



**OFFERING MEMORANDUM**

# 1728 NORTH MARKET STREET

Frederick, Maryland 21707

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FOR SALE · DELIVERED VACANT

## \$2,765,000

**OWNER-USER OPPORTUNITY**



## CONFIDENTIALITY & DISCLAIMER

# Confidential Offering Memorandum

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This Offering Memorandum has been prepared by Mackintosh Commercial Brokerage solely for the use of prospective purchasers in evaluating the property at 1728 North Market Street, Frederick, Maryland. It is intended for the recipient only and may not be reproduced or distributed to any other party without the prior written consent of Mackintosh Commercial Brokerage.

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**THE OFFERING**

# Owner-User Automotive Facility

1728 North Market Street offers a rare opportunity to acquire a 9,800-square-foot automotive service facility on 2.59 acres in the City of Frederick. Comprising two free-standing buildings with a combined nine service bays and twelve drive-in doors, the property will be delivered vacant at closing — well suited to an owner-user seeking a turnkey service or industrial location on a high-visibility corridor.

**\$2,765,000**  
ASKING PRICE

**±2.59 AC**  
LAND AREA

**±9,800 SF**  
BUILDING AREA

**1920**  
YEAR BUILT

Zoning M1 Industrial

Service Bays Nine

Delivery Vacant at Closing

FAR 0.10

## PROPERTY OVERVIEW

### Two service buildings on a 2.59-acre site

The property consists of two free-standing automotive service buildings positioned on a generous 2.59-acre lot fronting North Market Street. With a floor-area ratio of just 0.10, the site offers substantial paved yard and circulation area for vehicle storage, customer parking, and maneuverability.

Zoned M1 Industrial within the City of Frederick, the property supports a broad range of service, repair, light-industrial, and flex uses for an incoming owner-user.

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|                     |                           |
|---------------------|---------------------------|
| ADDRESS             | <b>1728 N Market St</b>   |
| CITY / COUNTY       | <b>Frederick, MD</b>      |
| ZONING              | <b>M1 - Industrial</b>    |
| LAND AREA           | <b>±2.59 AC</b>           |
| FLOOR-AREA RATIO    | <b>0.10</b>               |
| BUILDINGS           | <b>Two</b>                |
| TOTAL BUILDING AREA | <b>±9,800 SF</b>          |
| CURRENT USE         | <b>Automotive Service</b> |
| DELIVERY            | <b>Vacant at Closing</b>  |



**BUILDING A · FRONT**

**Front Building**

±5,000 SF · 5 service bays

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FOOTPRINT **50' × 100'**

BUILDING AREA **±5,000 SF**

CLEAR HEIGHT **12'**

SERVICE BAYS **5**

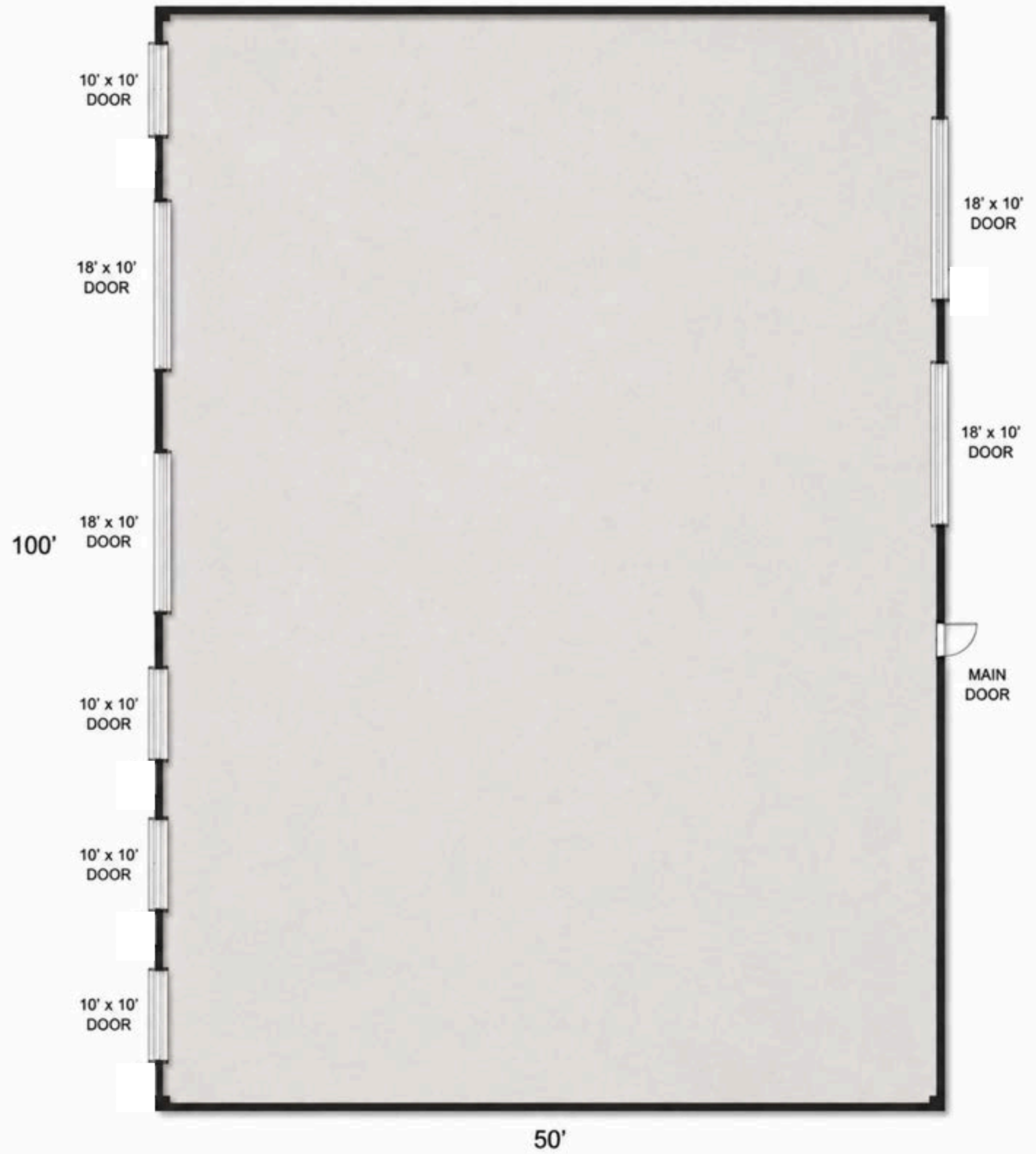
DRIVE-IN DOORS **(4) 10'×10'**  
**(4) 18'×10'**

