

FOR LEASE Available Immediately

205 Frederick Road

Thurmont, MD 21788

Overview

Freestanding building available across from Weis grocery store in the Frederick County community of Thurmont, MD. Located approximately 17 miles north of Frederick, the property can be re-tenanted or redeveloped for up to 18,000 SF of new retail/restaurant space. Parcel offers visibility and access to/from US 15 at the Thurmont Boulevard interchange. Landlord will consider a variety of options for redevelopment and a wide range of tenants.

Quick Facts

Size	4,176 square feet
Availability	Immediate
Land Size	3.0 acres
Parking	95 spaces
Net Charges	\$2.75 psf CAM; \$0.45 psf INS; \$2.15 psf TAX
Zoning	GB (General Business)

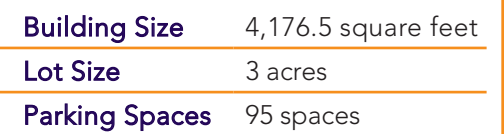
2024 Demographics

	1 miles	5 miles	10 miles
 POPULATION	2,648	12,133	59,088
 HOUSEHOLDS	1,070	4,732	21,711
 AVG. HH INCOME	\$108,436	\$117,925	\$124,052
 DAYTIME POPULATION	9,658	23,590	84,438
 TRAFFIC COUNTS	33,432 AADT (Catoclin Mountain Hwy - US 15)		

