

LEASE

16,300 SF on 2+ Acres

PRIME RETAIL / AUTO / COMMERCIAL

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 a main lobby w/ snack bar area, offices, two large open areas, private party rooms, and mezzanine with open area and private office.

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



Seamus Fitzgerald

Executive Vice President

301-787-4050

seamus@frg.us

www.frg.us

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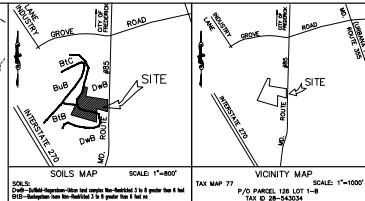
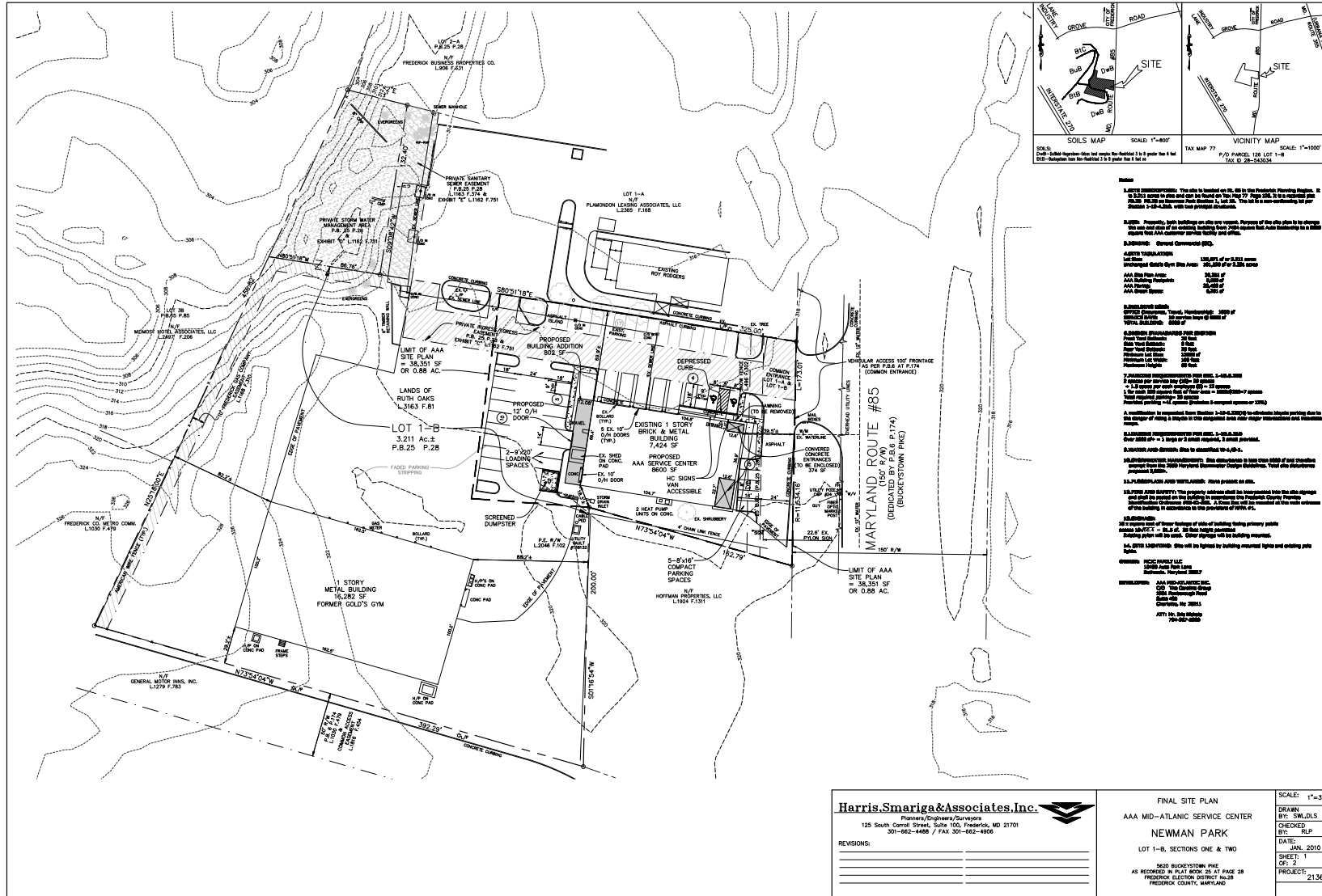
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Site Plan



