

# FOR LEASE

\$19.00/SF NNN

75 Thomas Johnson Drive, Unit K, Frederick, Maryland 21702



## Professional Office Condominium for Lease

This 2,657 SF professional/medical office condominium is available in a single-story brick office building.

### Property Details

- Covenants and By-Laws Applicable
- Ample Parking
- 2 Miles to Frederick Memorial Hospital
- Quick and Easy Access to All Major Highways
- Minutes to Historic Downtown Frederick
- Potentially expandable to 5,314 SF

## PRESENTING

**Location:** 75 Thomas Johnson Drive, Unit K, Frederick, Maryland

**Legal:** Tax Map 0404, Parcel 1136

**Zoning:** Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**\*\* Subject to the Covenants and By-Laws of Catoctin Office Condominium**

**Suite Size:** Approx. 2,657 SF

**Utilities:** Public Water & Sewer

**Contact:** David Wilkinson  
Office: 301-698-9696 ext. 203  
Mobile: 301-748-5670  
Email: dave@macroltd.com

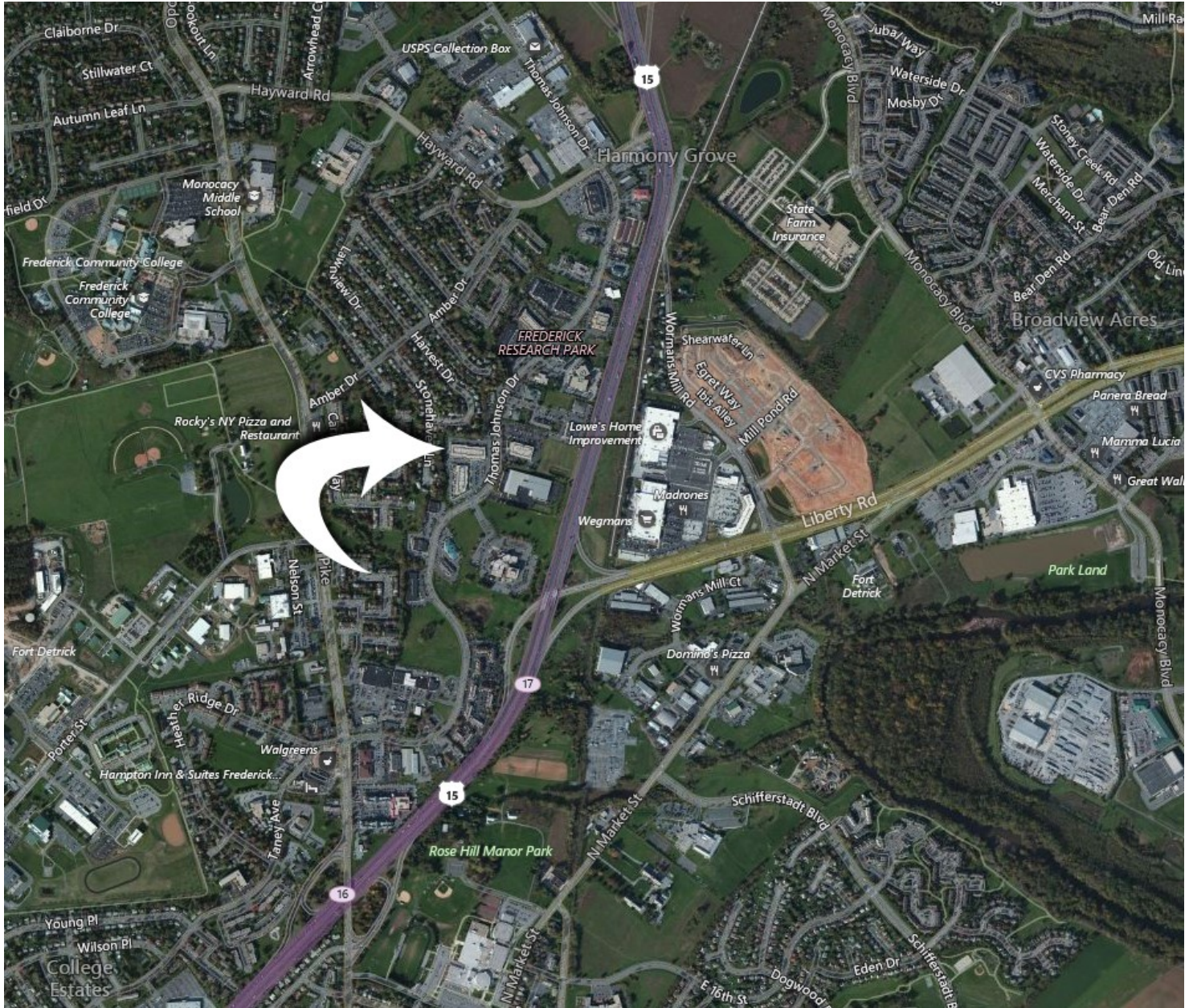
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# LOCATION MAP

