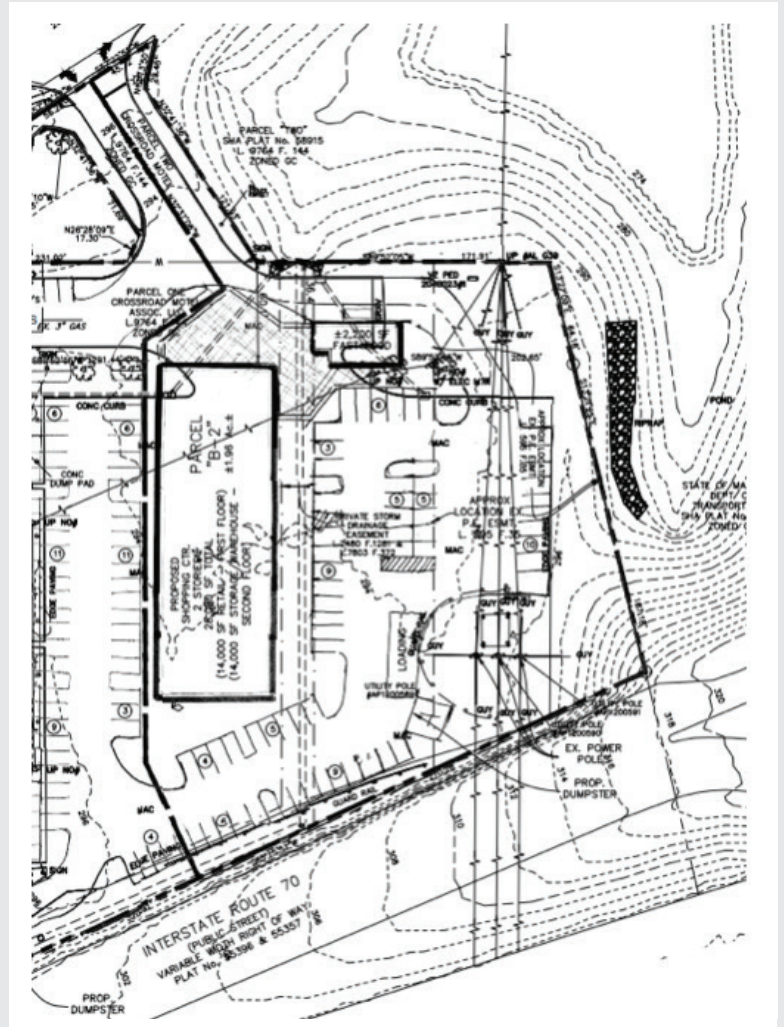


At the I-70 interchange
 Frederick, MD

(30 Monocacy Blvd -Approx 200 yards from Costco)



- Lease Rate Negotiable
- Approx 200 yards from Costco
- Located at northwest quadrant of I-70/ East Street Interchange (i.e. gateway to the City of Frederick)
- Adjacent to Crossroads Wine & Liquor (A mega 14,000+ Wine & Liquor Warehouse).
- Accommodates a drive-thru with bldg. of approx. 2,200 to 2,800 Square Feet
- Great for a variety of possible uses; fast food, specialty retail, auto services, car wash, urgent care/healthcare, bank/ financial services etc.
- High median household income submarket



tyler duncan realty partners
<https://td-realty.com/>



Amy Young (O) 301-831-8575
 (C) 240-604-1882

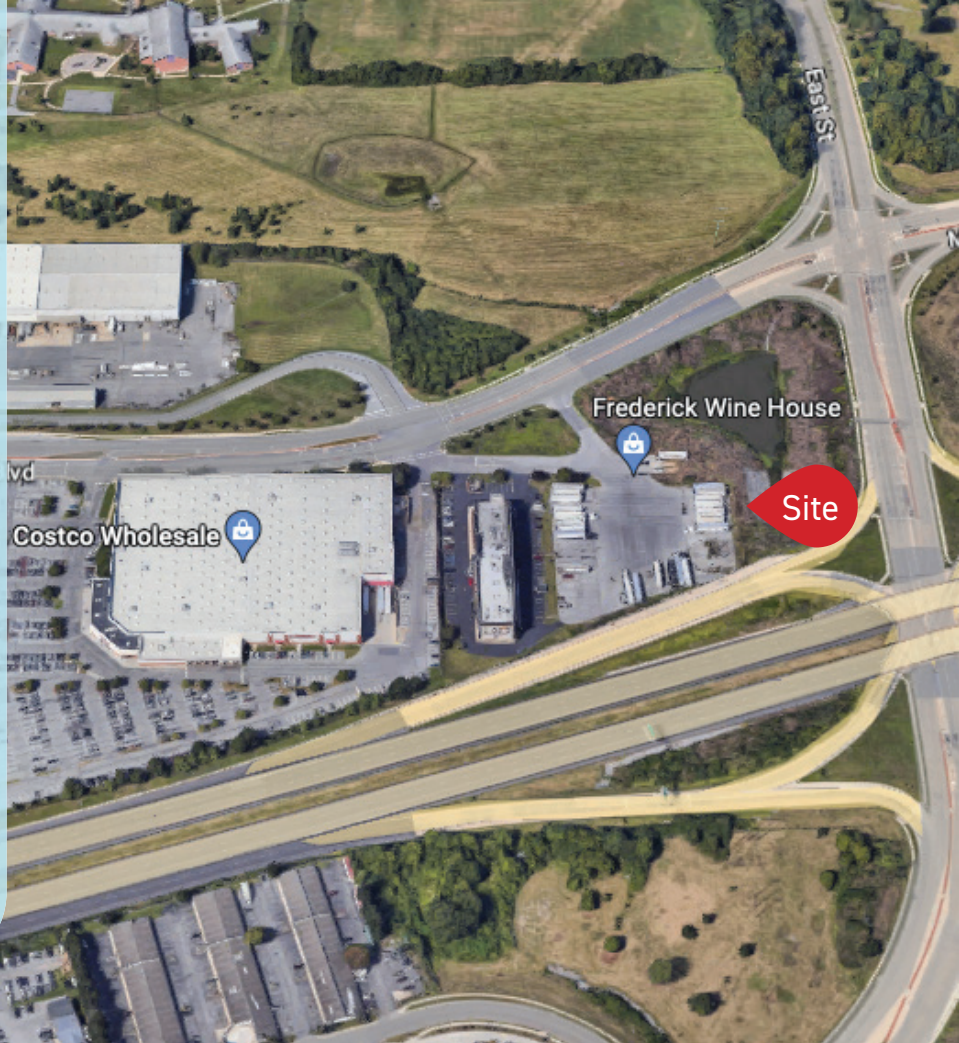
Amy@Tylerco.com
 Sales & Leasing Associate



GROUND LEASE OPPORTUNITY

At the I-70 interchange
Frederick, MD

(30 Monocacy Blvd -Approx 200
yards from Costco)



HIGHLIGHTS

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Site PLAN Concept

CROSSROADS WINE & LIQUOR (14,000+ SF) ALREADY IN-PLACE

