

**LEASE
GROUND LEASE
BUILD-TO-SUIT**

COMMERCIAL / RETAIL / FLEX SITE ON 4.2± AC

9025 Baltimore Rd, Frederick, MD 21704 | (UP TO 46K SF)



All information contained herein is deemed reliable, but not guaranteed.



Seamus Fitzgerald

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QUICK FACTS

AVAILABILITY	Up to 46,000± SF on 4.2± acres
SPACE TYPE	Commercial / Retail / Flex
LEASE RATE	Inquire
DATE AVAILABLE	Inquire
STATUS	Site Plan Approved
ZONING	GC (General Commercial, Frederick County)



Existing Buildings Comprised of up to 16,100± SF



Expansion up to 46,000 SF



Sewer Classification S-3



Water On Site



Easy Access to I-70 and Adjacent to Spring Ridge Community (1,895 Homes, 6,000 Residents)

Fitzgerald Realty Group, Inc. ("FRG") is pleased to present a Commercial / Retail / Flex opportunity to lease / ground lease / build-to-suit / redevelop flexible commercial space at 9025 Baltimore Rd, ideally situated within one of Frederick's most accessible and desirable business corridors. This 4.2-acre property currently features four buildings totaling approximately 16,100± SF, with the ability to expand up to 46,000± SF to accommodate a wide range of business operations. Zoned General Commercial, the site offers flexible development options, easy access to I-70, and is conveniently located adjacent to the Spring Ridge Community (1,895 Homes, 6,000 Residents), providing a strong surrounding customer and workforce base.

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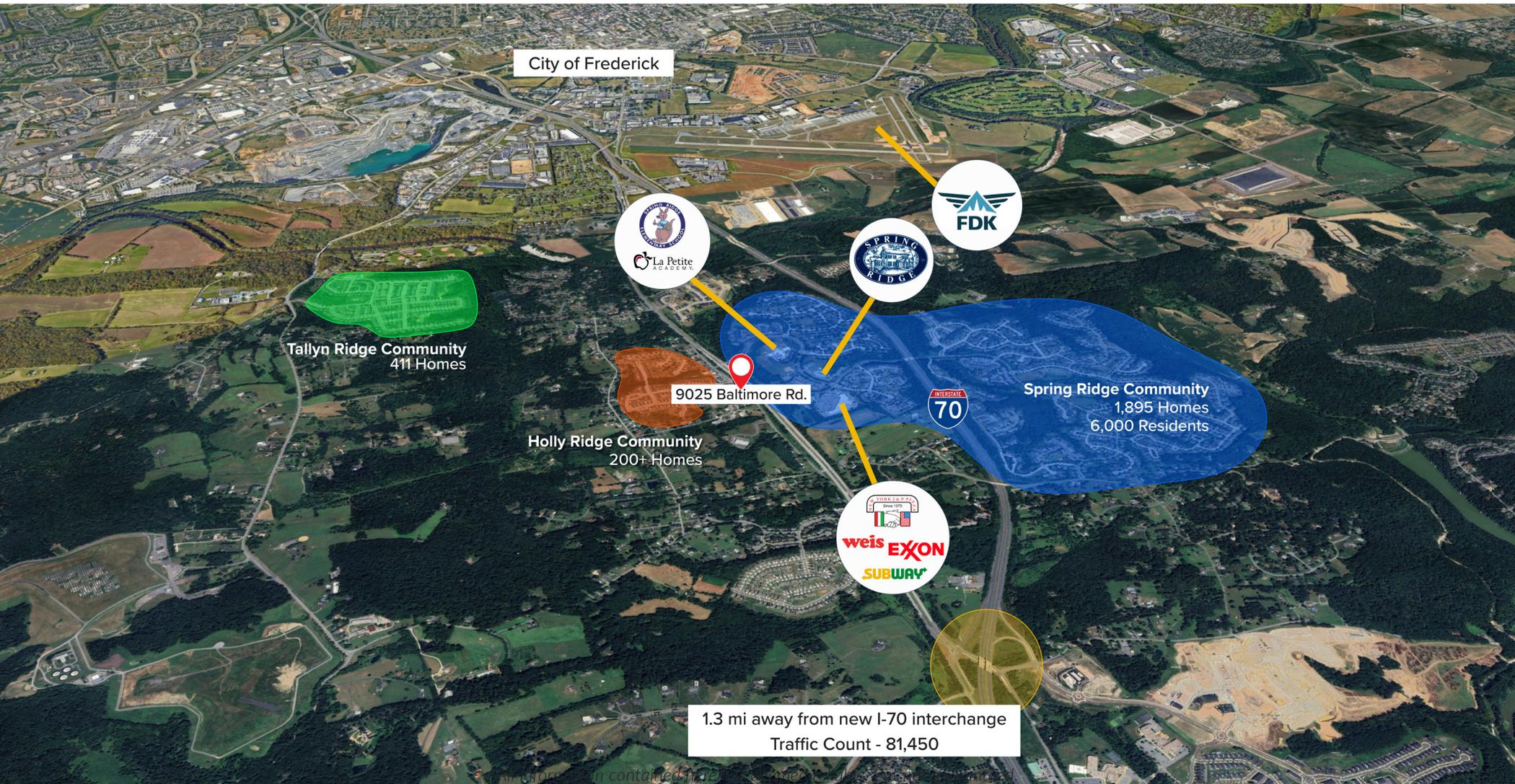
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NEIGHBORHOOD AERIAL