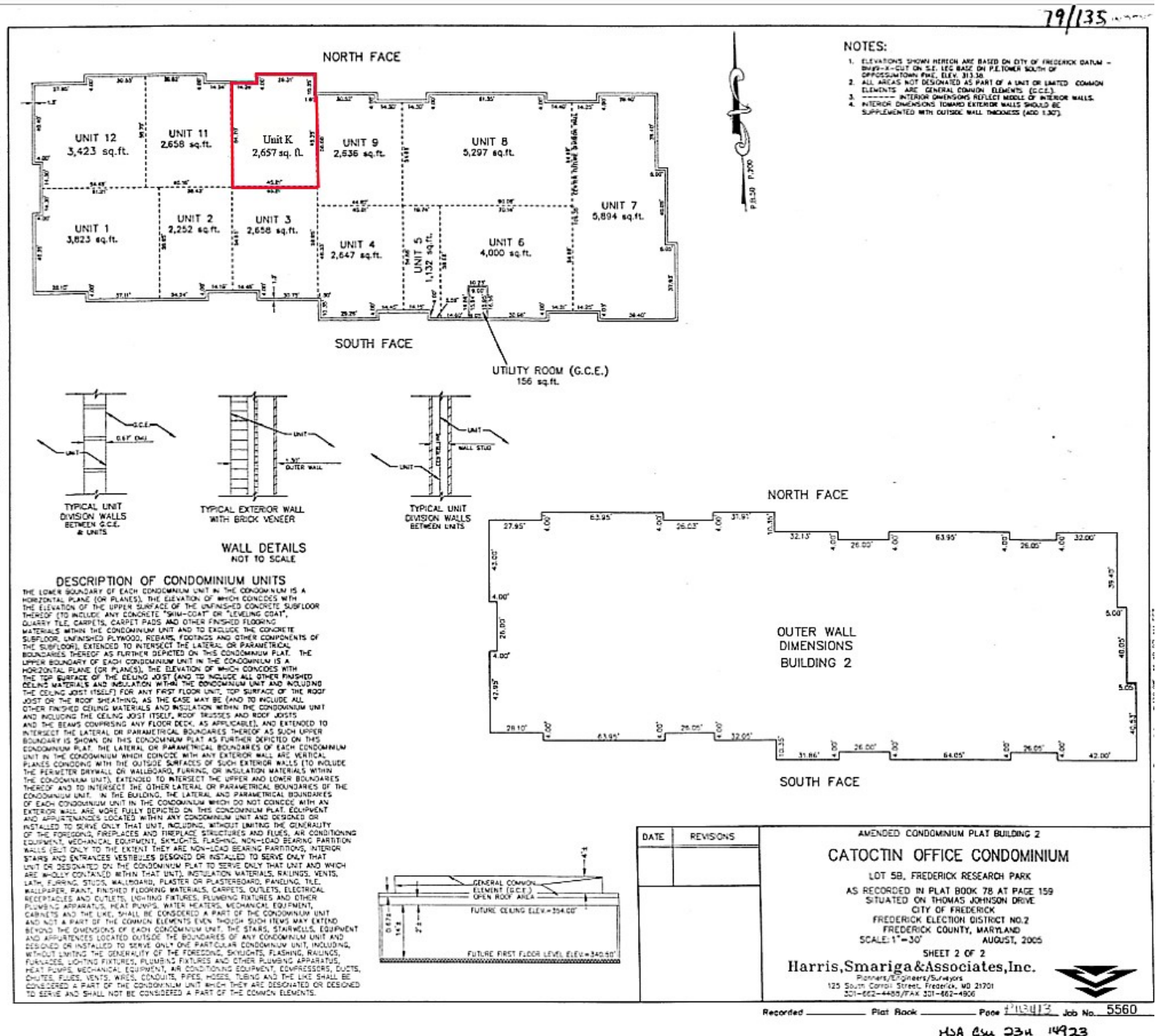
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**MacRo**  
COMMERCIAL REAL ESTATE<sup>LLC</sup>



