

# FOR LEASE

\$32.00/SF NNN

1800 Monocacy Boulevard, Frederick MD 21701

**MacRo**  
LTD.  
COMMERCIAL REAL ESTATE



## NOW LEASING at Monocacy Center

Monocacy Center is a 14,280 SF retail strip center in North Frederick anchored by Dunkin' Donuts. Available units vary in size from 1,060 to 11,804 SF. Monocacy Center has tremendous access, visibility and signage opportunity. Conveniently located a short distance from the Shops at Monocacy, Clemson Corner, and Market Square at Frederick, which include a variety of national restaurants and retail stores.

## PRESENTING

**Location:** 1800 Monocacy Boulevard, Frederick, Maryland 21701

**Legal:** Tax Map 0405, Parcel 1168

**Zoning:** Frederick City: GC—The General Commercial district is intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

**Unit Sizes:**

- Unit 101—1,121 SF
- Unit 102—1,060 SF
- Unit 103—1,912 SF
- Unit 104—1,726 SF
- Unit 105—2,002 SF
- Unit 106—1,932 SF
- Unit 107—2,051 SF

**Utilities:** Public Water and Sewer

**Contact:** Ashleigh Kiggans, Vice President  
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Email: ashleigh@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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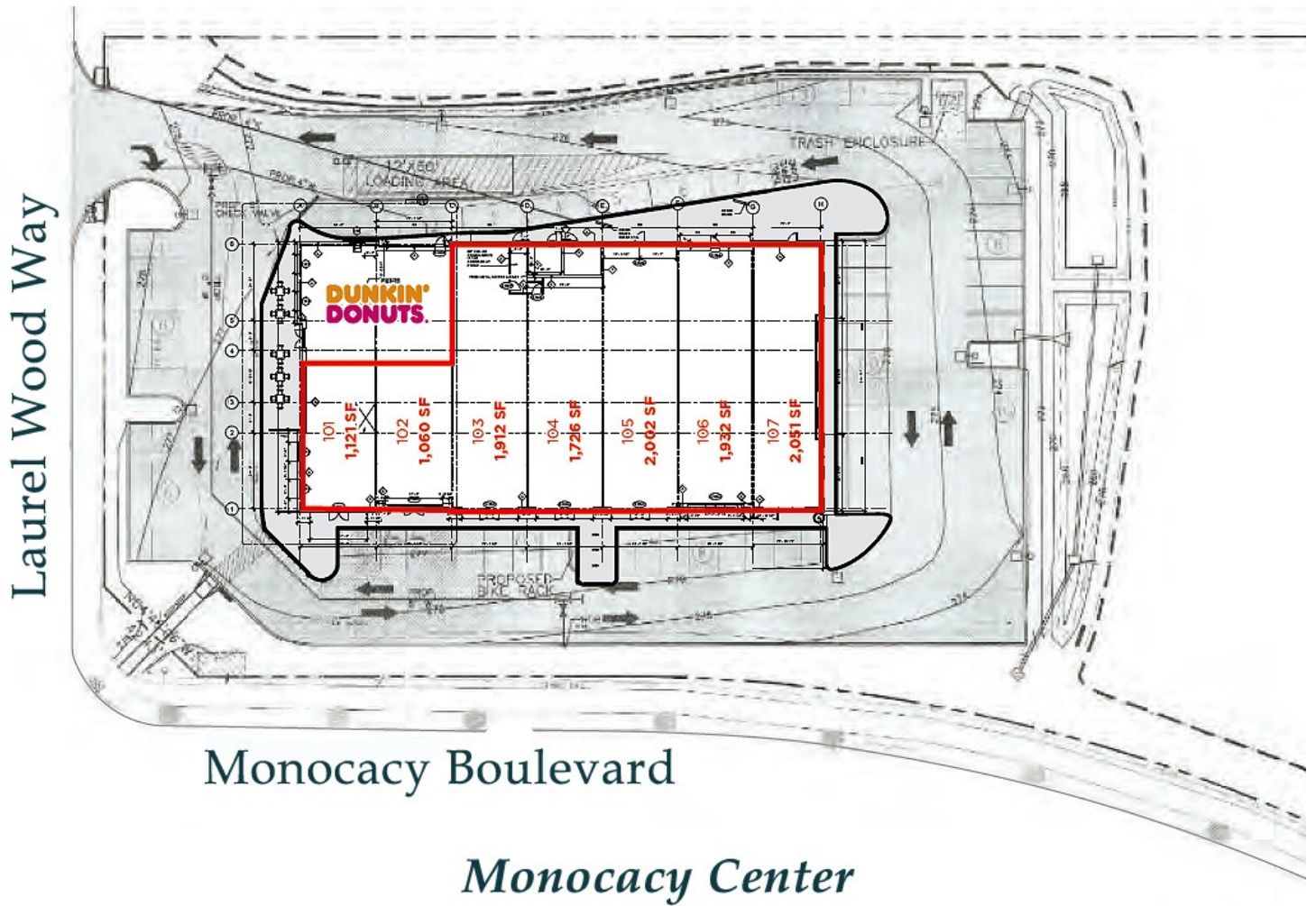


