




FREDERICK
COMMERCIAL
REAL ESTATE

102 BAUGHMANS LANE

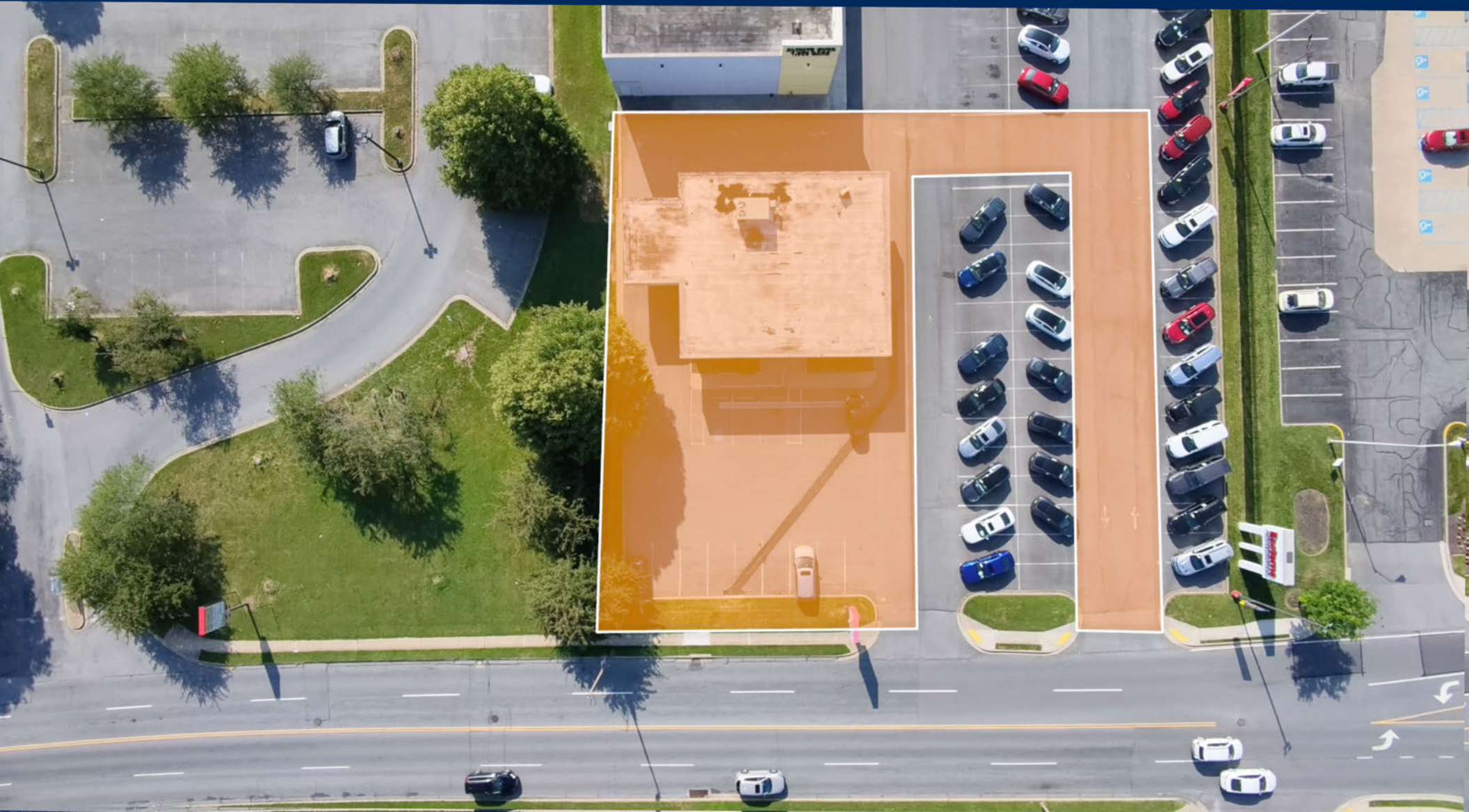
Frederick, MD

SALE 2,765 ± SF RETAIL BUILDING ON 0.3 ACRES

EXECUTIVE SUMMARY

Frederick Commercial Real Estate presents the exclusive sale listing of 102 Baughmans Lane, Frederick, MD, a retail bank pad site with a bank lease in place until Sept. 30, 2027. The sale is positioned for an owner/user or investor with a tenant in-tow to capture cashflow while preparing/planning to take occupancy. The property is zoned General Commercial.