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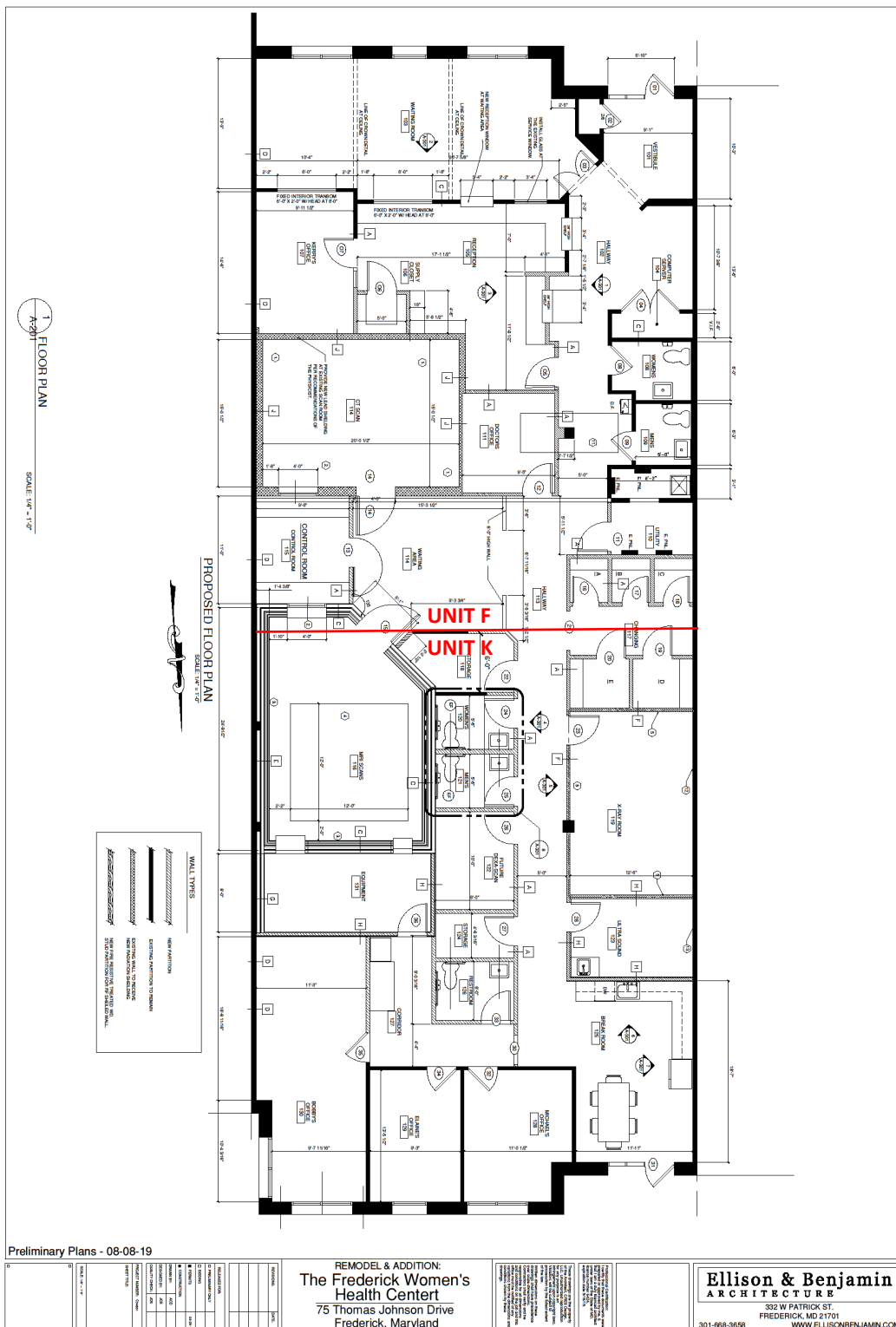


