

FOR LEASE

\$19.00/SF NNN

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

MacRO
COMMERCIAL REAL ESTATE LTD.



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

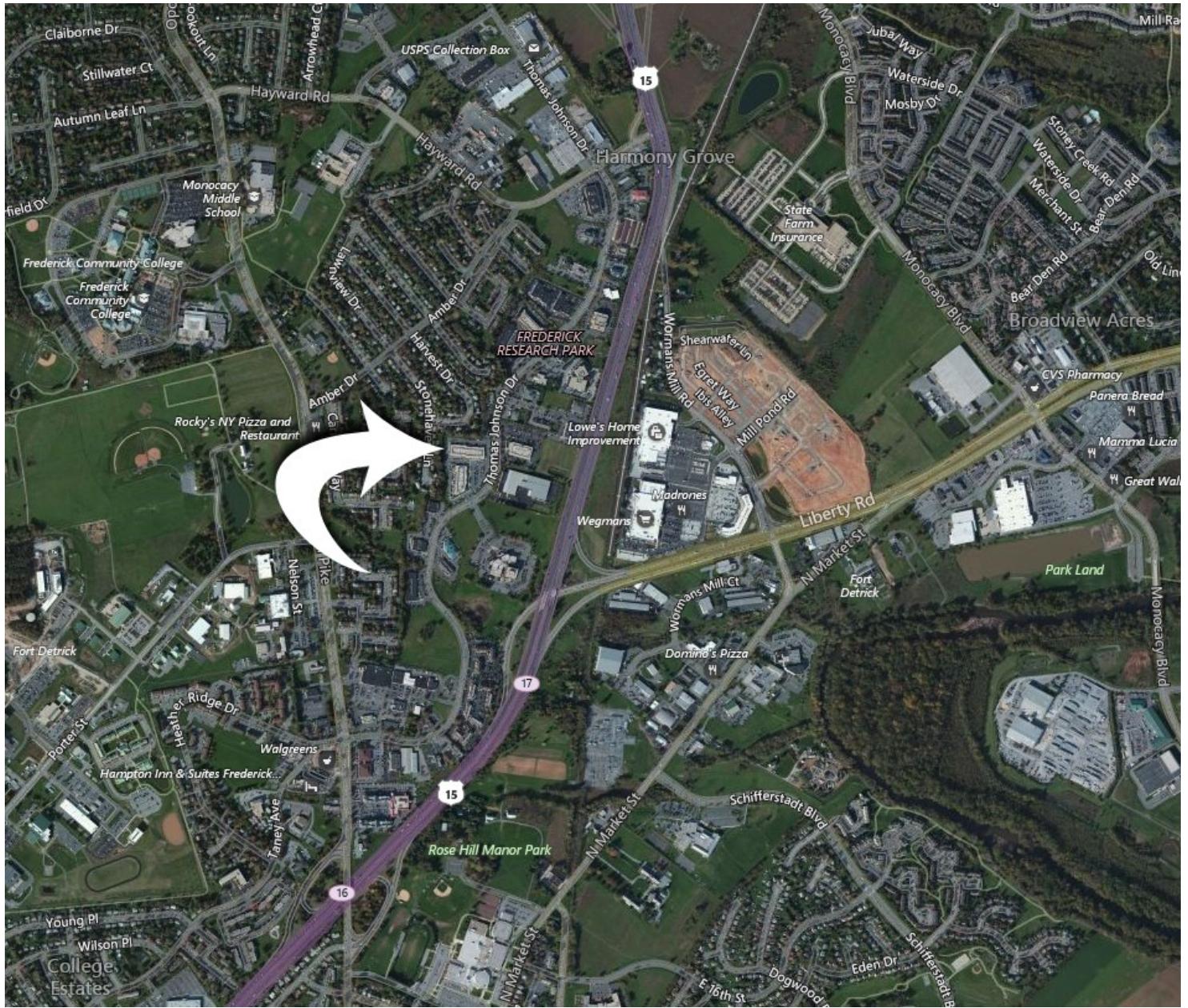
Utilities: Public Water & Sewer

