOOTCH
& BANTER

SHUCKIN'
SHACK
CREAMY PIZZERIA



LAZY
Sumatra

Sabor
Latino

Jojo's
RESTAURANT & BAR

CARROLL CREEK GARAGE

National
Museum of Civil
War Medicine

MAXWELL'S

MAXWELL'S

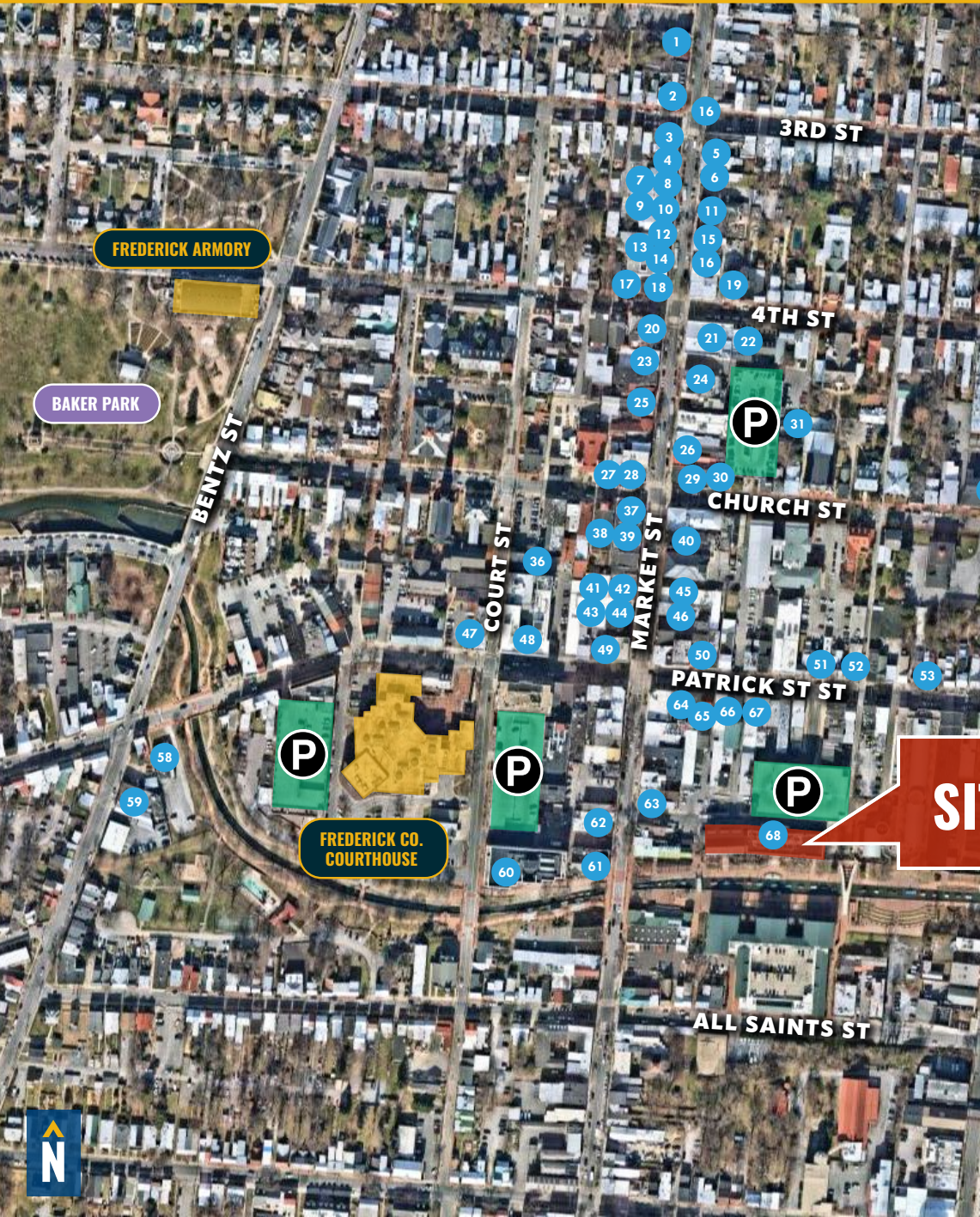
FREDERICK
COUNTY
PUBLIC
LIBRARIES

CARROLL CREEK

CARROLL CREEK
OUTDOOR AMPHITHEATER



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

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



13,159

86,424

139,397

DAYTIME POPULATION



24,531

113,468

155,368

AVERAGE HOUSEHOLD INCOME



\$108,183

\$115,846

\$131,041

NUMBER OF HOUSEHOLDS