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# SITE PLAN

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# DEMOGRAPHICS



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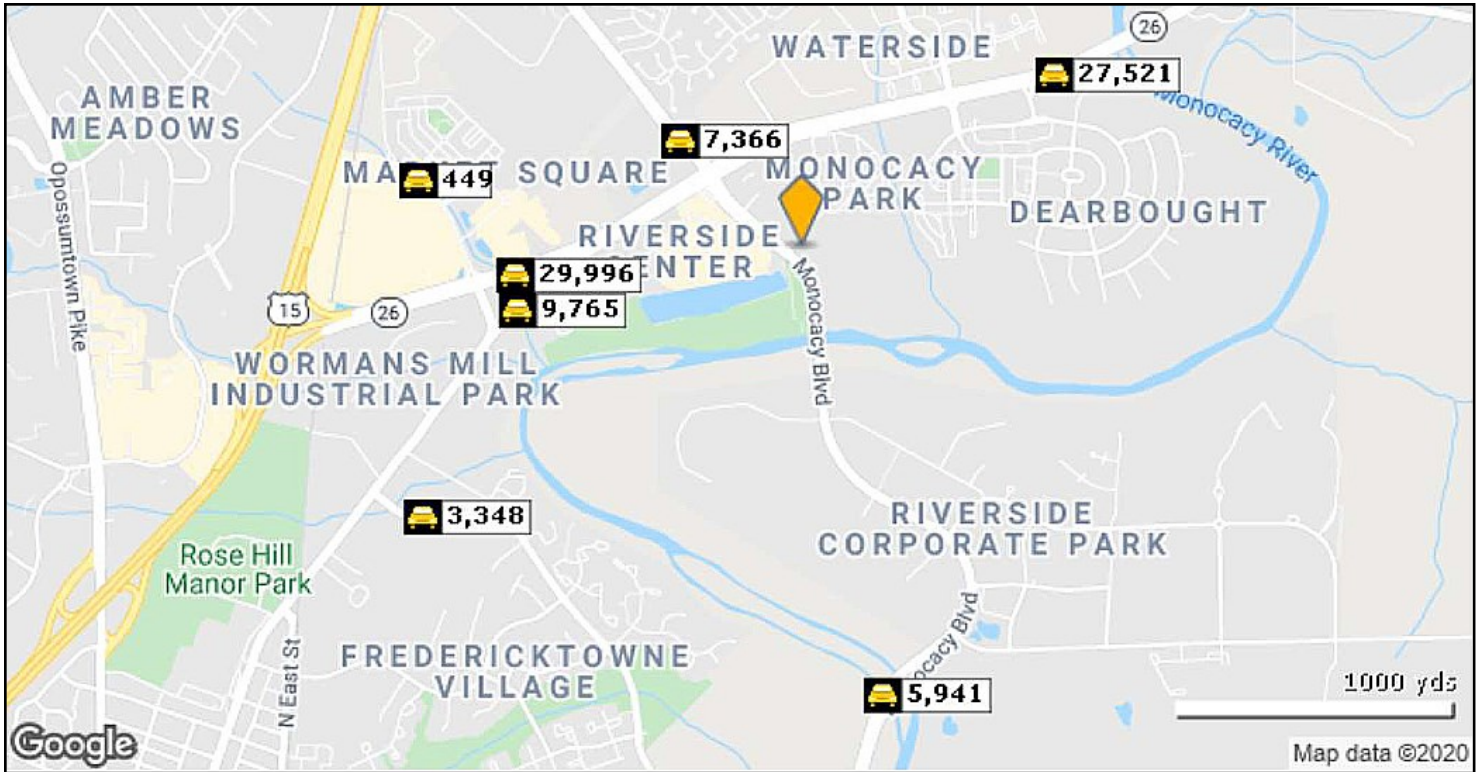
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	8,871		46,500		122,422	
2019 Estimate	8,221		43,731		115,151	
2010 Census	6,614		39,061		102,964	
Growth 2019 - 2024	7.91%		6.33%		6.31%	
Growth 2010 - 2019	24.30%		11.96%		11.84%	
<b>2019 Population by Hispanic Origin</b>	658		4,399		15,887	
<b>2019 Population</b>	8,221		43,731		115,151	
White	6,248	76.00%	32,750	74.89%	85,088	73.89%
Black	1,211	14.73%	7,047	16.11%	18,472	16.04%
Am. Indian & Alaskan	37	0.45%	225	0.51%	793	0.69%
Asian	410	4.99%	2,052	4.69%	6,481	5.63%
Hawaiian & Pacific Island	13	0.16%	54	0.12%	163	0.14%
Other	303	3.69%	1,604	3.67%	4,153	3.61%
U.S. Armed Forces	23		404		513	
<b>Households</b>						
2024 Projection	3,542		18,360		46,736	
2019 Estimate	3,267		17,250		43,921	
2010 Census	2,554		15,406		39,299	
Growth 2019 - 2024	8.42%		6.43%		6.41%	
Growth 2010 - 2019	27.92%		11.97%		11.76%	
Owner Occupied	2,817	86.23%	11,662	67.61%	29,154	66.38%
Renter Occupied	450	13.77%	5,588	32.39%	14,768	33.62%
<b>2019 Households by HH Income</b>	3,265		17,250		43,920	
Income: <\$25,000	129	3.95%	1,983	11.50%	4,986	11.35%
Income: \$25,000 - \$50,000	355	10.87%	2,916	16.90%	7,627	17.37%
Income: \$50,000 - \$75,000	554	16.97%	2,837	16.45%	7,892	17.97%
Income: \$75,000 - \$100,000	507	15.53%	2,865	16.61%	6,891	15.69%
Income: \$100,000 - \$125,000	504	15.44%	2,046	11.86%	4,984	11.35%
Income: \$125,000 - \$150,000	320	9.80%	1,354	7.85%	3,130	7.13%
Income: \$150,000 - \$200,000	553	16.94%	1,838	10.66%	4,754	10.82%
Income: \$200,000+	343	10.51%	1,411	8.18%	3,656	8.32%
<b>2019 Avg Household Income</b>	\$122,245		\$101,070		\$100,439	
<b>2019 Med Household Income</b>	\$104,340		\$82,757		\$80,278	