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# FLOOR PLAN

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# PHOTOS

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# DEMOGRAPHICS

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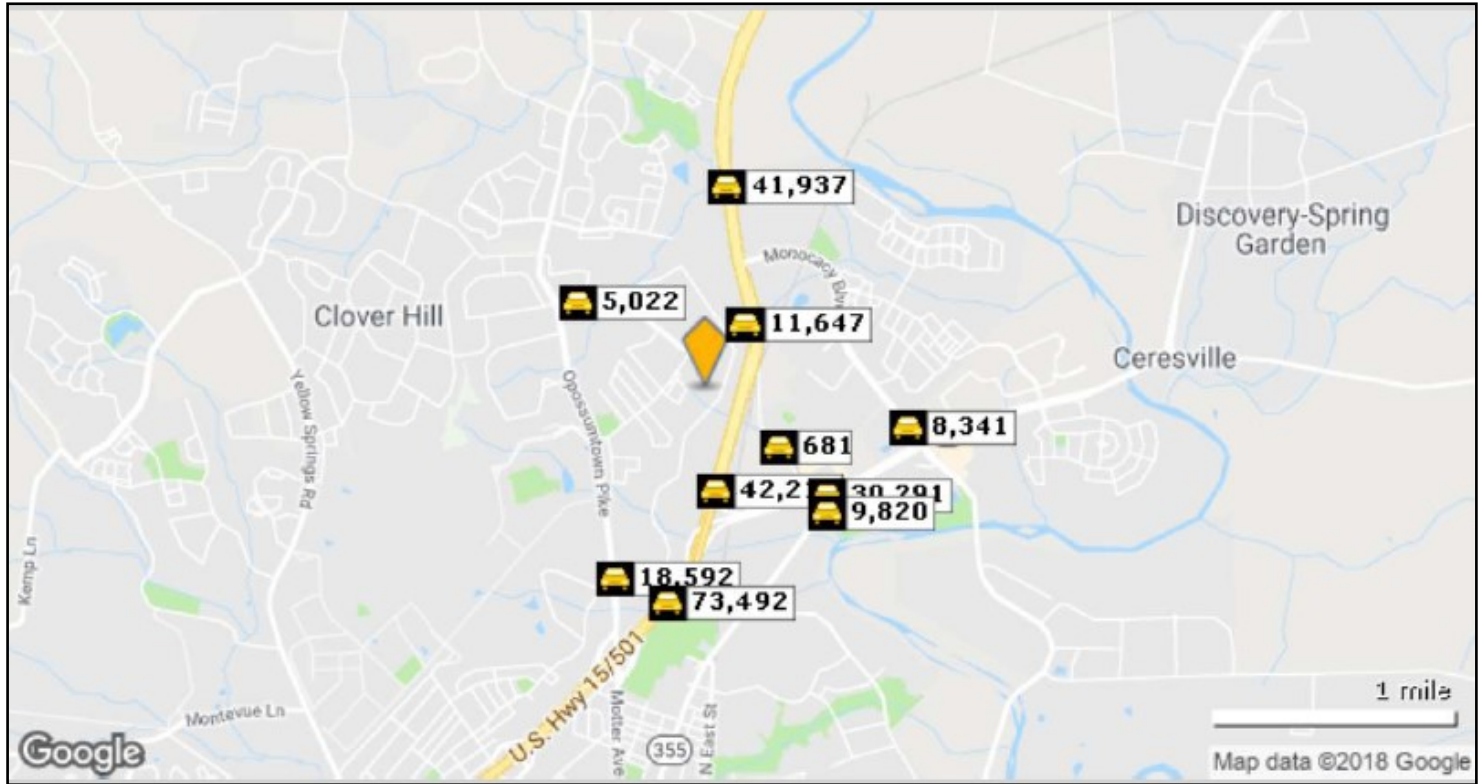
Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	8,807		57,541		114,863	
2018 Estimate	8,402		55,283		110,504	
2010 Census	7,383		50,837		102,455	
Growth 2018 - 2023	4.82%		4.08%		3.94%	
Growth 2010 - 2018	13.80%		8.75%		7.86%	
2018 Population by Hispanic Origin	1,062		5,694		15,035	
2018 Population	8,402		55,283		110,504	
White	5,922	70.48%	40,480	73.22%	81,140	73.43%
Black	1,616	19.23%	9,339	16.89%	18,043	16.33%
Am. Indian & Alaskan	44	0.52%	291	0.53%	782	0.71%
Asian	461	5.49%	3,072	5.56%	6,432	5.82%
Hawaiian & Pacific Island	20	0.24%	73	0.13%	163	0.15%
Other	339	4.03%	2,028	3.67%	3,943	3.57%
U.S. Armed Forces	46		382		506	
Households						
2023 Projection	3,247		22,867		43,969	
2018 Estimate	3,092		21,959		42,276	
2010 Census	2,696		20,206		39,206	
Growth 2018 - 2023	5.01%		4.13%		4.00%	
Growth 2010 - 2018	14.69%		8.68%		7.83%	
Owner Occupied	2,517	81.40%	14,484	65.96%	27,866	65.91%
Renter Occupied	575	18.60%	7,476	34.05%	14,411	34.09%
2018 Households by HH Income	3,093		21,958		42,275	
Income: <\$25,000	260	8.41%	3,182	14.49%	6,163	14.58%
Income: \$25,000 - \$50,000	335	10.83%	3,280	14.94%	6,652	15.74%
Income: \$50,000 - \$75,000	531	17.17%	3,848	17.52%	7,840	18.55%