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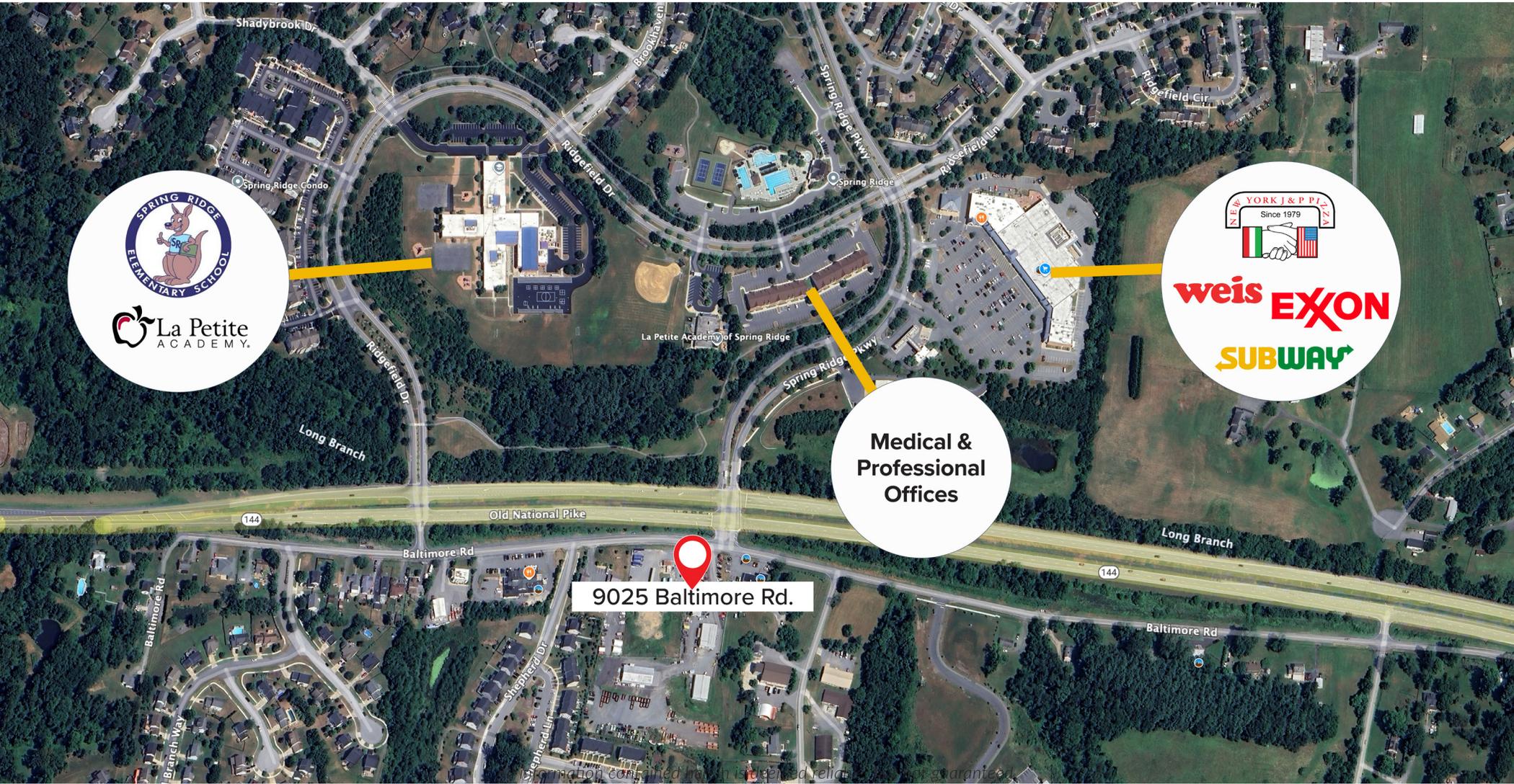
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MARKET AERIAL

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9025 Baltimore Rd, Frederick, MD 21704 | (UP TO 46K SF)



Spring Ridge Elementary School
La Petite Academy

Medical & Professional Offices

New York & P.P.L. Since 1979
weis EXXON SUBWAY

9025 Baltimore Rd.

FITZGERALD
REALTY GROUP, INC.