Located immediately off US15 and Route 40 (The Golden Mile). Property highlights include 100'+ of road frontage, a two-lane drive-thru, 5 perimeter offices, open lobby area and a vault. Located in the center of Frederick City in amenity rich retail corridor. Call Broker for cashflow details related to the lease.





PROPERTY OVERVIEW

Total Lot Size
0.3 Acres

Zoned
General Commercial

Total Building Size
2,765 ± SF

Essential Services
Public Utilities

Offering Price:
\$1,250,000

Note: The statements and figures contained herein, while not guaranteed, are secured from sources we believe are authoritative.

BUILDING FEATURES



• Pylon Sign

• Two-lane Drivethru

ATM OPEN

• Bank Vault



• 13 Parking Spaces



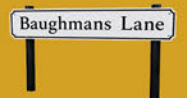
• 5 Perimeter Offices



• Open Lobby Area



• 100' + feet of road frontage





DEMOGRAPHICS

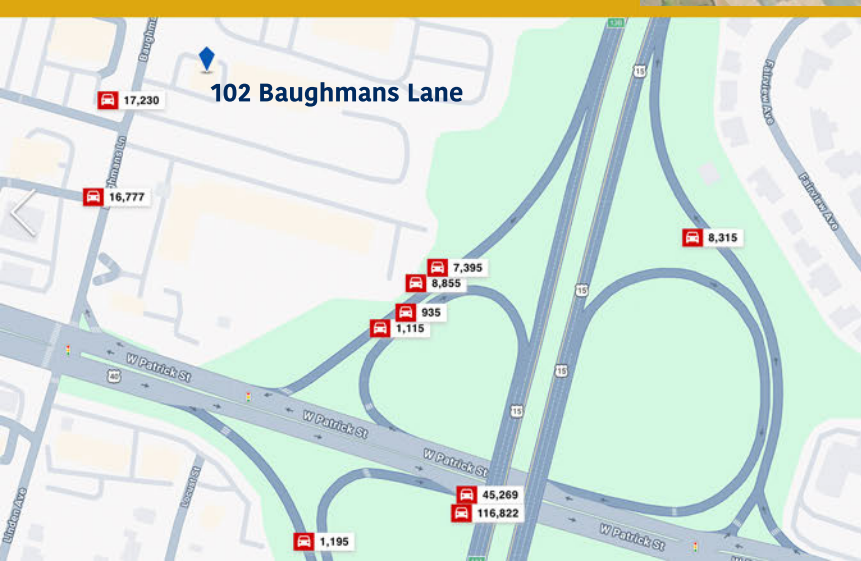
2025 DEMOGRAPHICS

	WITHIN 1 MI.	WITHIN 3 MI.	WITHIN 5 MI.
2025 Population	22,123	96,259	146,076
2025 Households	8,002	37,444	55,623
Avg Household Income	\$108,828	\$113,038	\$128,773

Source: costar.com as of 6/2026

SHA TRAFFIC VOLUME MAP:

Approx 45,000+ ADT on W. Patrick St.
Approx 17,000+ ADT on Baughmans Lane
Approx 116,000+ ADT on US15 and Rt40