5,906

33,877

53,108

MEDIAN AGE

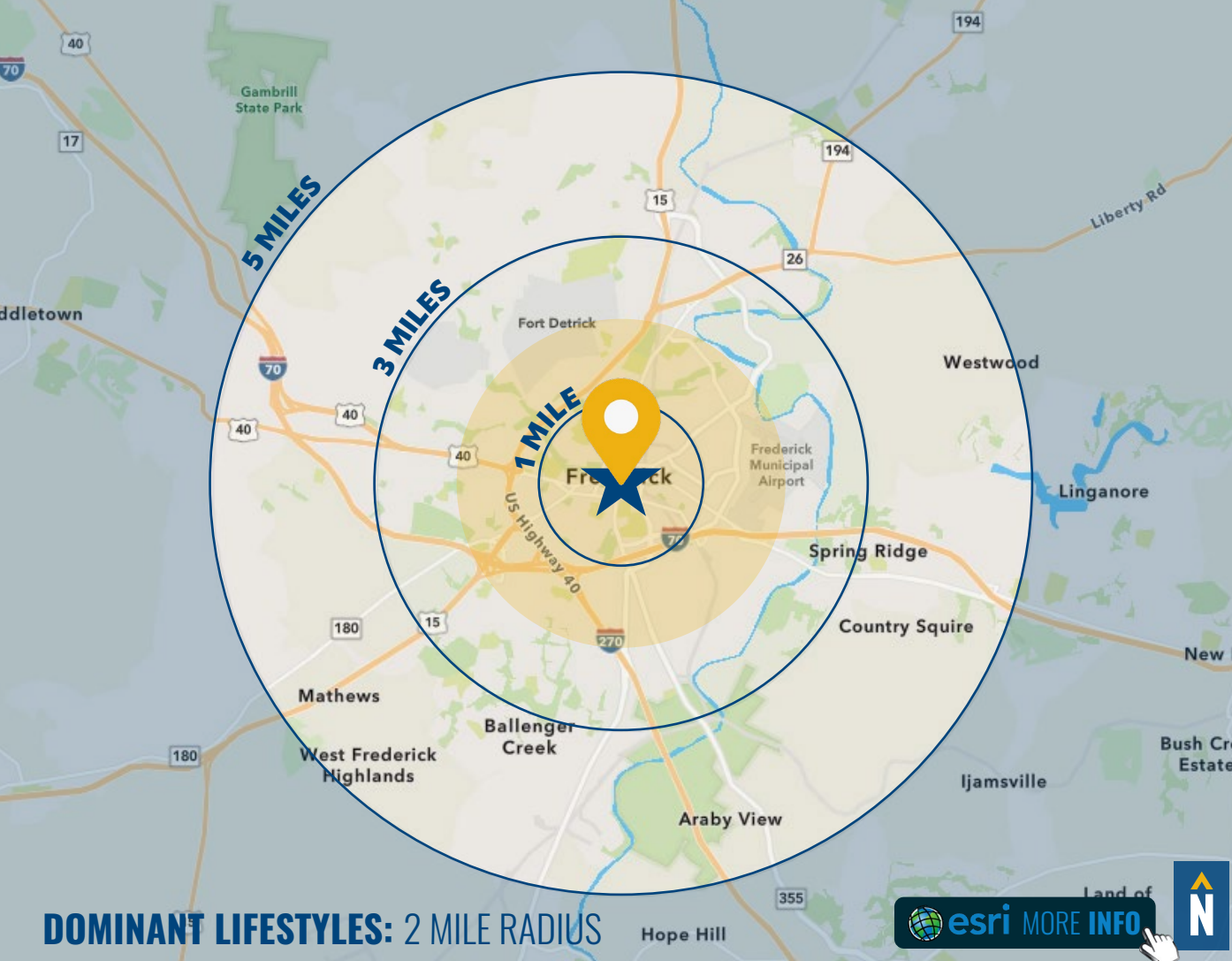


39.4

35.9

37.4

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

15%
BRIGHT YOUNG
PROFESSIONALS



These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**

Median Household Income: **\$54,000**

13%
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

Median Household Income: **\$59,200**

12%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**

Median Household Income: **\$60,000**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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