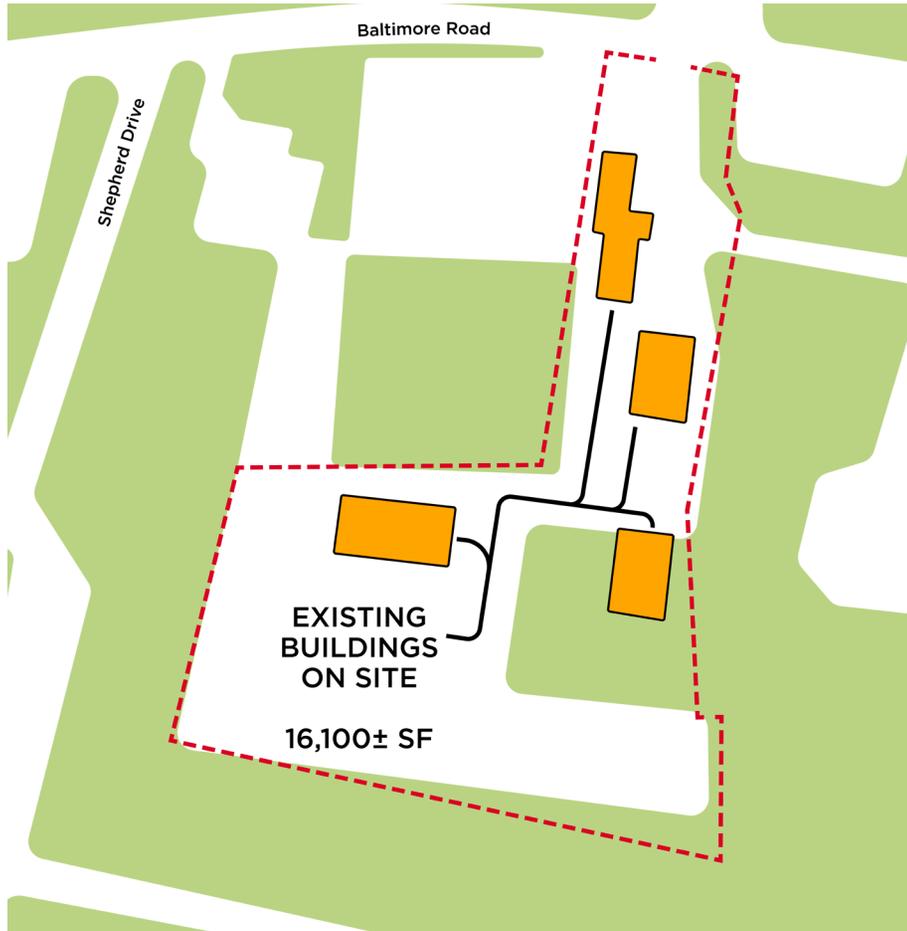
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SITE PLAN

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DEMOGRAPHICS PROFILE

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Frederick, MD
9025 Baltimore Rd
Radius of 5 miles
2025



KEY
FACTS

POPULATION
115,223

MEDIAN AGE
38.4

HOUSEHOLDS
42,910



EDUCATION

HIGH SCHOOL
18.0%

BACHELOR'S
27.4%

GRADUATE
25.3%



INCOME

MEDIAN HHI
\$118,762

PER CAPITA INCOME
\$55,866

AVERAGE HHI (\$)
\$149,226



BUSINESS

TOTAL
BUSINESSES
5,857

TOTAL
EMPLOYEES
73,568

DAYTIME
POPULATION
136,456

FOOD SERVICE &
DRINKING PLACES
334

PROFESSIONAL PRIDE:

Most residents are married with K-12 children. Over half hold bachelor's or graduate degrees, working in technology, engineering, and management, often from home. Households typically have dual, high incomes. They live in new, owner-occupied single-family homes in growing outer suburbs and exurbs, often with mortgages.

BOOMBURBS:

This segment comprises predominantly young, married couples (25-54) with or without children. They typically have upper-tier incomes, working full-time in government, management, sales, business, and finance. They live in newer single-family homes (built 2000+), valued at \$300,000-\$500,000, and often own three or more vehicles. Nearly a third of the population is under 18.

CITY GREENS:

Over half of residents 25+ hold bachelor's or graduate degrees. Married couples dominate, but nonfamily households are notable. Most households have dual incomes, primarily in healthcare, education, and retail. Homeownership is slightly above average, with most homes valued at \$200K-\$500K. Rents are higher, yet vacancy rates are low. Housing is older (many pre-1970) with more single-family attached units.

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