Frederick, MD



District 40 –
Home Depot
Bosco's
Warehouse Cinemas



Bosco's

WAREHOUSE
CINEMAS

Willowtree Plaza –
Giant Eagle
McDonalds
KFC
Wendy's



Westridge Square –
H Mart
Crunch
Outback Steakhouse



Frederick County Square –
Wawa
Starbucks
Ollie's



THE PROPERTY
102 Baughmans Lane



The Golden Mile

Golden Mile Market Place –
Wonder Book & Video
NTB
YMCA
Bojangles



Vista Shops
Planet Fitness
Aldi
Taco Bell
Dollar Tree
Domino's



West Patrick Street

LOCATION
LOCATION
LOCATION

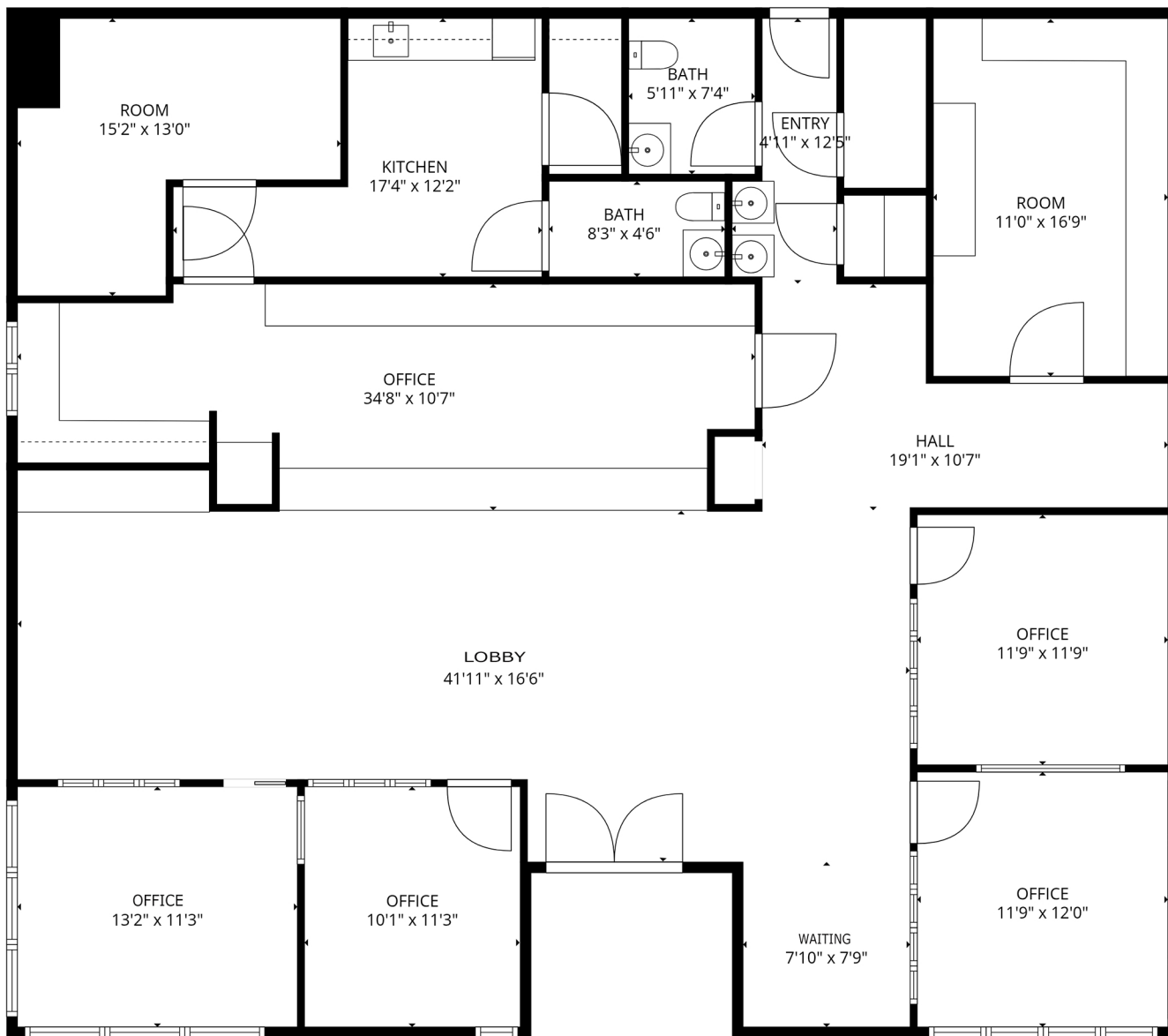
102 Baughman's Lane is positioned immediately off US 15 and Route 40 (The Golden Mile), directly off the W Patrick St corridor.

There are more than 100 national retailers and franchises operating in the district.

