

**FOR LEASE** Available Immediately



## 815 N. Prince Frederick Boulevard

Prince Frederick, MD 20678

### Overview

Multi-tenant building at a signalized intersection with convenient access to Solomons Island Road. The site is located within the main regional draw among other national retail and within close proximity to Calvert Health Medical Center and Calvert area schools.

### Quick Facts

Availability	Immediate
Size	1,496 square feet
Rental Rate	Negotiable
Net Charges	\$7.38 per square foot
Zoning	TC - Town Center
Nearby Tenants	



2024 Demographics	3 miles	5 miles	10 miles
POPULATION	10,909	23,925	69,715
HOUSEHOLDS	3,733	8,116	24,136
AVG. HH INCOME	\$139,392	\$152,525	\$153,759
DAYTIME POPULATION	12,417	25,120	51,338
TRAFFIC COUNT	45,472 AADT (Solomons Island Rd)		

<b>Total Lot Area:</b>	<b>90,363 SF</b> <b>(±2.07 Acres)</b>
- CFT LOT	50,568 SF (56.0%)
- PX LOT	39,795 SF (44.0%)
<b>Building Area:</b>	<b>8,782 SF</b>
- CFT Multi-tenant	6,482 SF
- PX FSDT	2,300 SF
<b>Required Parking:</b>	<b>85 Spaces</b>
- CFT Multi-tenant	46 Spaces
- restaurant - 2,855 sf / 90 sf =	32 spaces
- medical - 3,488 sf / 250 sf =	14 spaces
- PX FSDT	39 Spaces
<b>Provided Parking:</b>	<b>85 Spaces</b>
- CFT	46 Spaces
- PX FSDT	39 Spaces
* Restaurant Use: 1 parking space / 60 s.f. (PX on 1 single parcel)	
* Restaurant Use: 1 parking space / 90 s.f.	
* Business/Medical Use: 1 parking space / 250 s.f.	
* Retail Use: 1 parking space / 200 s.f.	





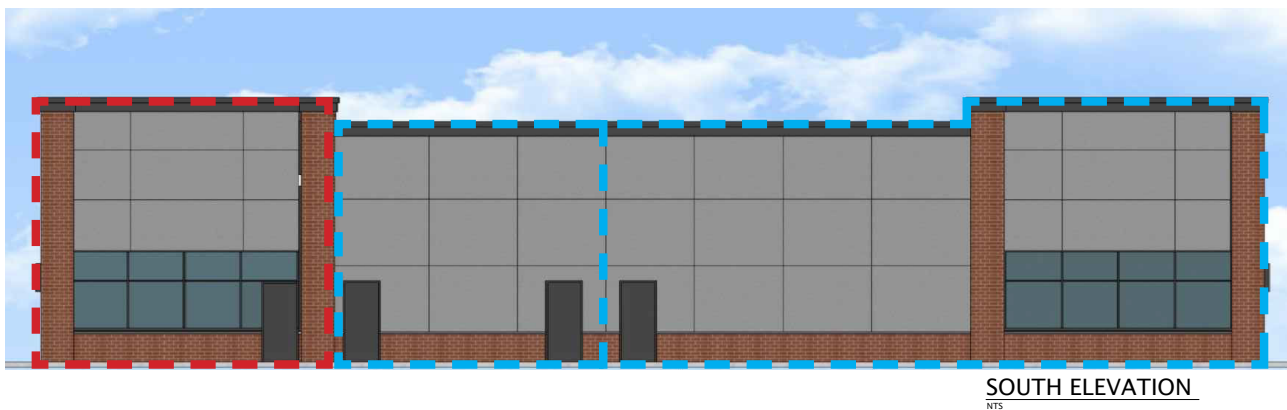
**815 N. Prince Frederick Boulevard** / Prince Frederick, MD 20678



