



VISTA SHOPS AT GOLDEN MILE

1080 W PATRICK ST, FREDERICK, MD 21703



VISTA SHOPS AT GOLDEN MILE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

An exceptional leasing opportunity at Vista Shops at Golden Mile, featuring strong anchor tenants including ALDI, Dollar Tree, and Planet Fitness. The center benefits from a prime location along the Golden Mile — one of the market's premier retail corridors — with close proximity to Fort Detrick, creating a compelling opportunity for businesses seeking strong visibility, accessibility, and consumer traffic.

PROPERTY HIGHLIGHTS

- Small shop space available in Frederick's Golden Mile retail corridor
- Anchored by ALDI, Dollar Tree, and Planet Fitness
- Strong demographics: 138K+ residents within 5 miles, \$133.8K+ avg. HH income
- High-growth trade area with 9.2% projected population growth through 2030
- Close proximity to Fort Detrick (~10,800 employees), the area's largest employer

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	829 - 3,230 SF
Building Size:	97,292 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,805	34,980	52,818
Total Population	22,729	89,844	138,490
Average HH Income	\$104,475	\$117,996	\$133,846

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SITE PLAN



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RETAILER MAP

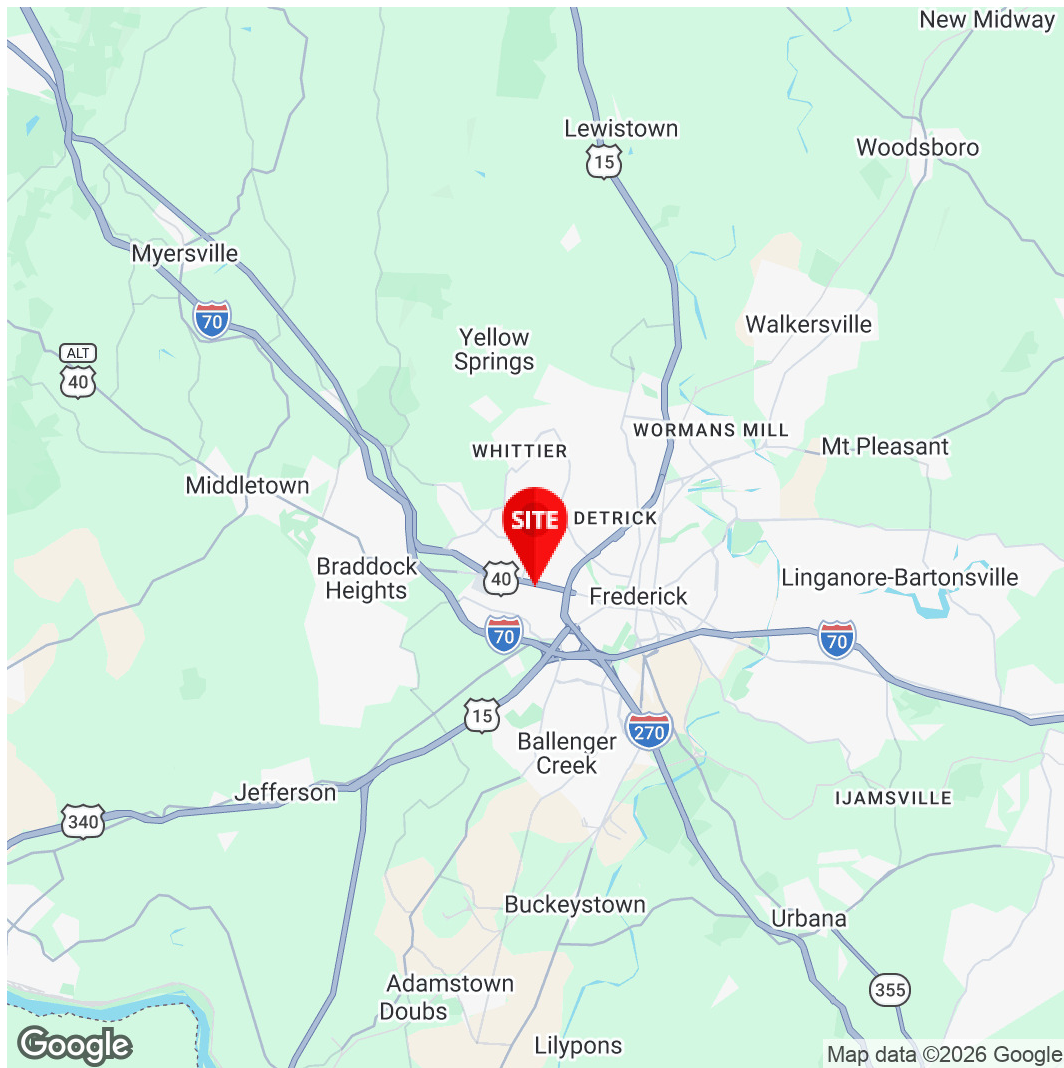


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ADDITIONAL PHOTOS





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