



**FREDERICK
COMMERCIAL
REAL ESTATE**

LEASE

**801 TOLL HOUSE AVE, UNIT A3
Frederick, MD**

*Professional Office Space for Lease
in Frederick Medical Center Near
Downtown Frederick*

PROPERTY OVERVIEW

Building Size
1,521 SF +/-

Zoned
Professional Business

Lease Rate
\$17.50 PSF NNN
(\$6.30 NNN PSF)

Features

- .2 miles from Frederick Health Hospital
- .4 miles from Hood College
- Minutes away from US Route 15, I-70 and I-270
- ADA compliant
- Natural light
- Unit is visible from Toll House Ave





FREDERICK COUNTY DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population*	46,145	135,038	218,443
2023 Total Households	18,641	51,603	80,836
Median Household Income	\$96,842	\$111,399	\$125,817

*Source: Costar.com


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*Call us about this fantastic
 opportunity or learn more online.*

Frederick-Commercial.com
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