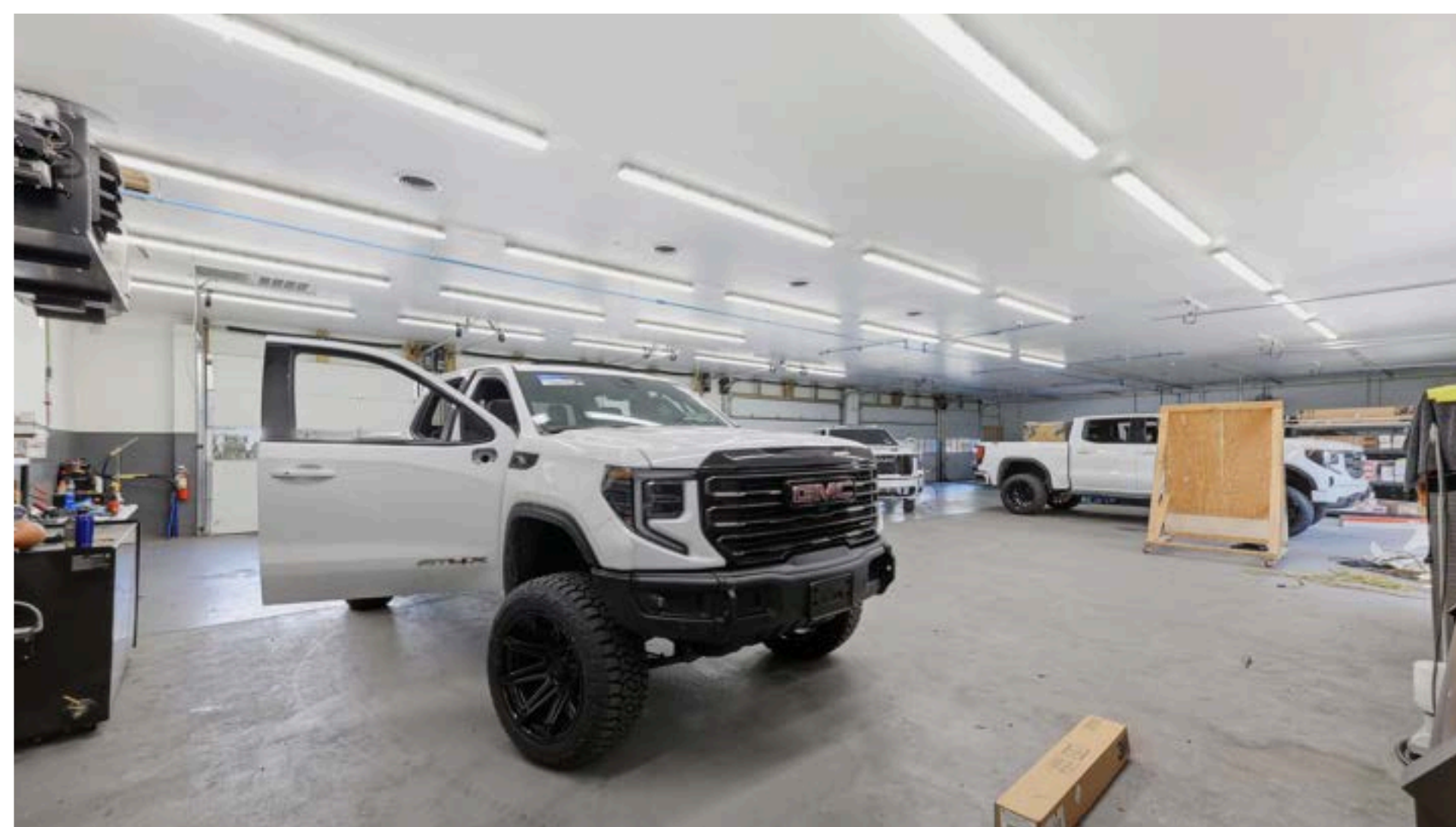
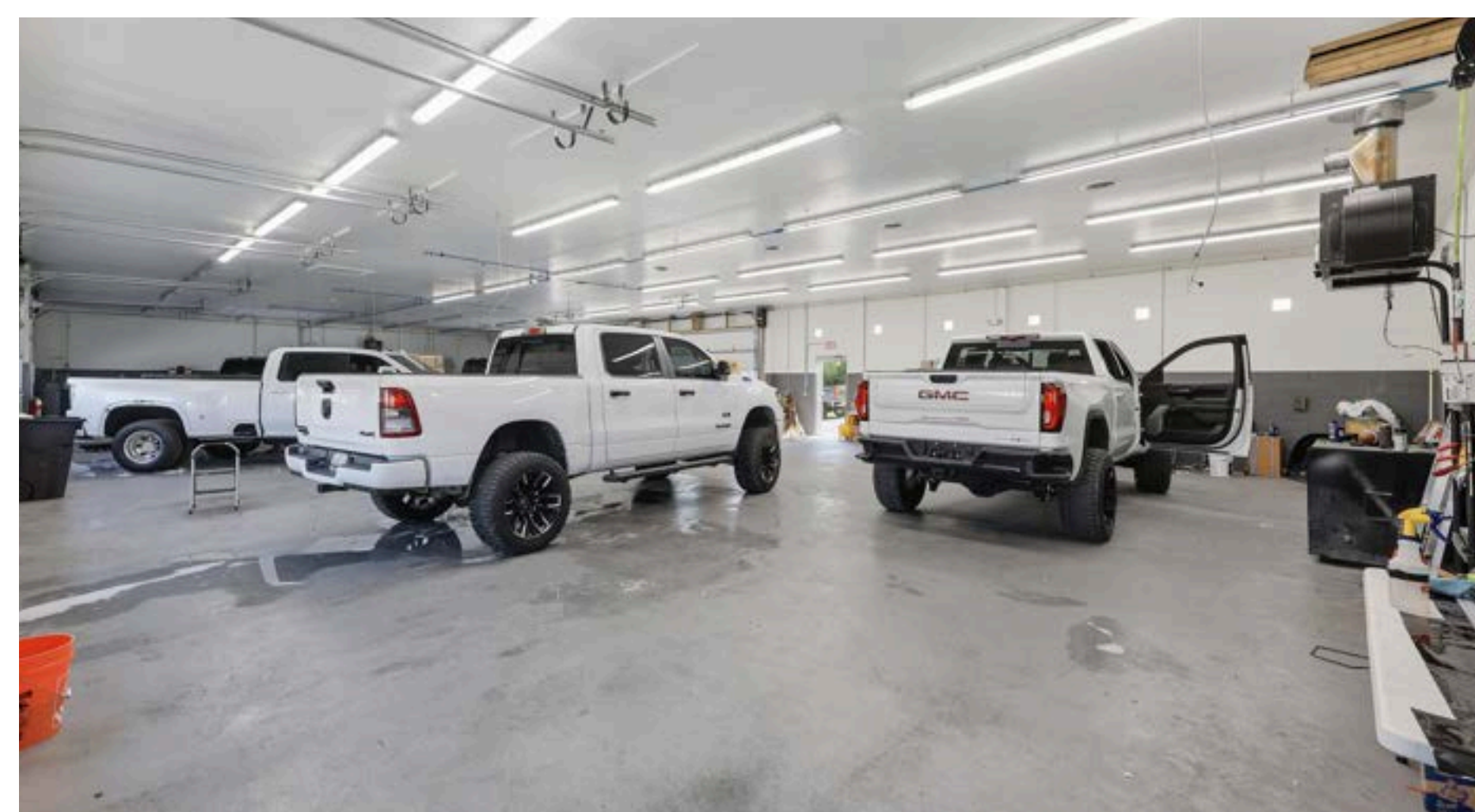
**8**  
DRIVE-IN DOORS