HIGHWAY DISTANCES

15 0.3 Miles 70 0.5 Miles

340 0.5 Miles 270 0.7 Miles

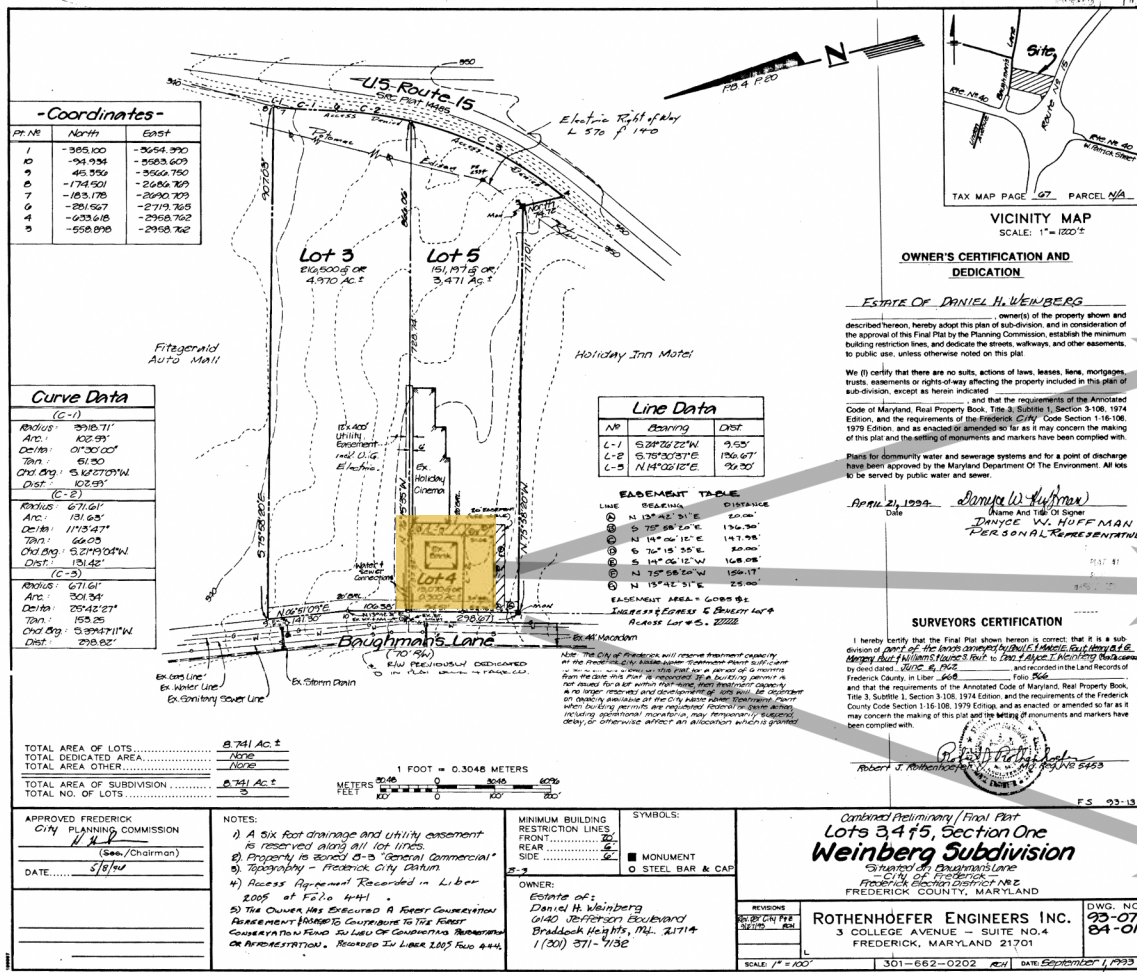


FLOOR PLAN

TOTAL: 2476 sq. ft
1st floor: 2476 sq. ft
EXCLUDED AREAS: WALLS: 110 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PLAT



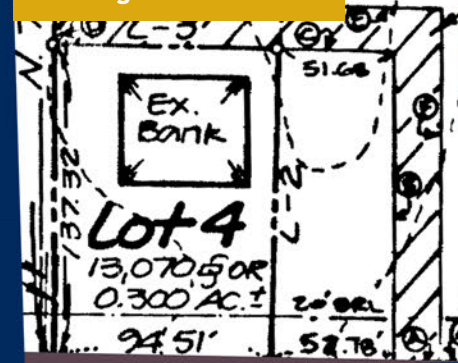
102 Baughmans Lane



Cross Access Easement



102 Baughmans Lane LOT



OUR TEAM



CHRIS KLINE, JR.
President/Broker of Record

CKline@FredCommercial.com
(301) 401-4106

CHRIS KLINE, JR. is the Broker of Record and founded the company in January of 2019.

Chris is a native of Frederick County, Maryland and the ninth generation of the Kline family to live in and start a business in the community. Chris possesses aptitudes that allow him to see the big picture, to comprehend his clients' vision and to understand his role, as he navigates complex and sensitive deals. He describes himself and his outlook as three-dimensional, approaching his work and his clients from all sides, in an effort to deliver the best service.



SHELLEY SULLIVAN
Sales and Leasing Associate

SSullivan@FredCommercial.com
(240) 691-2545



FREDERICK COMMERCIAL REAL ESTATE

is a third party brokerage firm representing Sellers, Landlords, Buyers and Tenants in the Frederick County and Frederick City markets.

We specialize in all commercial sectors of the real estate market, with an emphasis on Industrial, Retail, Office, Multifamily and adaptive reuses of historic properties and/or properties where a change of use is necessary. Frederick Commercial Real Estate is built on a foundation of deep ties to Frederick, successive and successful family businesses, and a commitment to Frederick's business, civic and political communities.

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(240) 457-4802