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

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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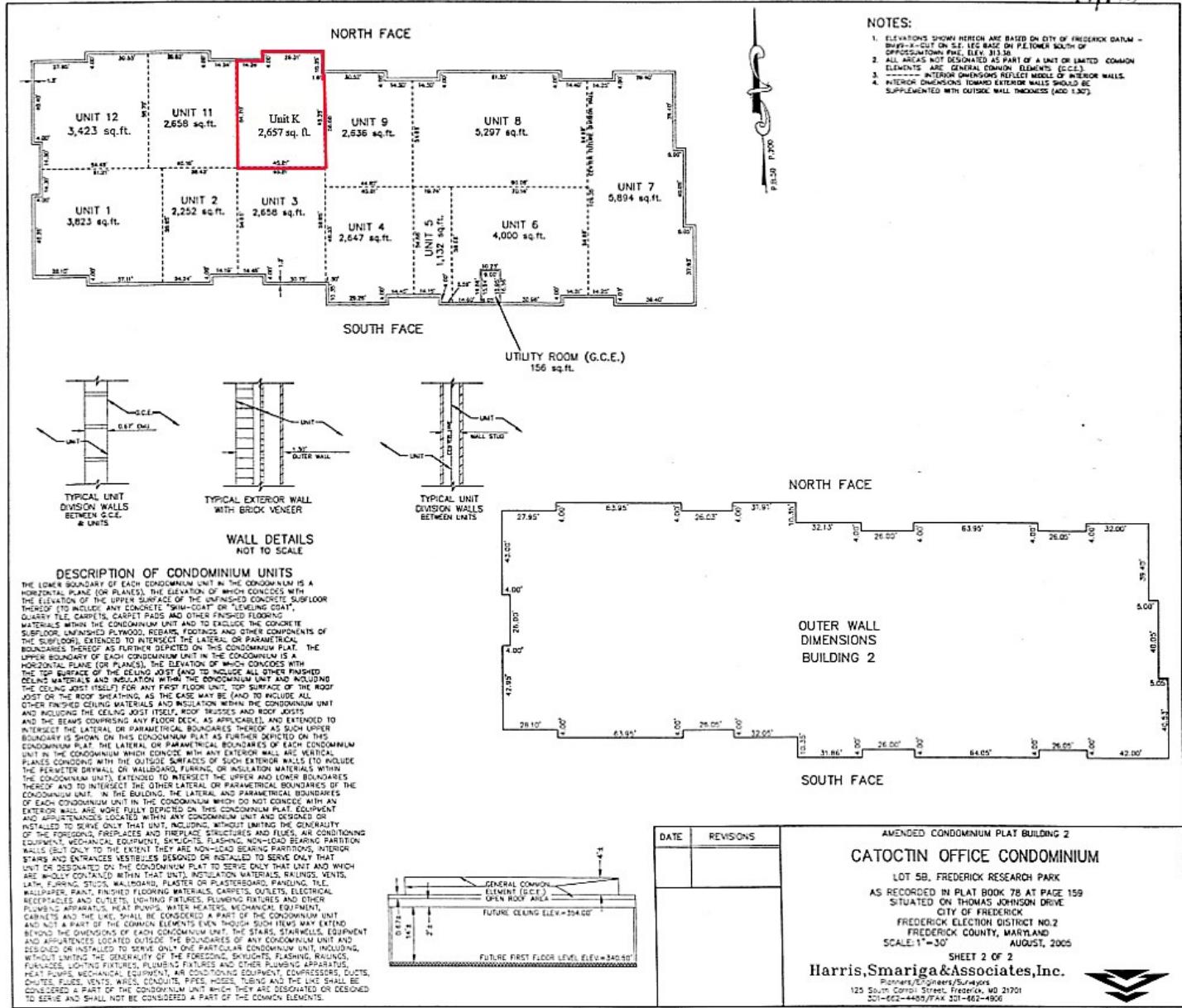
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PLAT