**5**  
AUTO BAYS

# BUILDING A · FRONT

## FLOORPLAN







## **BUILDING B · REAR**

# **Rear Building**

±4,800 SF · 4 service bays

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FOOTPRINT **40' × 120'**

BUILDING AREA **±4,800 SF**

CLEAR HEIGHT **10'10" -12'**

SERVICE BAYS **4**

DRIVE-IN DOORS **(4) 10'×10'**

**4**

DRIVE-IN DOORS

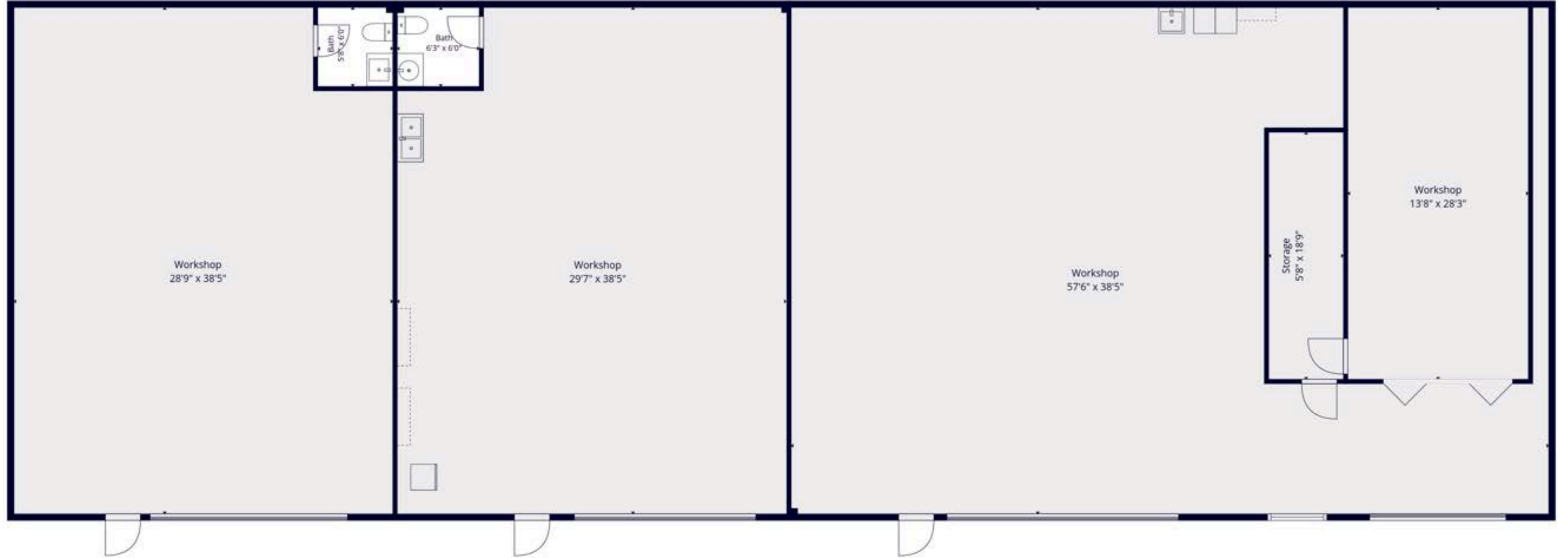
**4**

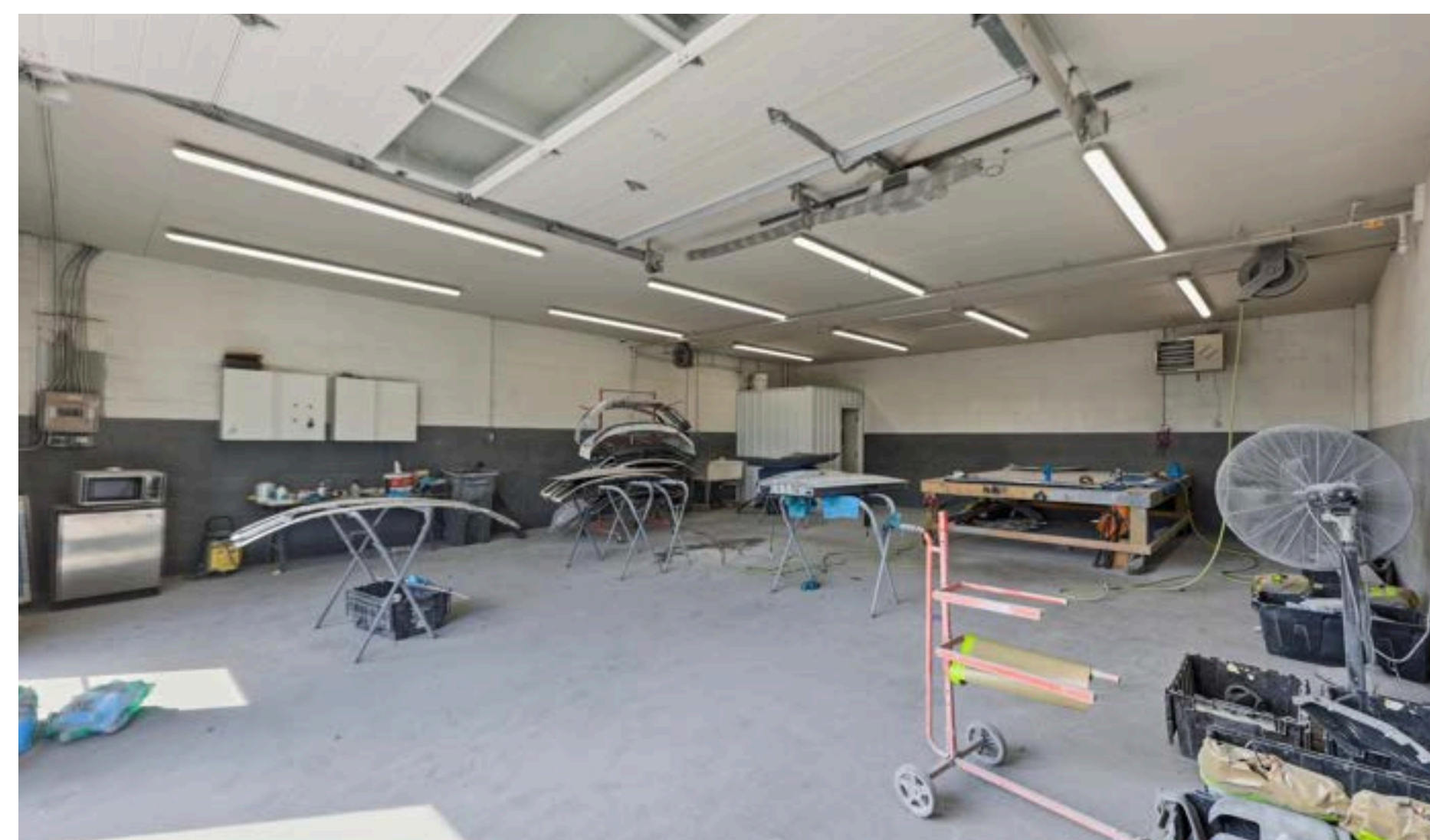
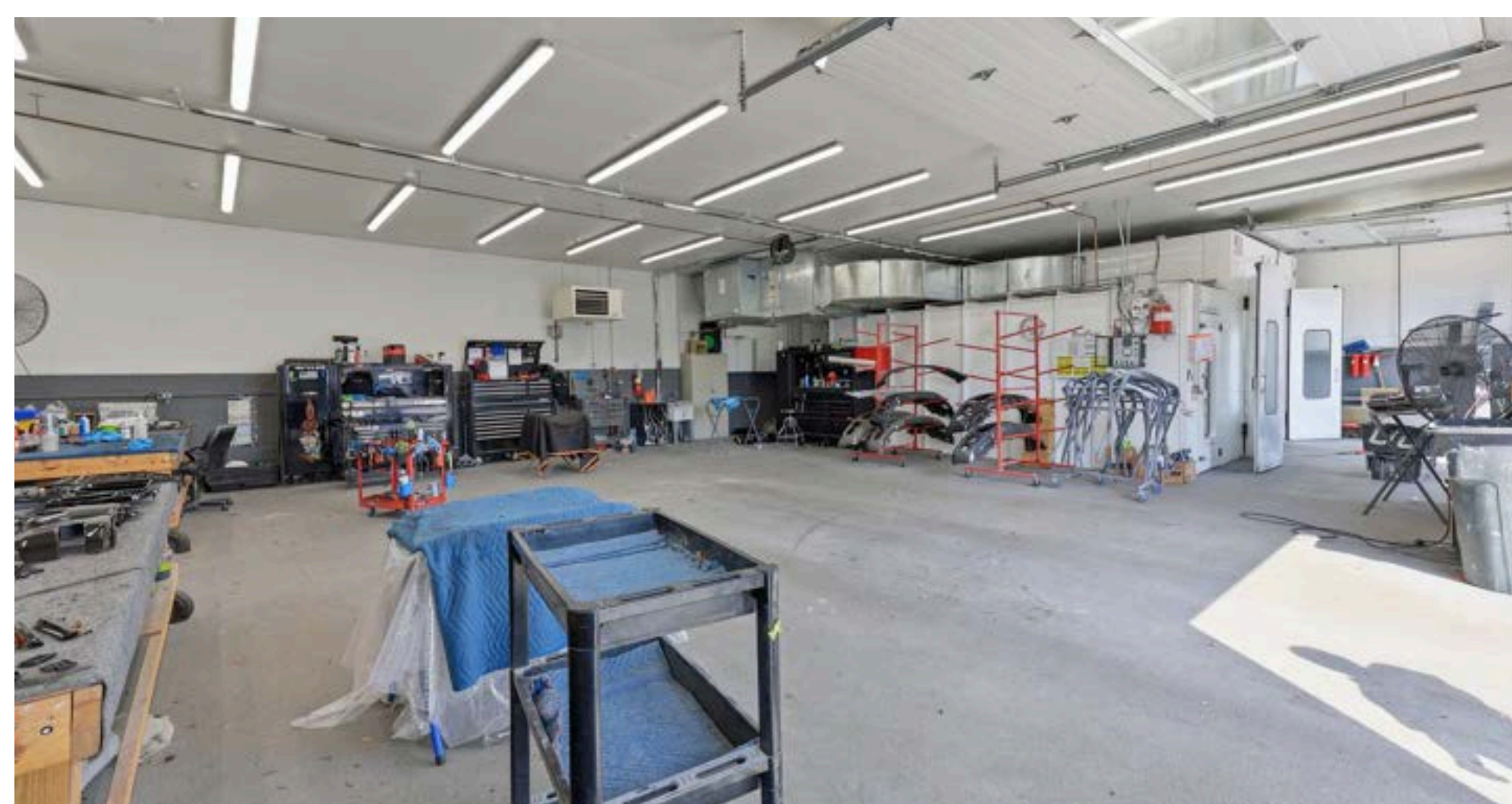
AUTO BAYS