Income: \$75,000 - \$100,000	547	17.69%	3,414	15.55%	6,058	14.33%
Income: \$100,000 - \$125,000	458	14.81%	2,491	11.34%	4,506	10.66%
Income: \$125,000 - \$150,000	296	9.57%	1,656	7.54%	3,040	7.19%
Income: \$150,000 - \$200,000	403	13.03%	2,284	10.40%	4,522	10.70%
Income: \$200,000+	263	8.50%	1,803	8.21%	3,494	8.26%
2018 Avg Household Income	\$110,195		\$98,878		\$98,190	
2018 Med Household Income	\$94,218		\$79,899		\$76,991	

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# TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hayward Rd	Catoctin Mountain Hwy	0.04 NE	2017	11,647	MPSI	.33
2	Wormans Mill Rd	Liberty Rd	0.24 SE	2017	681	MPSI	.38
3	Catoctin Mountain Hwy	Liberty Rd	0.14 S	2017	42,212	MPSI	.41
4	Hayward Rd	Honey Clover Ct	0.02 W	2017	5,022	MPSI	.65
5	Liberty Rd	Wormans Mill Rd	0.08 W	2017	30,291	MPSI	.67
6	N Market St	Routzahn Way	0.06 SW	2017	9,820	MPSI	.72
7	Catoctin Mountain Hwy	Willow Rd	0.06 N	2017	41,937	MPSI	.86
8	Opossumtown Pike	Thomas Johnson Dr	0.04 S	2017	18,592	MPSI	.87
9	Trading Ln	Monocacy Blvd	0.04 SE	2017	8,341	MPSI	.87
10	Catoctin Mountain Hwy	Liberty Rd	0.01 NE	2017	73,492	MPSI	.89

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## Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**\*\* Subject to the Covenants and By-Laws of Catoctin Office Condominium,**

**Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:**

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...

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