



RETAIL PROPERTY FOR LEASE

PRIME FREESTANDING RETAIL

5810 BALLENGER CREEK PIKE, FREDERICK, MD 21703



PRIME FREESTANDING RETAIL

5810 BALLENGER CREEK PIKE, FREDERICK, MD 21703

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Divaris is pleased to offer the fee simple ownership in the he property consisting of a freestanding 2,676 sf retail building, located in Frederick, MD. This former bank branch is located on 0.75 acres along Ballenger Creek Pike and has been well maintained. The property is an outparcel to the Ballenger Creek Plaza Shopping center, a 79,000 sf retail center located on the corner of a signalized intersection with strong visibility and traffic counts.

PROPERTY HIGHLIGHTS

- Single-story, 2,676 SF freestanding retail building, formerly used as a bank branch with three drive-thru lanes.
- Two points of access for easy ingress and egress & 13 free surface parking spaces.
- Zoned PUD (Planned Unit Development District) under the Frederick County zoning ordinance.
- Features a large pylon sign and is located on the corner of a signalized intersection, providing excellent visibility and exposure.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,676 SF
Lot Size:	0.75 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,185	29,662	46,433
Total Population	15,830	78,299	122,985
Average HH Income	\$114,684	\$110,632	\$123,628

PRIME FREESTANDING RETAIL

5810 BALLENGER CREEK PIKE, FREDERICK, MD 21703

ADDITIONAL PHOTOS



PRIME FREESTANDING RETAIL

5810 BALLENGER CREEK PIKE, FREDERICK, MD 21703

RETAIL & ACCESS MAP

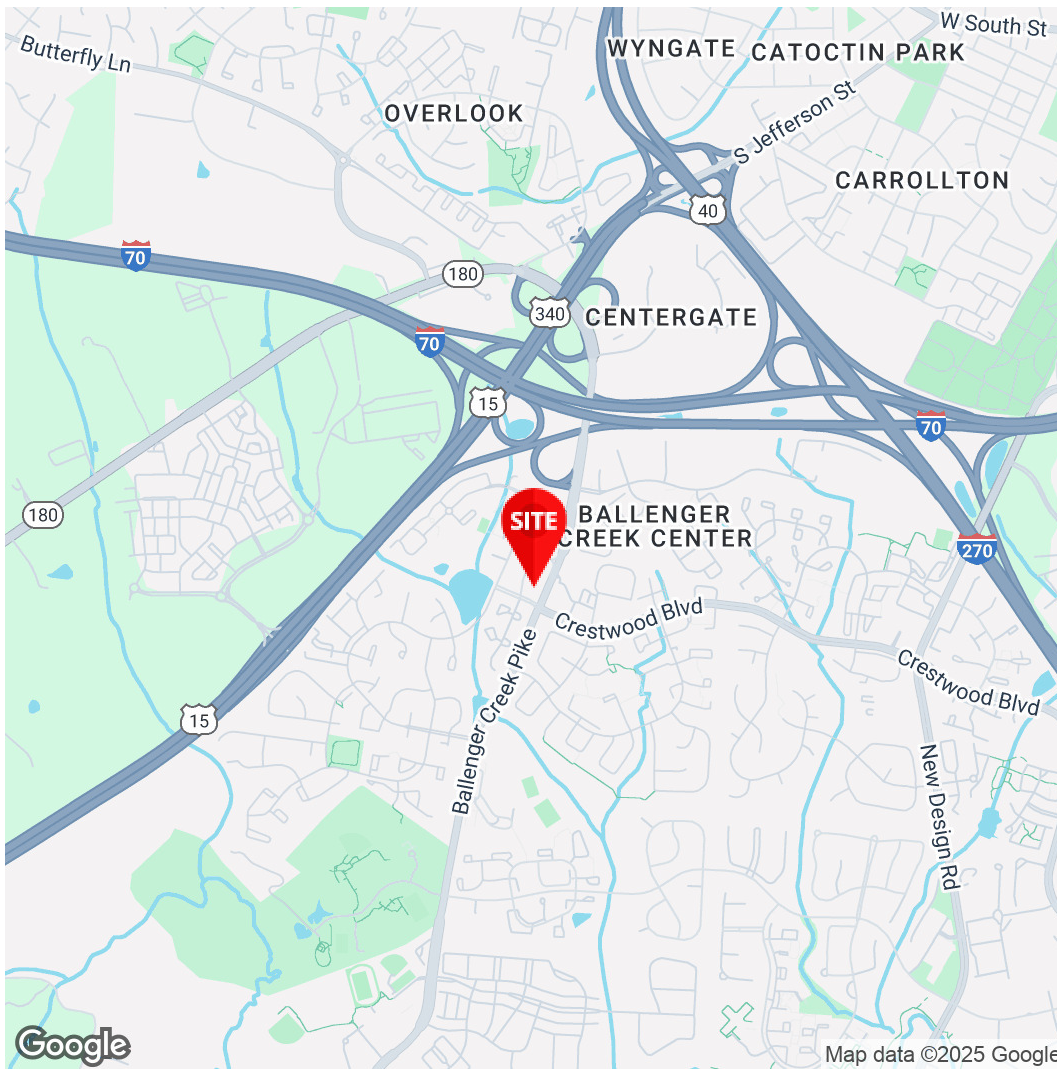


PRIME FREESTANDING RETAIL

5810 BALLENGER CREEK PIKE, FREDERICK, MD 21703

AERIAL MAP





Joseph Farina
Principal
571.620.5142
jfarina@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.