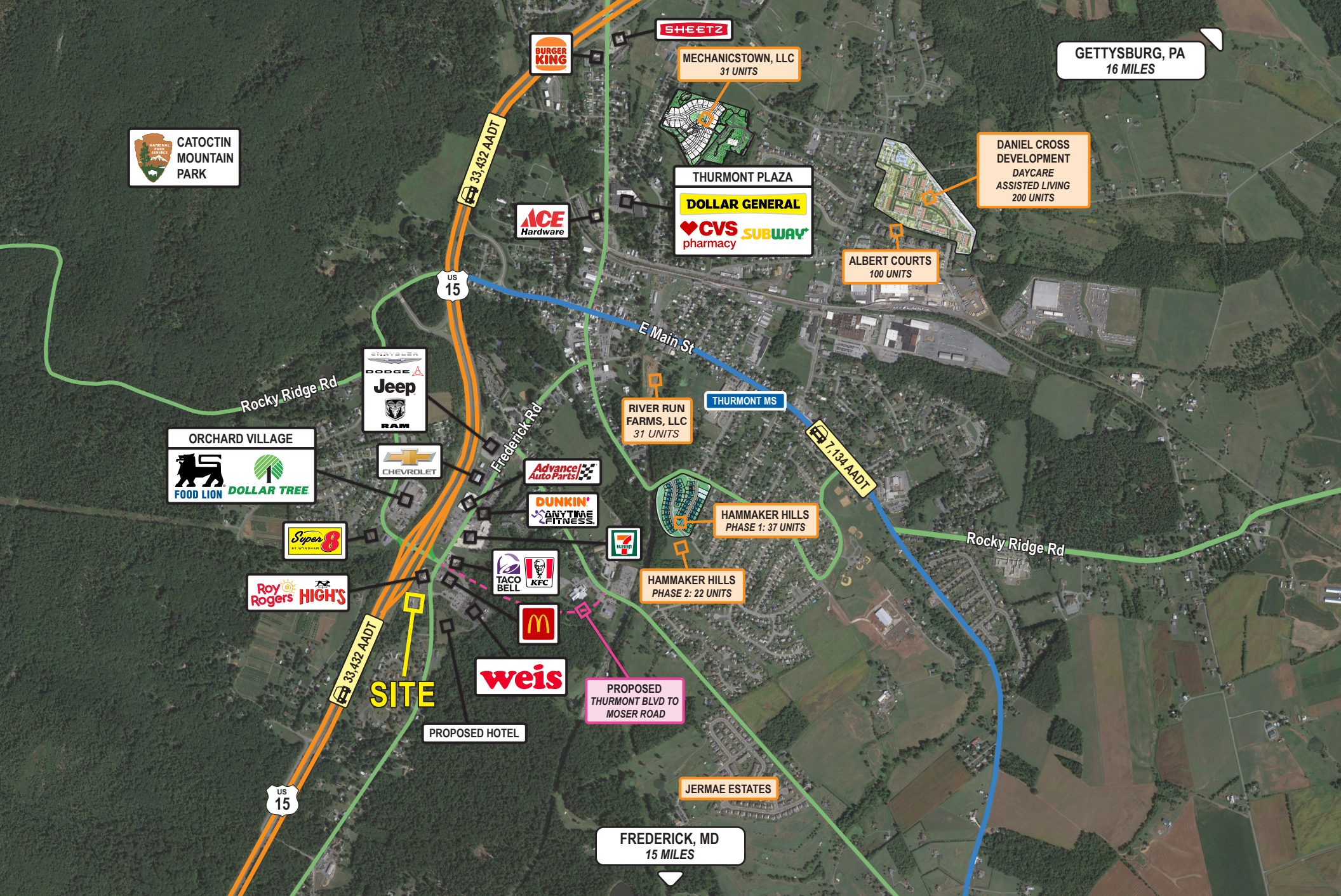
segall
GROUP

COMMERCIAL REAL ESTATE









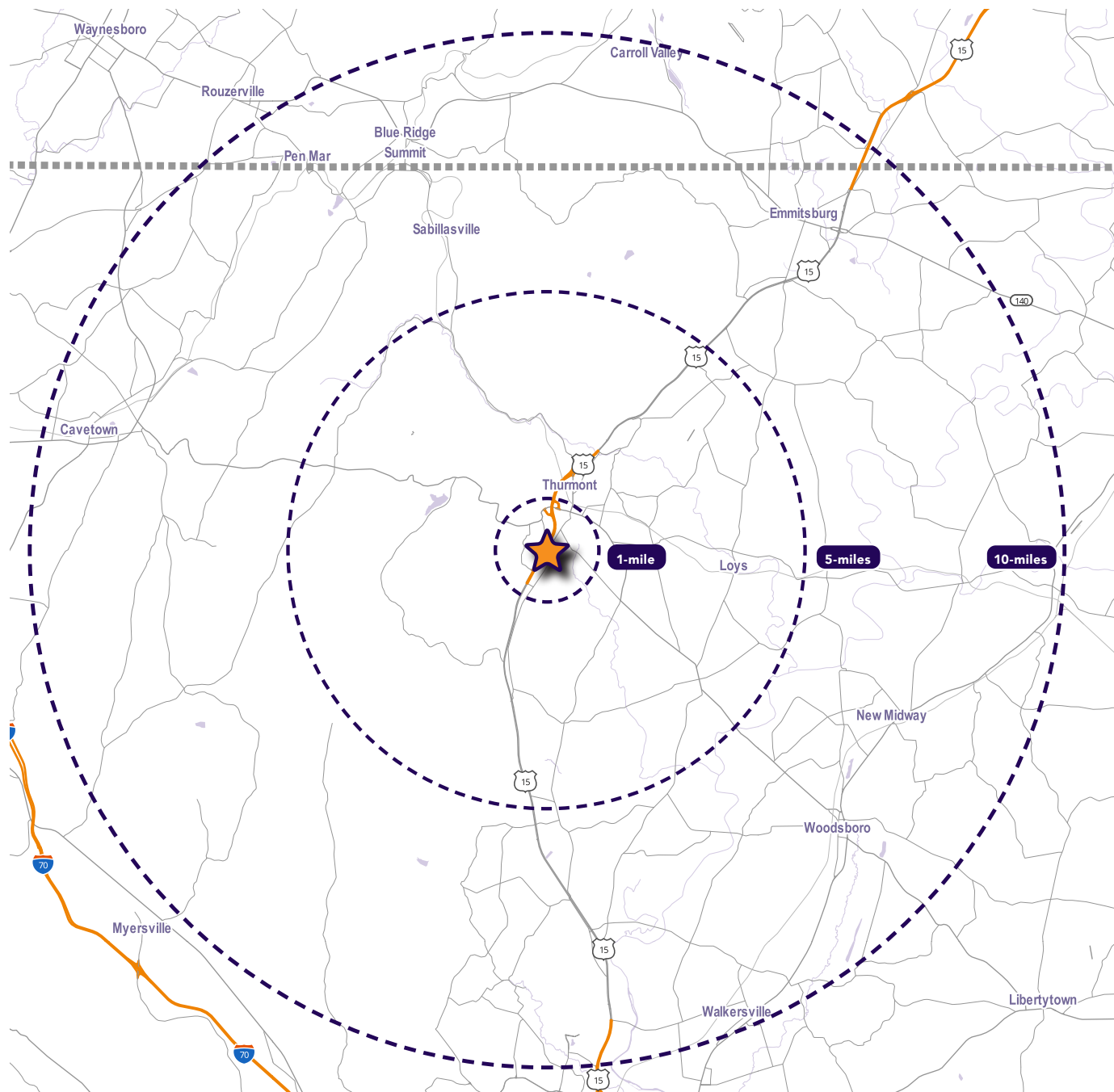
Interested? Contact:

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📱 410.960.0361



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of
REALTY RESOURCES

**RETAIL
READY.**

segall
GROUP