

**LEASE**  
**8,537± SF ON 1 ACRE**






# PRIME AUTO / RETAIL

5620 Buckeystown Pike, Frederick, MD 21704



## QUICK FACTS

Availabilities	8,537± SF on 1 Acre
Space Type	Former automotive building, built in 2010

-  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 Zoning (General Commercial, Frederick County)
-  Former AAA Car Care building
-  Features a large open area, executive office, break room, and 10 vehicle bays

## 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


Fitzgerald Realty Group, Inc. ("FRG") is pleased to offer a prime automotive / retail opportunity for lease at 5620 Buckeystown Pike, ideally situated on Frederick's prime commercial corridor. This 8,537± SF automotive building on 1 acre features 10 vehicle bays, a large open retail/customer area, executive offices, two break rooms, and multiple restrooms. The property is zoned General Commercial, a highly sought after zoning in Frederick County. The site offers easy access to I-70 and I-270, and is conveniently located adjacent to several major retail locations, including the FSK Mall, Dick's Sporting Goods, Sam's Club, and Wal-Mart, providing high visibility to daily traffic and a strong customer base.

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



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# PHOTOS

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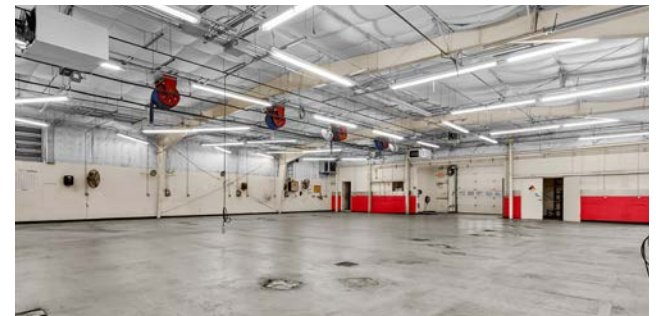
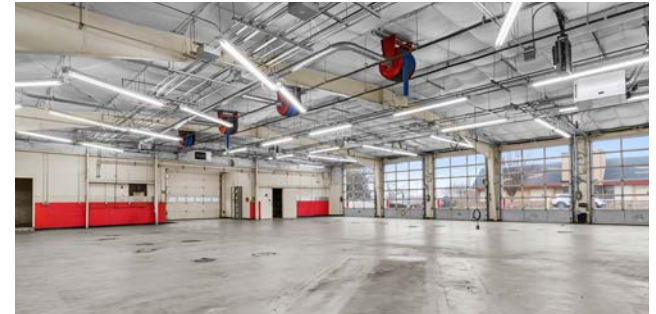
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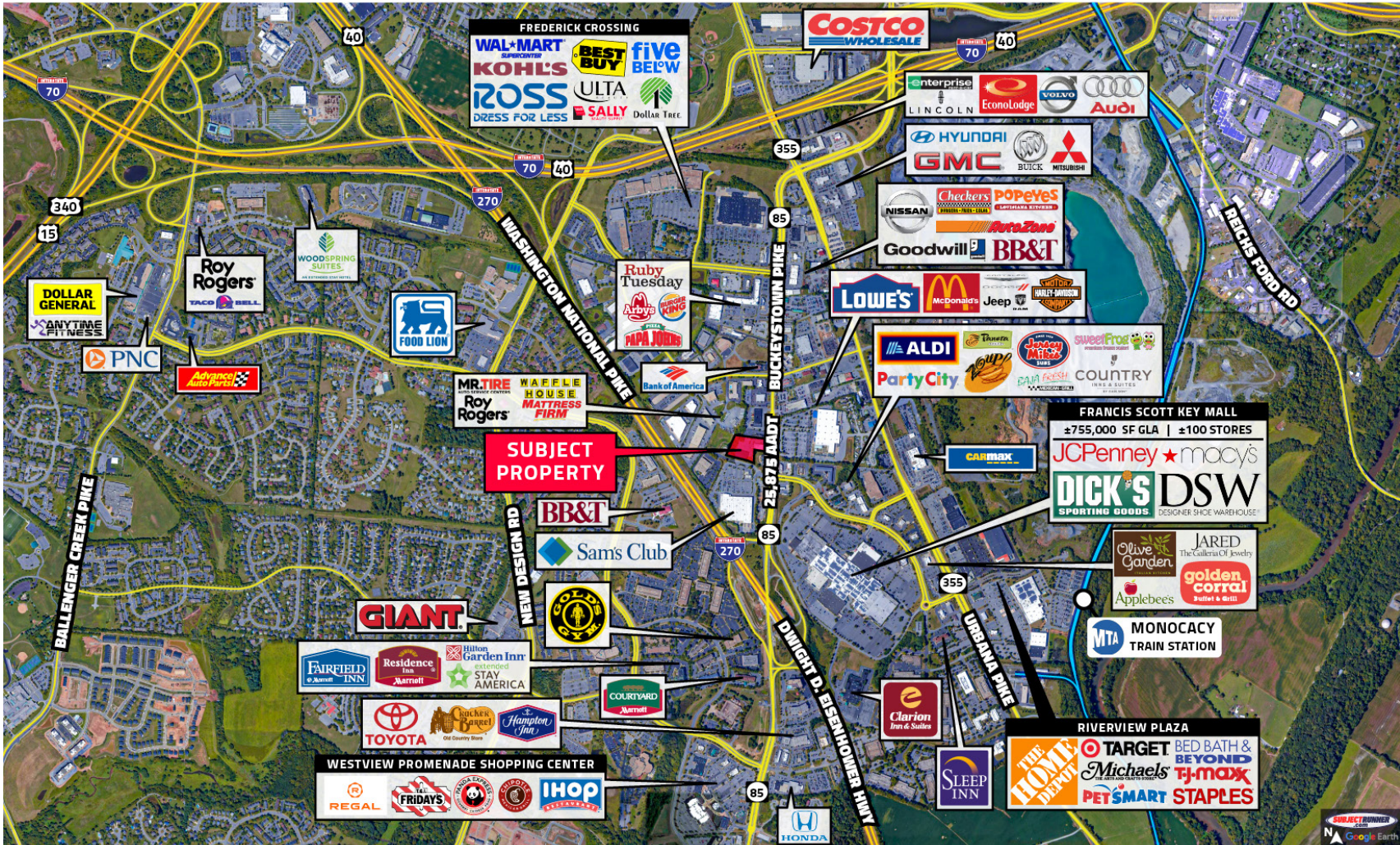
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# MAP

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# FLOOR PLAN

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