

# LEASE

16,300 SF on 2+ Acres  
Outside Storage

# PRIME COMMERCIAL / INDUSTRIAL / AUTO

5618 Buckeystown Pike | Frederick, MD 21704



## AVAILABILITIES

16,300 SF Commercial Building on 2+ Acres, or Redevelop

## PROPERTY HIGHLIGHTS

- Outstanding Location and Visibility along Route 85, Frederick's Prime Commercial Corridor
- Close to FSK Mall, Sam's Club, Lowe's, I-70 & I-270, Wal-Mart and much more.
- Highly sought after GC (General Commercial) Zoning
- Commercial building (formerly a Gold's Gym & Children's Fun Center) features large open area, offices, private room, mezzanine and outside storage.

## TRAFFIC COUNTS

|          |             |
|----------|-------------|
| Route 85 | 25,000 AADT |
| I-270    | 91,000 AADT |
| I-70     | 76,000 AADT |

## DEMOGRAPHICS

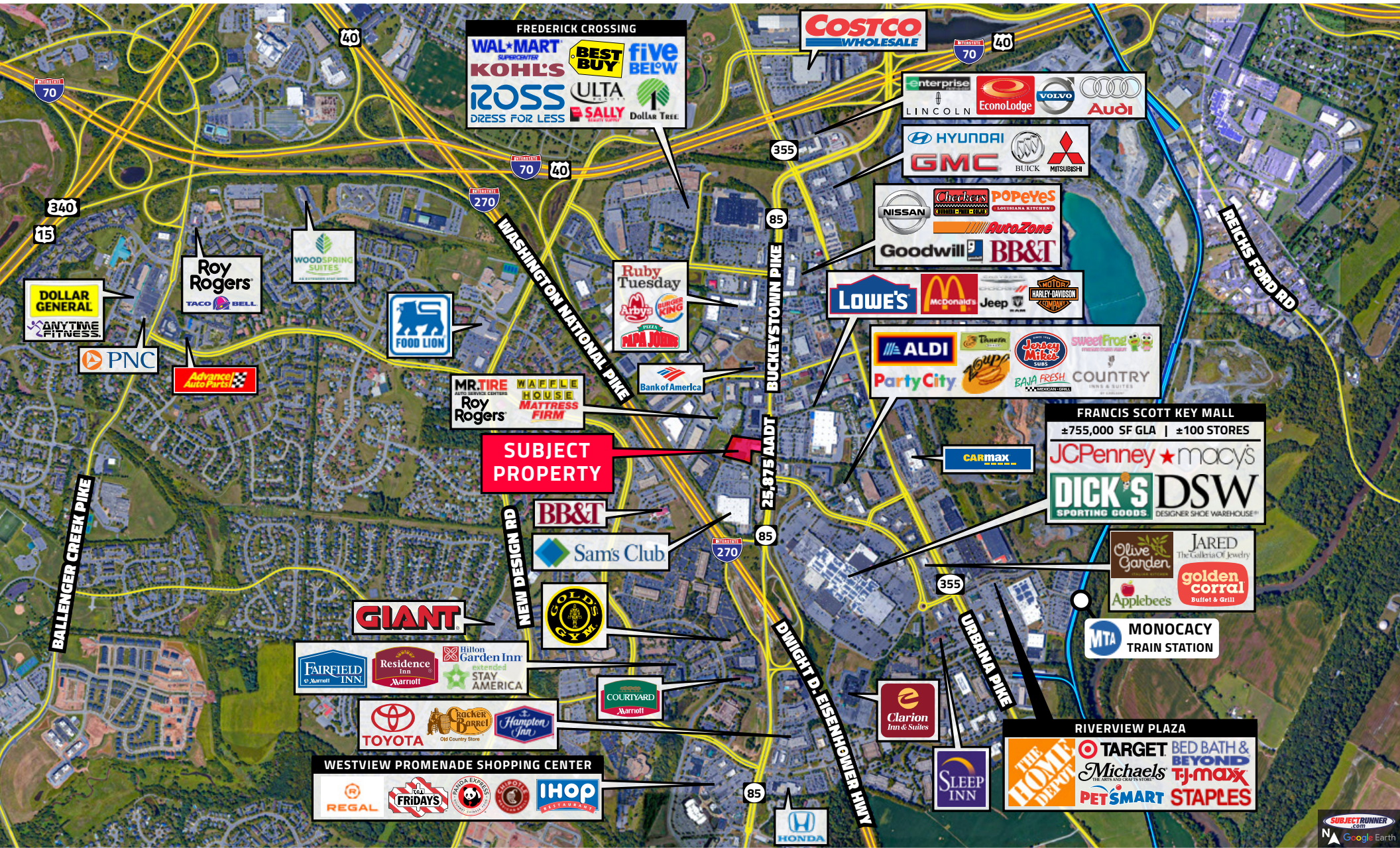
|                   | 1-Mile   | 3-Mile   | 5-Mile    |
|-------------------|----------|----------|-----------|
| Population:       | 3,678    | 56,582   | 113,133   |
| Households        | 1,525    | 22,424   | 43,362    |
| Average HH Income | \$94,545 | \$96,683 | \$106,611 |