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# BUILDING B · REAR

## FLOORPLAN





## SITE PLAN & IMPROVEMENTS

**±9,800 SF across two buildings on ±2.59 acres**



**BUILDING A - FRONT**  
**±5,000 SF · 5 bays**

**BUILDING B - REAR**  
**±4,800 SF · 4 bays**

**LAND AREA** **±2.59 AC**

**FLOOR-AREA RATIO** **0.10**

**ZONING** **M1 Industrial**

Generous paved yard and parking surround both structures and additional unimproved land, supporting vehicle storage and circulation.

## STRATEGIC ACCESS

DIRECT ACCESS TO ROUTE 15 AND ROUTE 26 CONNECTING FREDERICK TO MAJOR MARKETS THROUGHOUT THE MID-ATLANTIC REGION.

## NEARBY RETAIL & AMENITIES

Wegmans

Lowe's

Chipotle

HomeGoods

T.J. Maxx

McDonald's

PetSmart

Marshalls

Buffalo Wild Wings

IHOP

Cava

MedStar Health

## 1728 N. MARKET STREET

### A RARE INFILL OPPORTUNITY IN THE HEART OF FREDERICK

Positioned along one of Frederick's most established commercial corridors, 1728 N. Market Street offers a unique opportunity to acquire a well-located infill property surrounded by a strong mix of national retailers, restaurants, fitness centers, and essential services.

With exceptional visibility, convenient access to major routes, and proximity to a growing residential base, this property is ideally suited for investors and owner-users seeking long-term value in a dynamic market.

1728 N MARKET ST

N. MARKET ST  
10,650 VPD

ROUTE 15  
78,940 VPD



### DYNAMIC TRADE AREA

Surrounded by established neighborhoods and a growing population base.