FOR LEASE: 75 Thomas Johnson Drive, Unit K, Frederick, MD 21702

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79/135

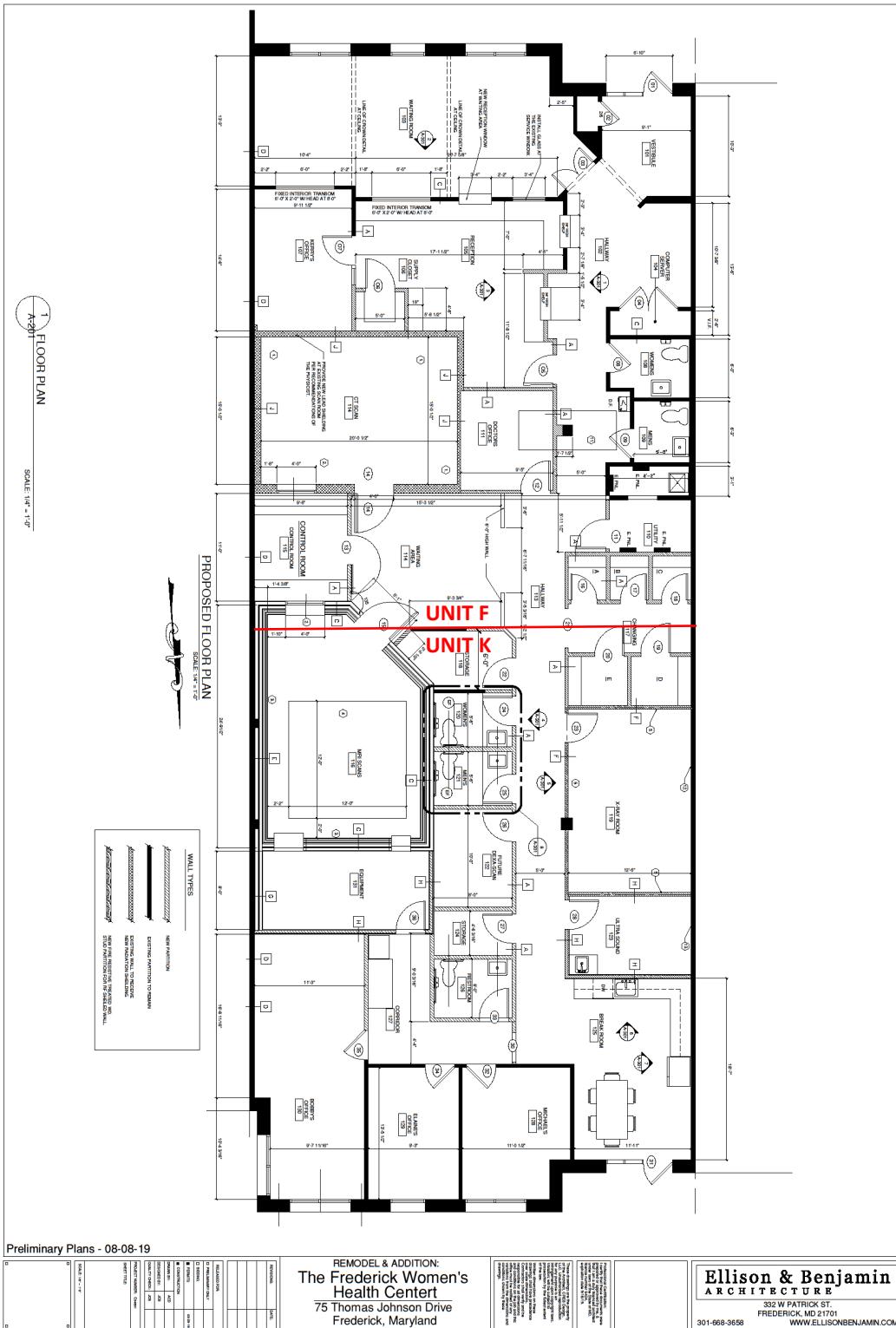


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FLOOR PLAN

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PHOTOS

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DEMOCRAPHICS

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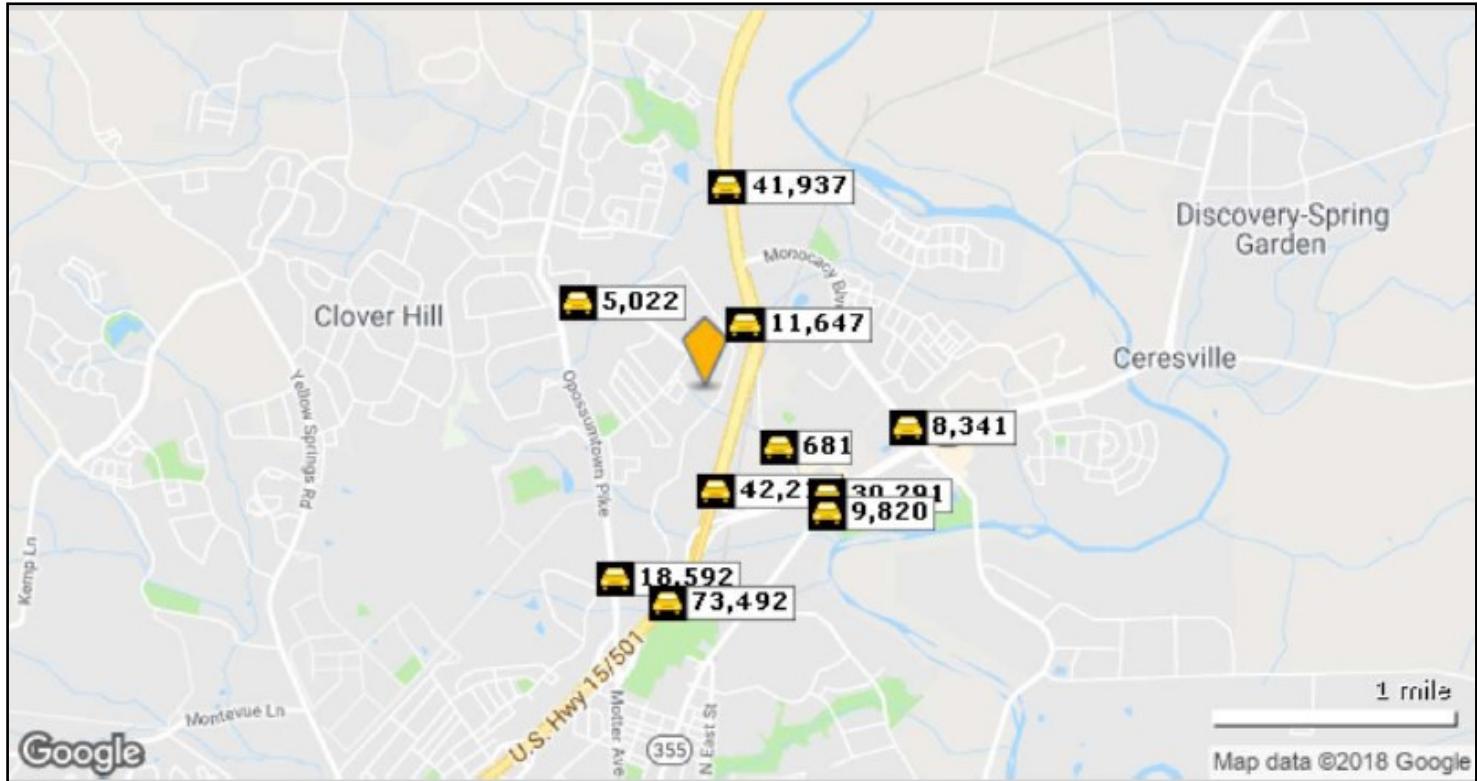
Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	8,807	57,541	114,863
2018 Estimate	8,402	55,283	110,504
2010 Census	7,383	50,837	102,455
Growth 2018 - 2023	4.82%	4.08%	3.94%
Growth 2010 - 2018	13.80%	8.75%	7.86%
2018 Population by Hispanic Origin	1,062	5,694	15,035
2018 Population	8,402	55,283	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	Rountzahn 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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