

FOR LEASE



Waverley Center

45 Waverley Drive, Frederick, MD 21702

Overview

- Strong neighborhood strip off the Golden Mile in Frederick, MD
- Rare small shop vacancy with stable, high performing tenants
- Across from District 40 (redevelopment of Frederick Towne Mall)
- Monument signage available
- Additional parking / storage lot available in rear
- Space targeted for a food use

Quick Facts

Availability	Immediately
Size	1,200 - 2,400 square feet (demisable)
Rental Rate	Negotiable
Net Charges	\$5.85 psf, NNN
Tenants	Waverley Beer & Wine, Los Comadres Supermarket, Front Line Driving School, Hot Wok



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	19,337	79,322	138,559
HOUSEHOLDS	6,360	30,476	52,789
AVG. HH INCOME	\$108,670	\$124,414	\$140,647
DAYTIME POPULATION	13,508	80,543	155,465
TRAFFIC COUNT	4,960 AADT (Waverley Dr)	47,441 AADT (W Patrick St)	

segALL GROUP

COMMERCIAL REAL ESTATE






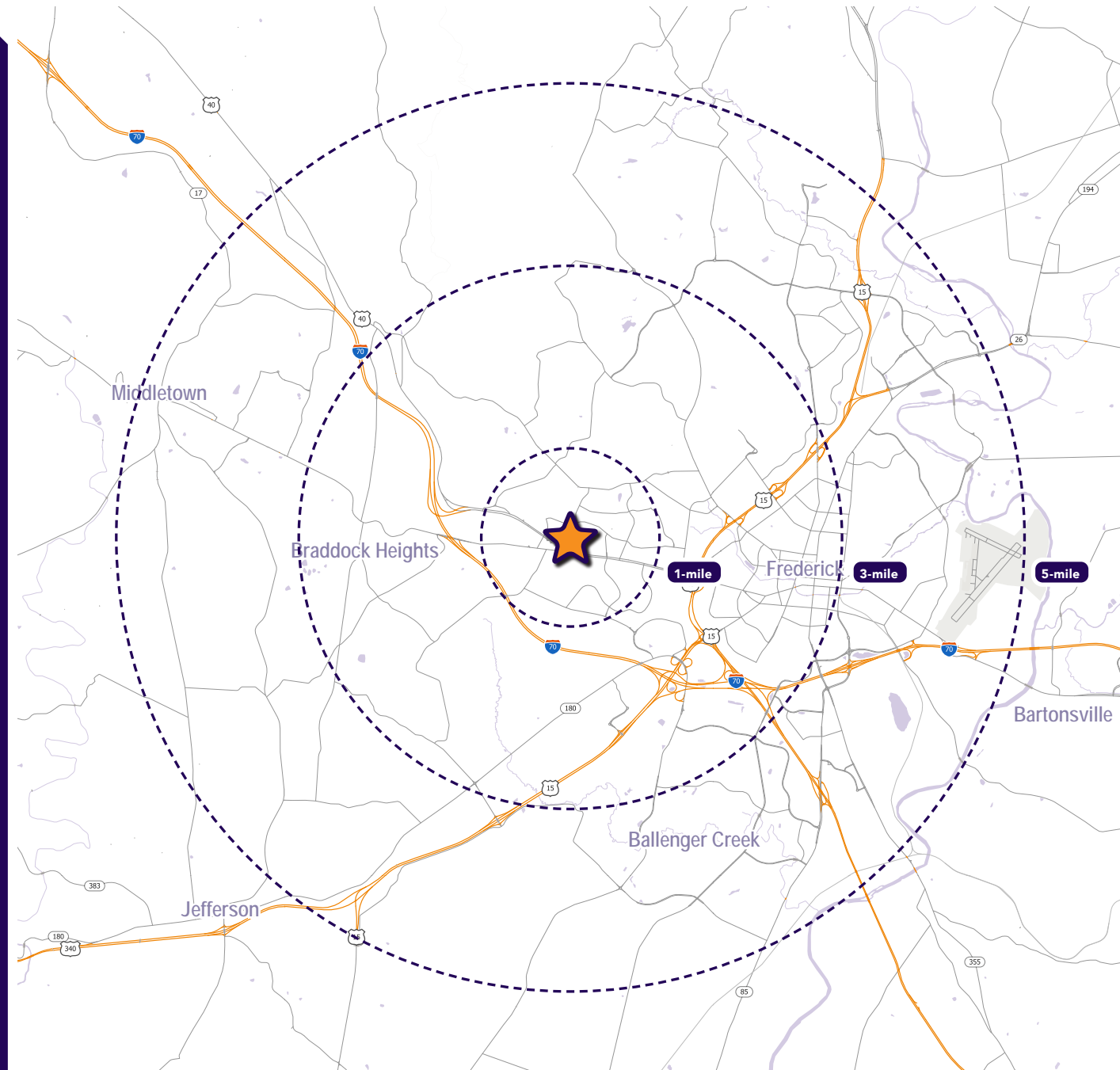
Interested? Contact:

Rob Meeks

 rmeeks@segallgroup.com

 202.833.3830

 202.352.2306



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of
REALTY
RESOURCES

RETAIL
READY.