

SALE
\$670,000

FULLY BUILT OUT MEDICAL CONDO

100 Tuscanny Drive, Unit 5, Frederick, MD 21702



QUICK FACTS

TYPE	Medical Condo
PRICE	\$670,000
SQUARE FEET	2,000 SF
ZONING	GC (General Commercial City of Frederick)
PROPERTY TAX	\$9,127.72 (2025)
CONDO FEES	\$8,000 (2024)

Fitzgerald Realty Group, Inc. ("FRG") as exclusive representatives of the owner, is proud to offer a rare opportunity to own a fully built-out medical office condominium in one of Frederick's most desirable commercial locations. Situated in a high-traffic retail corridor adjacent to thousands of residential units at 100 Tuscanny Drive, this 2,000-square-foot office space is ideal for medical or other professionals seeking a move-in-ready facility with excellent accessibility and visibility.

PROPERTY HIGHLIGHTS

- Fully Built Out Medical Condo
- High Traffic Retail Environment
- Close to Shopping and Residences
- Free Surface Parking
- Full Walk Out basement for Storage Full Walk-Out Basement For Storage or Expansion

All information contained herein is deemed reliable, but not guaranteed.



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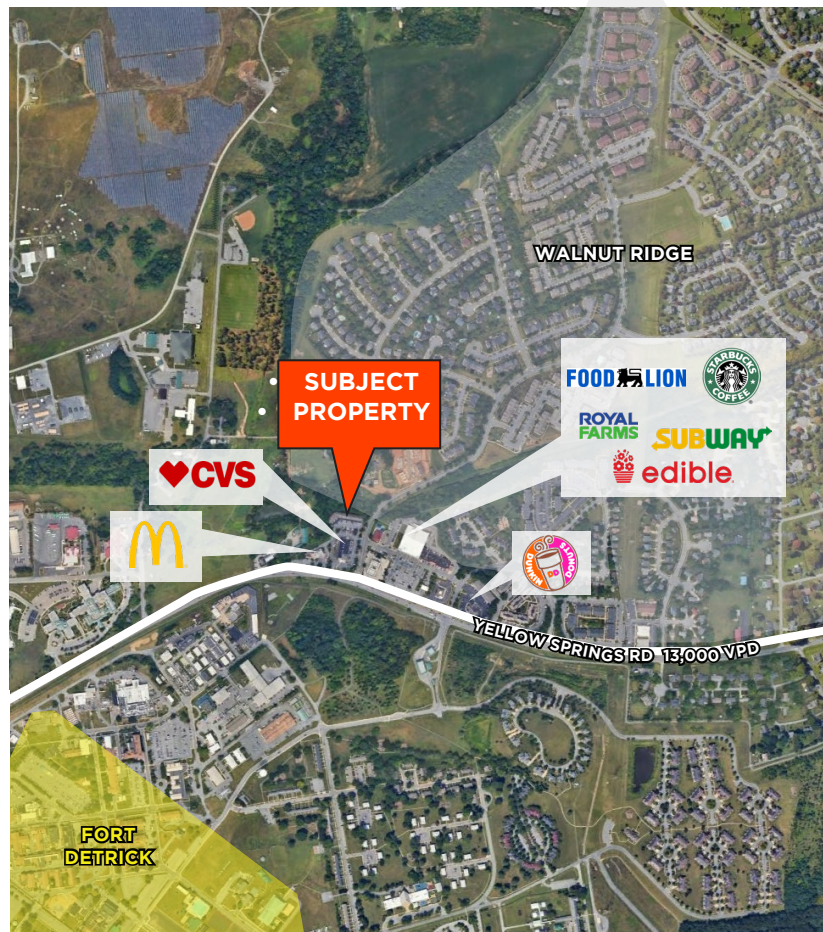
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The property benefits from its strategic location near major shopping centers and established residential communities, ensuring a steady stream of potential patients and clients. Designed for efficiency and comfort, the space features a well-appointed interior layout tailored for medical or office use. One of its standout features is a full walk-out basement, providing ample storage or additional workspace—an uncommon advantage in office condominiums of this size.

Beyond the property's functional design, tenants and visitors will appreciate the convenience of free surface parking, making access seamless for both staff and patients. The surrounding area is home to a thriving healthcare and business community, further enhancing the appeal of this location as a hub for medical services.

This is a unique opportunity to secure a prime office space in a rapidly growing market. Whether for a new practice, an expansion, or an investment, this property offers the perfect combination of location, functionality, and long-term value.