LEASED 3,499 SF

LEASED 1,356 SF

AVAILABLE 1,496 SF













# Interested? Contact:

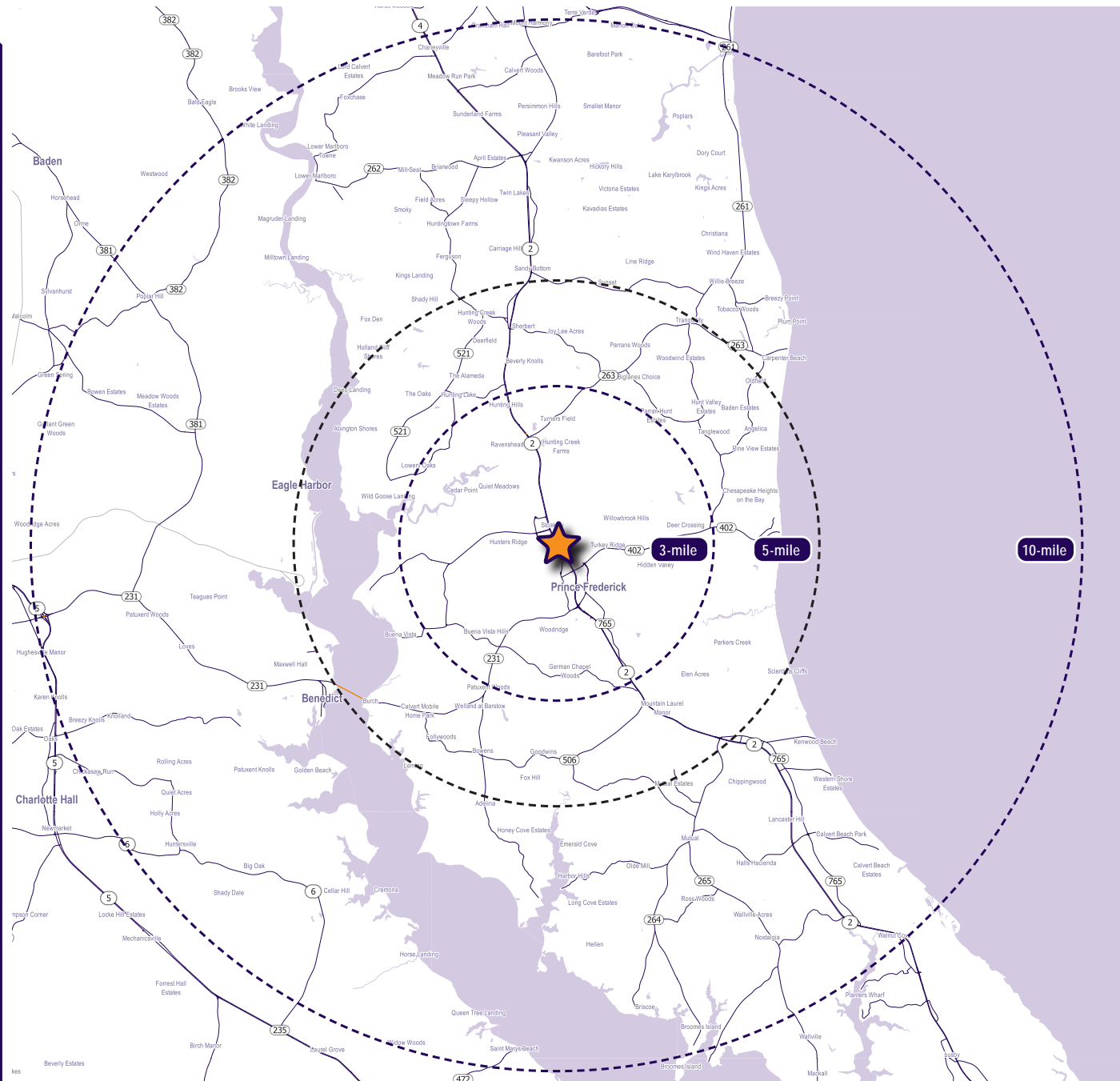
**Jonathan Garritt**

✉ jgarritt@segallgroup.com

☎ 410.753.3942

📞 443.223.0662

*cf*  
NV Developments, LLC



## 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