### STRONG MARKET FUNDAMENTALS

Frederick continues to experience sustained economic growth and business investment.



### IDEAL FOR A VARIETY OF USES

Well-suited for retail, service providers, or mixed-use development.



### LONG-TERM INVESTMENT

A core asset in a high-barrier submarket with limited infill availability.

# HIGHLY ACSESSABLE LOCATION

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Downtown Frederick serves as the economic and cultural hub of Frederick County, Maryland's fastest-growing county. Known for its historic charm, walkable streets, vibrant dining scene, and thriving business community, Downtown Frederick continues to attract residents, visitors, and employers from across the region. Supported by strong population growth, a diverse economy, and proximity to the Washington-Baltimore corridor, Downtown Frederick remains one of the Mid-Atlantic's most desirable locations for commercial investment and business growth.

## DEMOGRAPHICS

|                        |           |
|------------------------|-----------|
| 2021 Total Population: | 279,835   |
| 2025 Total Population: | 302,883   |
| 2023-2026 Growth Rate: | ~8.00%    |
| Avg. Home Value        | \$506,000 |
| Avg. Household Income  | \$122,002 |
| Median Age             | 39        |



# Why 1728 North Market Street

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- 01 Delivered vacant at closing**

A rare owner-user opportunity with no tenancy to assume — occupy the full facility from day one.
- 02 Two buildings, ±9,800 SF**

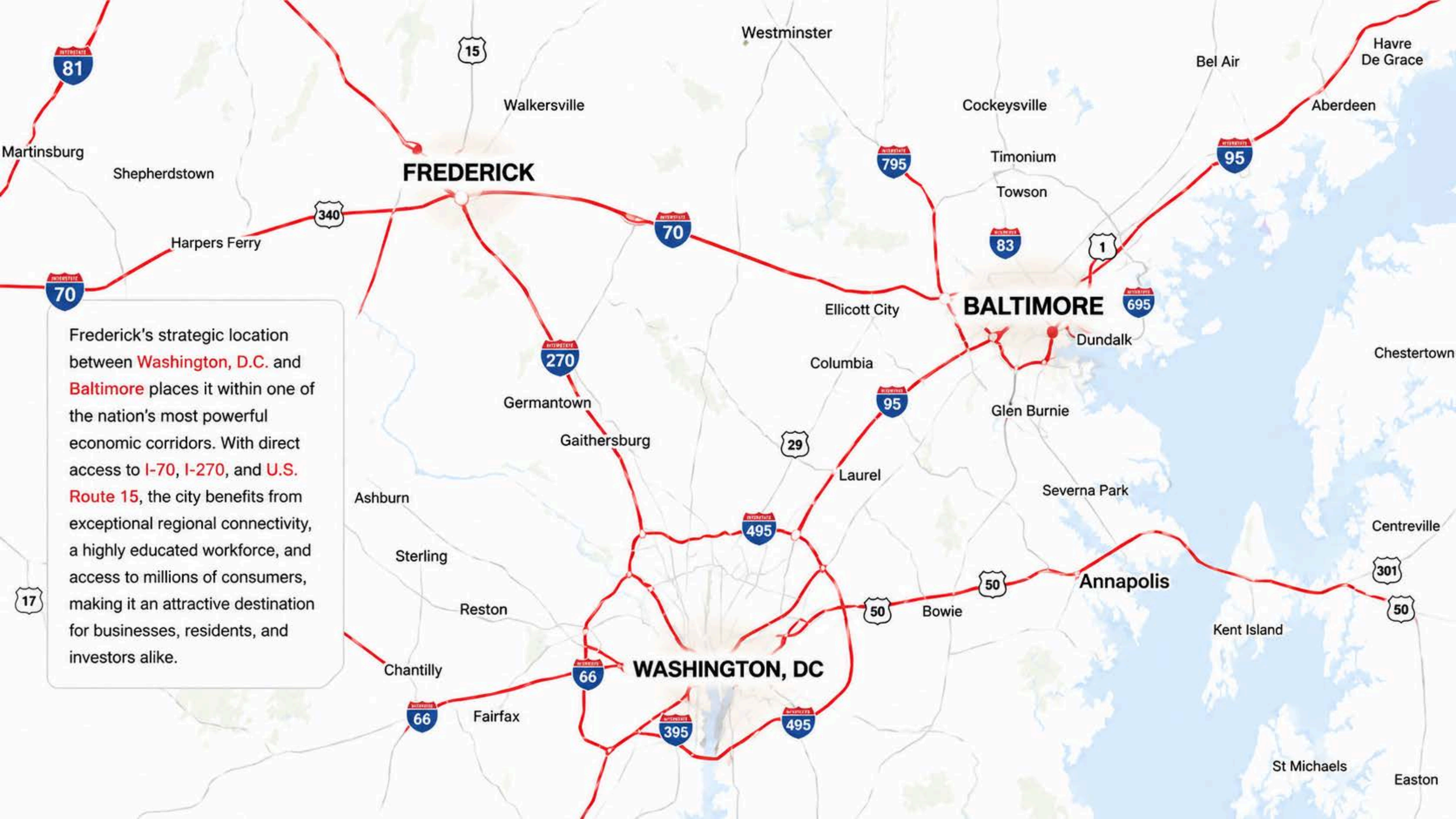
Front and rear service buildings on ±2.59 acres provide flexible operating and storage configurations.
- 03 Functional service improvements**