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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 Trading Ln	Monocacy Blvd	0.04 SE	2018	7,366	MPSI	.34
2 Liberty Rd	Wormans Mill Rd	0.08 W	2018	29,996	MPSI	.60
3 N Market St	Routzahn Way	0.06 SW	2018	9,765	MPSI	.60
4 Liberty Rd	Latham Dr	0.07 W	2018	27,521	MPSI	.65
5 Wormans Mill Rd	Liberty Rd	0.24 SE	2018	449	MPSI	.81
6 Gas House Pike	Monocacy Blvd	0.11 NE	2018	5,941	MPSI	.94
7 Schifferstadt Blvd	N Market St	0.12 NW	2018	3,348	MPSI	.96

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# ZONING



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## Frederick City Zoning – GC (General Commercial)

The GC district is intended to provide for a variety of retail use and services in free-standing parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations that conveniently meet these needs; conform to the goals, objectives and policies and locational criteria of the Comprehensive Plan; are compatible with the surrounding land uses and zoning districts; do not adversely impact the facilities and services of the City; do not set a precedent for the introduction of inappropriate uses into an area; and do not encourage non-residential strip development along streets.

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

- Accessory Apartments
- Hotel, Motel and Tourist Court
- Animal Care Services (including Grooming & Boarding)
- Animal Grooming (excluding Boarding)
- Antiques
- Apparel
- Arts, Crafts or Hobby Supplies
- Art Gallery (including Framing)
- Automobile Filling Station
- Automobile Parts or Accessories
- Automobile Sales & Services Center (Dealership)
- Automobile Sales Lot (New or Used)
- Bakery, Baked Goods Store
- Barber/ Cosmetology
- Bicycle (Non-Motorized) Sales and/or Repair
- Boats and Marine Supplies
- Books, Magazines, Newspapers, etc.
- Broadcasting, Recording Studio
- Building Supplies, Lumber
- Appliance Repair
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Heating, Air-Conditioning, Refrigeration
- Locksmith
- Plumber
- Pipe Fitter, Construction Equipment Fabricator
- Roofer
- Sheet Metal Shop
- Sign Contractor
- Utility Contractor
- Window, Glass, Mirror
- Building Tradesmen Not Otherwise Listed
- Business Machines / Business Service Centers
- Camera Sales & Photo Processing (including Development & Printing Services)
- Carwash
- Cards, Stationary
- Caterer
- Commercial Use in Historic Buildings
- Construction Equipment: Sales, Service and Rental
- Convenience Stores, with or without Gas Sales
- Dance, Music Instruction
- Delicatessen
- Department Store
- Discount Store
- Drugs and Cosmetics
- Dry Cleaning
- Electrical Systems Service
- Eyeglasses, Hearing Aids
- Fabrics, Sewing Supplies & Machines
- Farm Machinery Rental, Sales & Service
- Farm Supplies & Hardware (including Landscape and Garden Sales)
- Farmers Markets
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Floor Covering
- Flowers (Florist Shop)
- Furniture and/or Appliances
- Garden Center (including Sales of Trees, Shrubs, Garden Supplies)
- Gun Sales
- Grocery Stores
