

# FOR LEASE

915 TOLL HOUSE AVE, FREDERICK, MD 21701



Medical Suites Close to  
Frederick Health System

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## HIGHLIGHTS

- Multiple medical suites with existing plumbing and casework
- Perfectly tailored for medical tenants with minor cosmetic upgrades needed
- Former surgery center on the ground floor
- Exterior ramp access to the second floor
- Convenient walking distance to the hospital
- Surrounded by other medical practices
- Close proximity to Hood College and Ft Detrick
- Property upgrades in progress include parking lot maintenance and re-stripping, new landscaping, building exterior cleaning and maintenance

## OFFERING



# FOR LEASE

## MEDICAL SPACE

Building Size 45,232 SF

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SPACES	SPACE SIZE
Suite 203	2,220 SF
Suite 301	1,884 SF
Suite 303	2,518 SF
Suite 308	1,621 SF
Suite 310	1,621 SF



## Frederick Shopping Center



## College Park Plaza Shopping Center



915 Toll House Rd



Hood College Athletic Center



# DEMOGRAPHICS

## Myersville



### 2025 SUMMARY

	5 MILES	10 MILES	15 MILES
Population	141,194	218,914	339,063
Households	53,199	79,941	121,555
Average Household Size	2.7	2.7	2.8
Average Age	39	39	40
Average Household Income	\$127,270	\$145,811	\$153,037



339,063

Population



2.8

Average HH Size



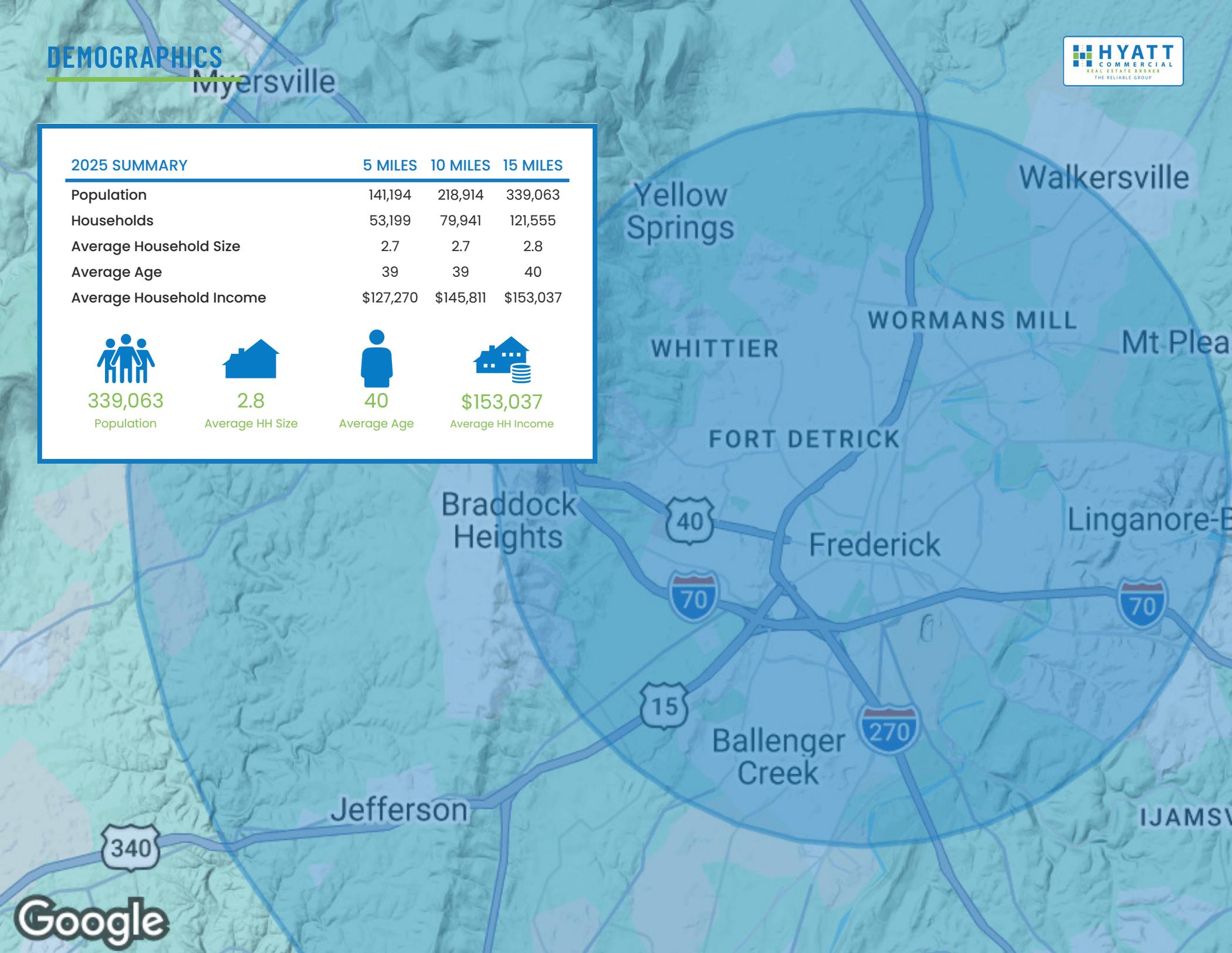
40

Average Age



\$153,037

Average HH Income





915



# CONTACT

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