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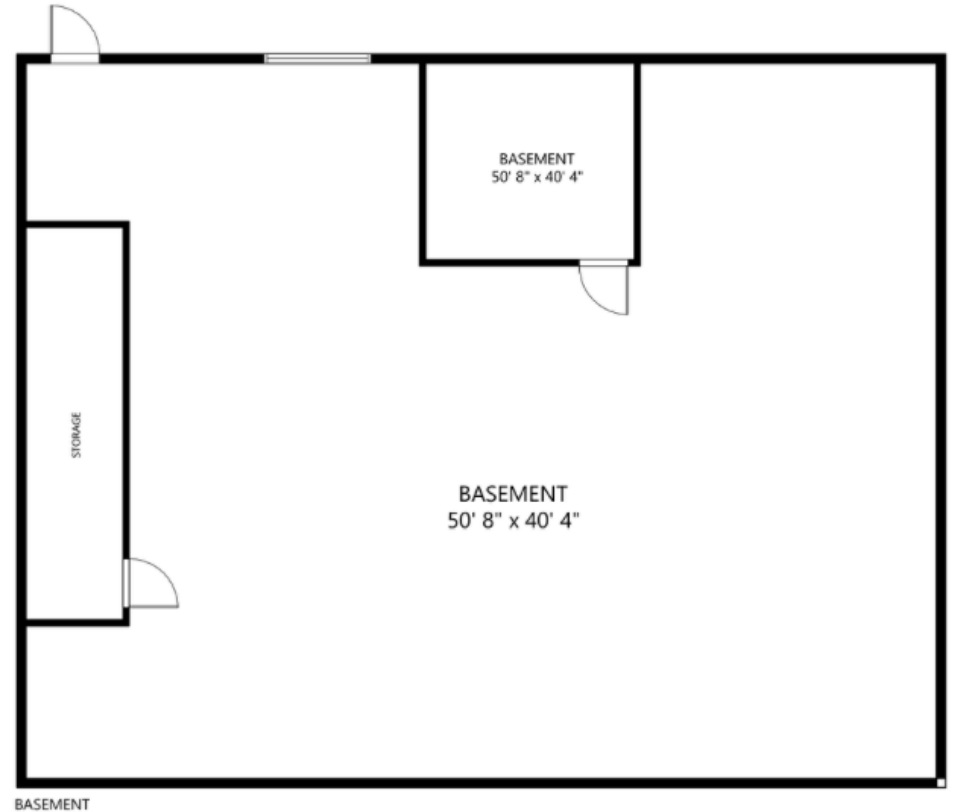
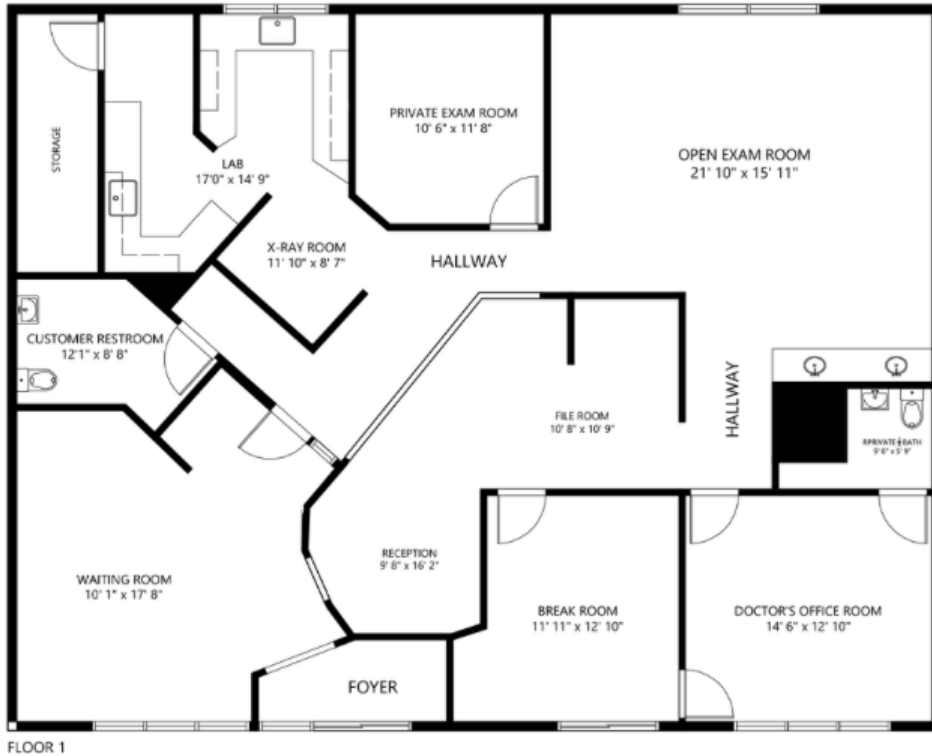
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Frederick, Maryland, is a vibrant and historic city located in the heart of the state, offering a rich blend of small-town charm and modern amenities. Known for its well-preserved 18th and 19th-century architecture, Frederick is a picturesque destination that draws both tourists and residents alike. The city's bustling downtown area is home to a variety of locally-owned shops, art galleries, and restaurants, making it a hotspot for dining, shopping, and entertainment. With its strategic location near major highways like I-70 and I-270, Frederick provides easy access to Washington, D.C., and Baltimore, making it an attractive destination for commuters and visitors alike.

Frederick's growing population and economic vitality create a prime opportunity for restaurant owners. The area boasts a diverse and dynamic community, with a strong local economy supported by industries such as biotechnology, manufacturing, and education. Additionally, Frederick is home to several universities and research institutions, further bolstering the local economy and providing a steady flow of patrons. With its thriving food scene, including a mix of established eateries and new culinary ventures, Frederick offers a welcoming environment for restaurateurs to tap into a food-loving customer base while enjoying the benefits of a community-focused, historic city.



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2024 Summary	1 MILE	3 MILE	5 MILE
Population	7942	78,186	117,319
Households	2,945	29,905	44,989
Families	2.55	2.55	2.55
Average HH Size	2.11	2.50	2.57
Owner Occupied Housing Units	2,038	19,766	31,877
Renter Occupied Housing Units	999	12,987	17,271
Median Age	38.9	37.7	38
Median HH Income	\$115,553	\$94,500	\$100,094
Average HH Income	\$143,509	\$126,106	\$128,776
2029 Summary	1 MILE	3 MILE	5 MILE
Population	8,599	93,491	138,327
Households	3,278	36,432	54,040
Families	2,261	22,371	33,917
Average HH Size	2.49	2.51	2.51
Owner Occupied Housing Units	2,241	22,345	35,686
Renter Occupied Housing Units	1,037	14,087	18,353
Median Age	39.7	39.2	39.4
Median HH Income	\$128,058	\$104,353	\$107,827
Average HH Income	\$163,614	\$143,402	\$145,670



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