Nine auto bays and twelve drive-in doors — including four oversized 18' doors — ready for service use.
- 04 Flexible M1 industrial zoning**

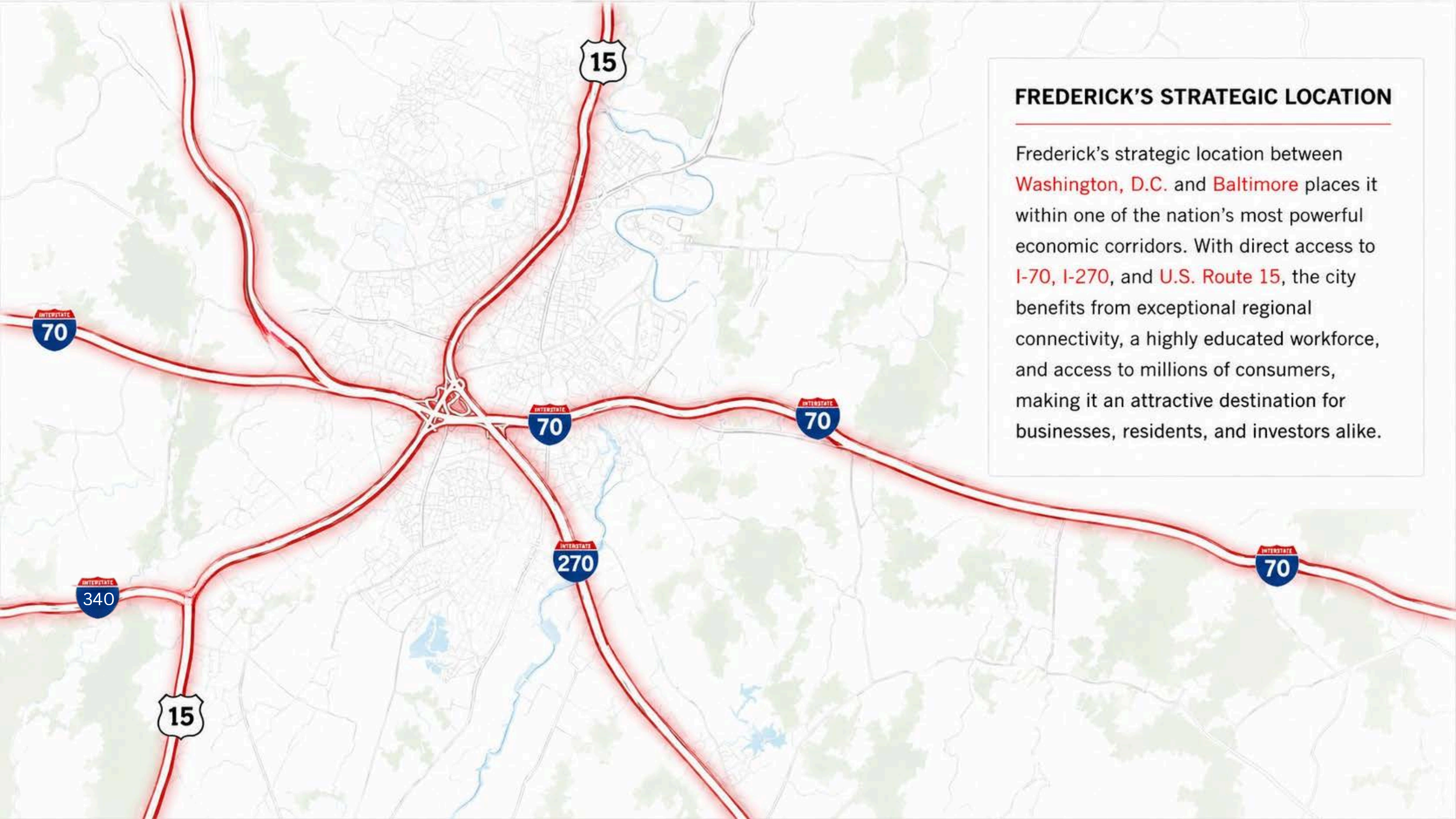
City of Frederick M1 zoning supports a broad range of service, repair, and light-industrial uses.
- 05 High-visibility corridor**

Direct frontage on heavily traveled North Market Street, Frederick's primary north-south arterial.
- 06 Strong regional access**

Minutes to US-15, I-70, and downtown Frederick, with connectivity to the I-270 commuter corridor.