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## Photographs



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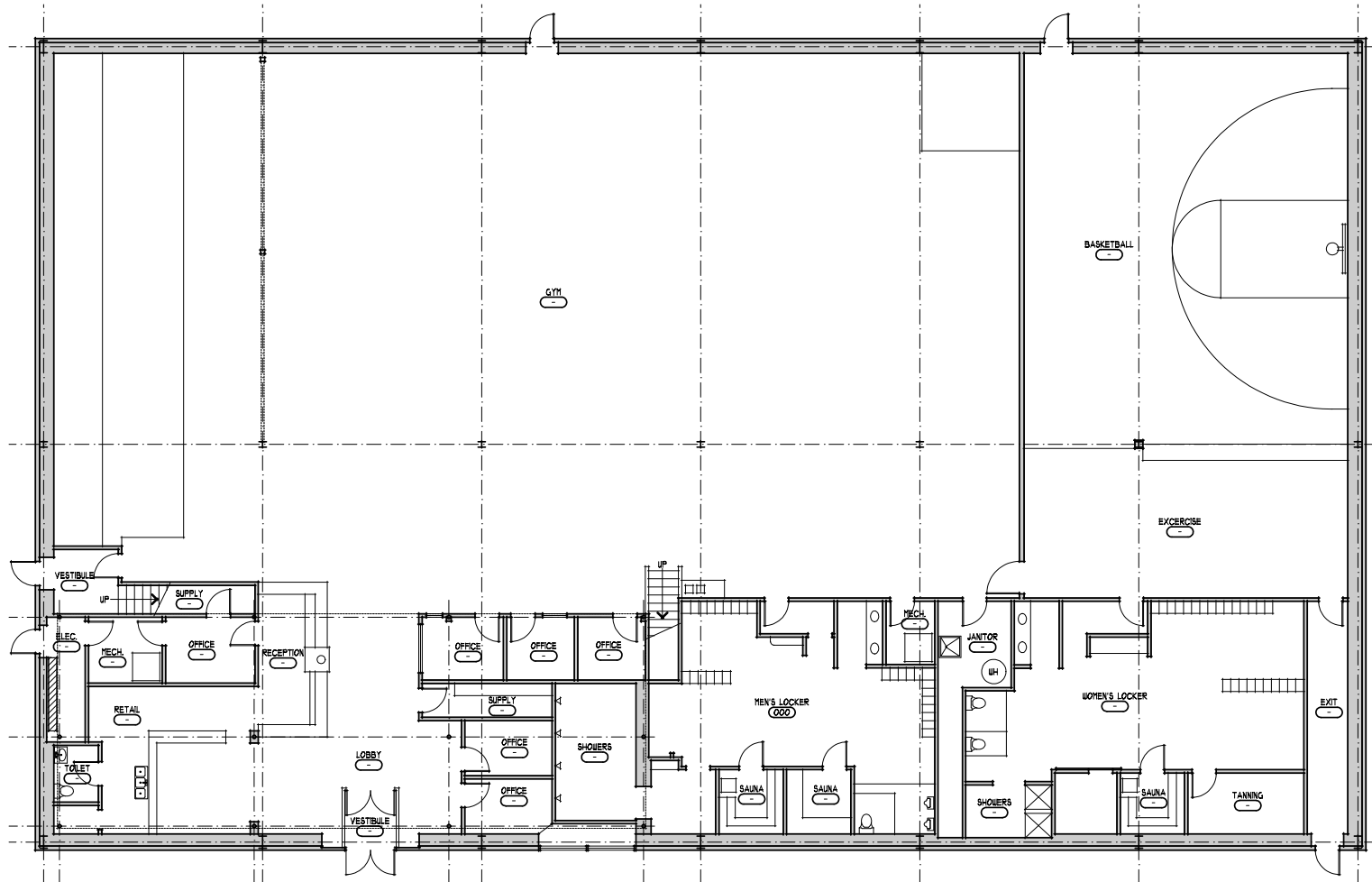
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## Rear Commercial Building

Floor Plan - Ground Level



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## Rear Commercial Building

Floor Plan - Mezzanine