- NOTES:**
1. ALL CONSTRUCTION: This site is located on an old lot in the Frederick Planning Region, R-1. It is subject to the same rules and regulations as the other lots in the R-1 zone. It is subject to the same rules and regulations as the other lots in the R-1 zone. It is subject to the same rules and regulations as the other lots in the R-1 zone.
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Harris.Smariga&Associates, Inc. Planners/Engineers/Surveyors 125 South Carroll Street, Suite 100, Frederick, MD 21701 301-462-4488 / FAX 301-462-4506	FINAL SITE PLAN AAA MID-ATLANTIC SERVICE CENTER NEWMAN PARK LOT 1-B, SECTIONS ONE & TWO 5620 BUCKEYSTOWN PIKE AS RECORDED IN DEED BOOK 25-41 PAGE 28 FREDERICK ELECTION DISTRICT NO. 28 FREDERICK COUNTY, MARYLAND	SCALE: 1"=300' DRAWN BY: SW/LDL/S CHECKED BY: RLP DATE: JAN 2010 SHEET: 1 OF 2 PROJECT: 2136
	REVISIONS: 	

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Photographs



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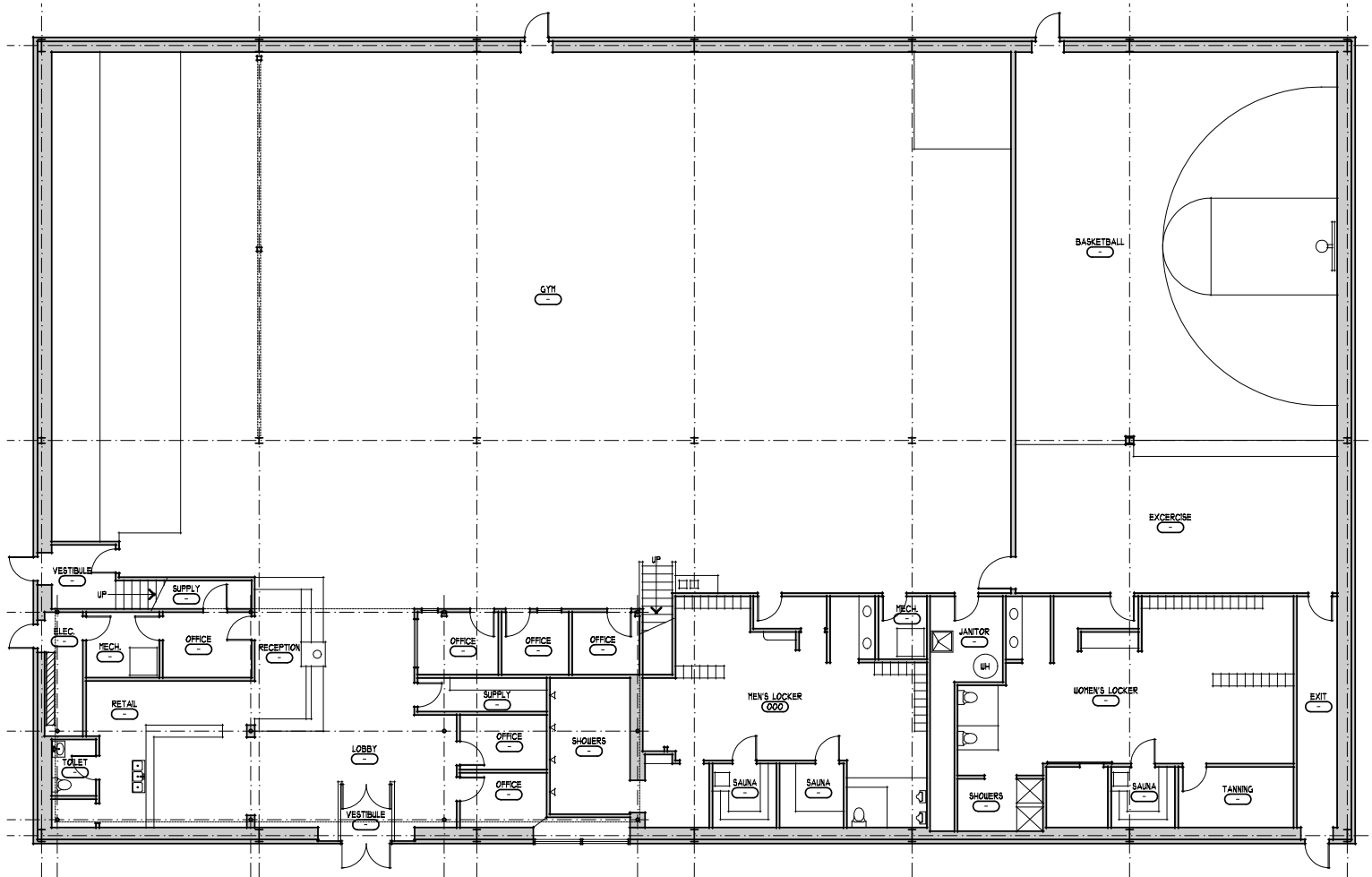
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Rear Commercial Building

Floor Plan - Ground Level



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Rear Commercial Building

Floor Plan - Mezzanine