- Handicraft Items (such as Pottery, Stained Glass, Woodwork)
- Hardware, Inside Storage
- Ice Cream Parlor
- Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not Listed, Sales & Service, with Outdoor Storage
- Interior Decorator
- Jewelry
- Laundromat
- Lighting, Electrical Supplies
- Continued Next Page

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# ZONING (Continued)

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- Lighting, Electrical Supplies
- Liquor, Beer, Wine
- Luggage, Leather Goods
- Meats, Butcher Shop
- Medical Supplies
- Mobil Homes, Trailers, Recreational Vehicles
- Motorcycles, ATV's, Sales and Repair
- Music & Records, Sales and Repair
- Musical Instruments
- Novelties, Souvenirs, Gifts
- Office Furniture
- Office Supplies
- Offices, Business & Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Paint, Wallpaper
- Personal Services (e.g., Nail Salons, Barbers, Shoe Repair, etc.)
- Pet Store or Pet Supply Store
- Photography Studio
- Picture Framing
- Professional Service Not Otherwise Listed
- Radio, TV Sales and Repair
- Restaurant, General and/or Fast Food
- Restaurant with Entertainment
- Retail Sales not Otherwise Listed
- Shoes
- Shopping Center
- Sporting Goods
- Stone Monuments (with or without Engraving)
- Tailoring
- Tires, Batteries, Mufflers
- Tobacco Products
- Toys
- Truck Sales & Rental (over 1 Ton)
- Truck Wash
- Upholstery, Curtain, Drapery Service
- Used Merchandise Auction
- Vehicle Services, Auto Repair Shop
- Vehicle Services, Truck (over 1 Ton) Service and Repair Shop
- Veterinary Clinic/Hospital without Boarding
- Veterinary Clinic with Boarding
- Video/DVD (Sales or Rental)
- Warehouse Clubs and Superstores
- Appliances, Assembly Production
- Construction Equipment, Assembly Production
- Electronic Components, Manufacturing and Processing
- Electronic Equipment, Assembly Production
- Janitorial Services
- Medical Laboratory
- Newspaper Printing
- Laboratory & Testing Offices in Conjunction with Scientific or Industrial Research and Development
- Printing, Bulk Photo Processing, Blueprinting Services
- Moving and Storage Facility
- Self Storage
- Storage Warehouse
- Trucking Offices & Storage, Repair Shop
- Adult Bookstore and/or Adult Entertainment Centers
- Arcade (Pinball, Video)
- Bowling
- Conference Center
- Fine Arts Studio
- Golf Course and Club / Driving Range
- Health Club or Spa
- Indoor Sports Complex
- Miniature Golf
- Park
- Pool, Billiards
- Private Club
- Reception Facility
- Skating Rink
- Swimming Pools (Non-Accessory)
- Tennis, Racquet Sports
- Theater, Movie / Stage
- Adult Day Care Center
- Child Day Care Center
- Church
- Funeral Home (with or without Crematorium)
- Sheltered Workshop
- Vo-Tech, Trade Schools & Training Centers
- Parking Lot, Parking Garage, Private
- Truck Stop
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers and Existing Athletic Lighting Structures, over sixty 60 Feet 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
- Greenhouse, Commercial
- And more...

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