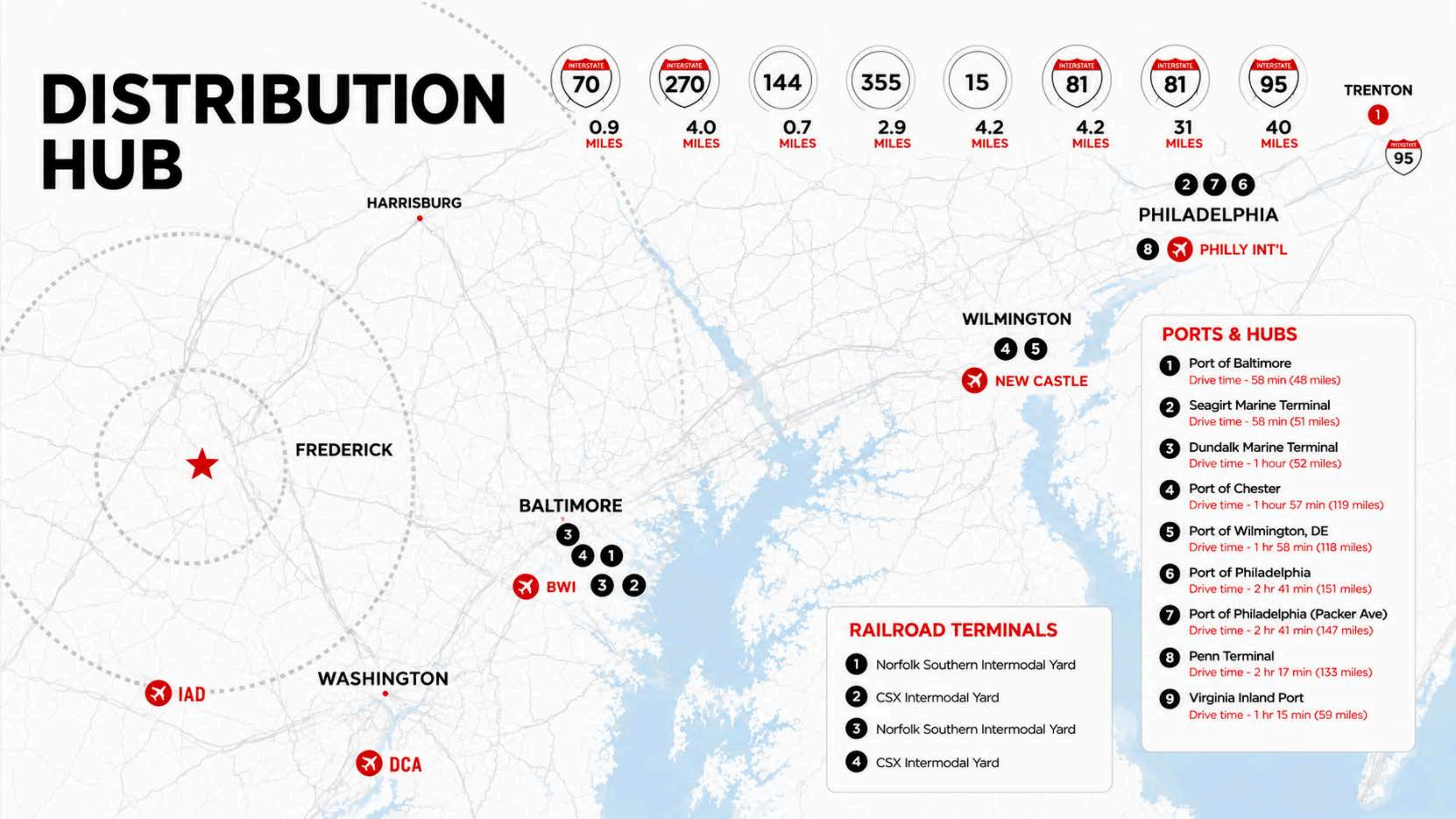
Frederick's strategic location between **Washington, D.C.** and **Baltimore** places it within one of the nation's most powerful economic corridors. With direct access to **I-70**, **I-270**, and **U.S. Route 15**, the city benefits from exceptional regional connectivity, a highly educated workforce, and access to millions of consumers, making it an attractive destination for businesses, residents, and investors alike.



### FREDERICK'S STRATEGIC LOCATION

Frederick's strategic location between **Washington, D.C.** and **Baltimore** places it within one of the nation's most powerful economic corridors. With direct access to **I-70**, **I-270**, and **U.S. Route 15**, the city benefits from exceptional regional connectivity, a highly educated workforce, and access to millions of consumers, making it an attractive destination for businesses, residents, and investors alike.

# DISTRIBUTION HUB



INTERSTATE  
**70**

0.9  
MILES

INTERSTATE  
**270**

4.0  
MILES

**144**

0.7  
MILES

**355**

2.9  
MILES

**15**

4.2  
MILES

INTERSTATE  
**81**

4.2  
MILES

INTERSTATE  
**81**

31  
MILES

INTERSTATE  
**95**

40  
MILES

TRENTON

1

INTERSTATE  
**95**

HARRISBURG

2 7 6

PHILADELPHIA

8 ✈️ PHILLY INT'L

WILMINGTON

4 5

✈️ NEW CASTLE

FREDERICK



BALTIMORE

3  
4 1  
✈️ BWI 3 2

WASHINGTON

✈️ IAD

✈️ DCA

## PORTS & HUBS

- 1 Port of Baltimore  
Drive time - 58 min (48 miles)
- 2 Seagirt Marine Terminal  
Drive time - 58 min (51 miles)
- 3 Dundalk Marine Terminal  
Drive time - 1 hour (52 miles)
- 4 Port of Chester  
Drive time - 1 hour 57 min (119 miles)
- 5 Port of Wilmington, DE  
Drive time - 1 hr 58 min (118 miles)
- 6 Port of Philadelphia  
Drive time - 2 hr 41 min (151 miles)
- 7 Port of Philadelphia (Packer Ave)  
Drive time - 2 hr 41 min (147 miles)
- 8 Penn Terminal  
Drive time - 2 hr 17 min (133 miles)
- 9 Virginia Inland Port  
Drive time - 1 hr 15 min (59 miles)

## RAILROAD TERMINALS

- 1 Norfolk Southern Intermodal Yard
- 2 CSX Intermodal Yard
- 3 Norfolk Southern Intermodal Yard
- 4 CSX Intermodal Yard

FOR MORE INFORMATION

# Schedule a tour or request due diligence



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