



ONE STREET
COMMERCIAL PROPERTIES

12 West Patrick Street Frederick, MD 21701

Redevelopment Building For Sale

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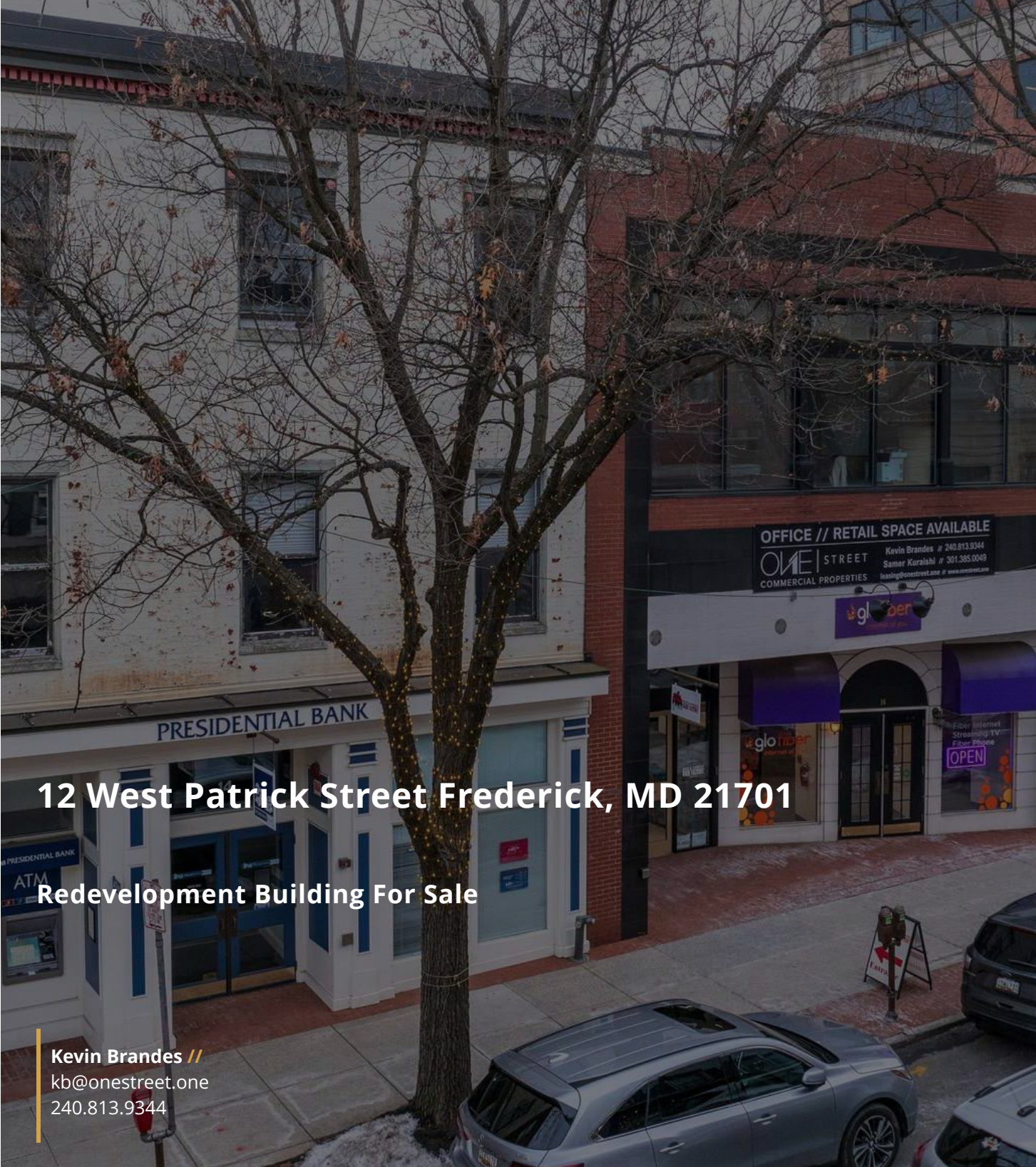


TABLE OF CONTENTS

PROPERTY SUMMARY	3
EXTERIOR PHOTOS	4
INTERIOR PHOTOS	5
INTERIOR PHOTOS CONTINUED...	6
INTERIOR PHOTOS CONTINUED...	7
REGIONAL-RETAILER MAP	8
SALE COMPS	9
SALE COMPS MAP & SUMMARY	10
AERIAL MAP	11
DEMOGRAPHICS MAP & REPORT	12

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PROPERTY DESCRIPTION

****Prime Redevelopment Opportunity – 12-14 W. Patrick Street, Frederick, MD****

Located in the heart of historic downtown Frederick, 12 W. Patrick Street offers a rare and exciting opportunity for redevelopment, thanks to its prime location and Downtown Business Zoning classification. This zoning designation allows for a wide range of commercial, residential, and mixed-use developments, providing significant flexibility for investors and developers.

The property boasts exceptional visibility and accessibility, with high foot traffic and a vibrant mix of nearby dining, shopping, and cultural attractions. Positioned within walking distance to the Carroll Creek Promenade, local art galleries, and top-tier restaurants, this site is primed for a dynamic redevelopment project that could include retail spaces, office buildings, or even luxury residential units – all within a thriving and well-established community.

Frederick’s growing economy, combined with its historic charm and modern amenities, presents a unique canvas for innovative development. With close proximity to major highways (I-70 and I-270) and just 50 miles from Washington, DC, this location offers unmatched connectivity for businesses and residents alike.

Whether you’re looking to enhance the downtown skyline or create a mixed-use development that blends Frederick’s history with its future, 12-14 W. Patrick Street is the perfect location to turn your vision into reality. Don’t miss the chance to be a part of Frederick’s exciting growth and revitalization!

PROPERTY HIGHLIGHTS

- 25,586 SF building with historic charm
- Amazing development rights for expansion of the current structure
- Zoned DB for versatile commercial, retail, or mixed-use potential

OFFERING SUMMARY

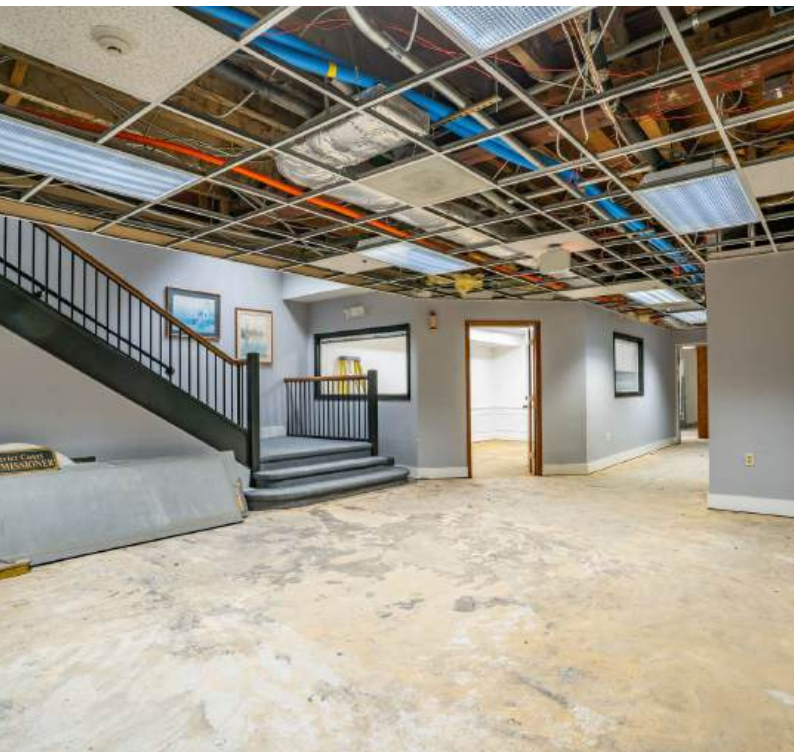
Sale Price:	Subject To Offer
Lot Size:	11,022 SF
Building Size:	25,586 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	10 MILES
Total Households	1,098	2,789	80,356
Total Population	1,971	5,360	220,458
Average HH Income	\$102,520	\$102,434	\$146,426

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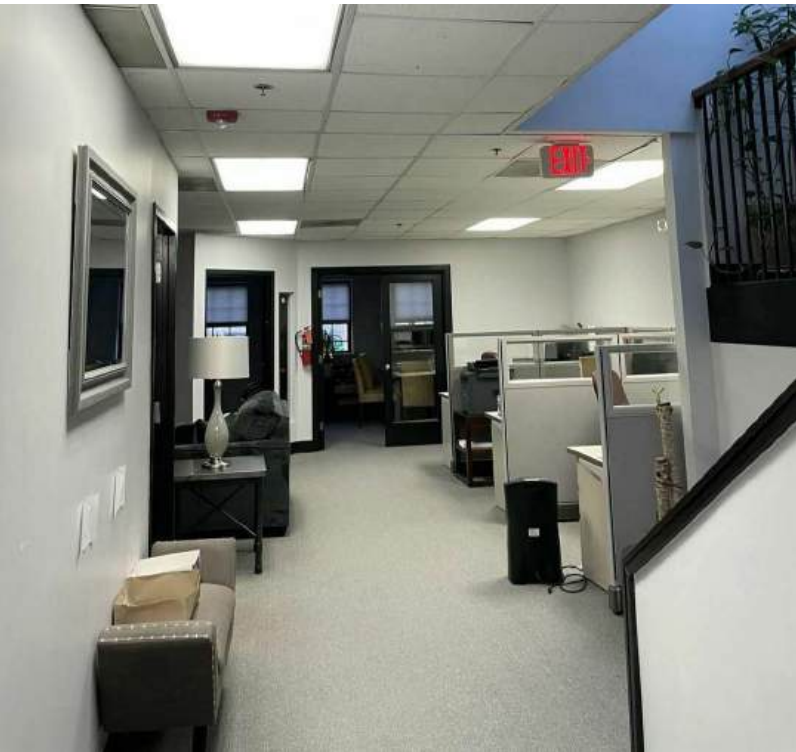
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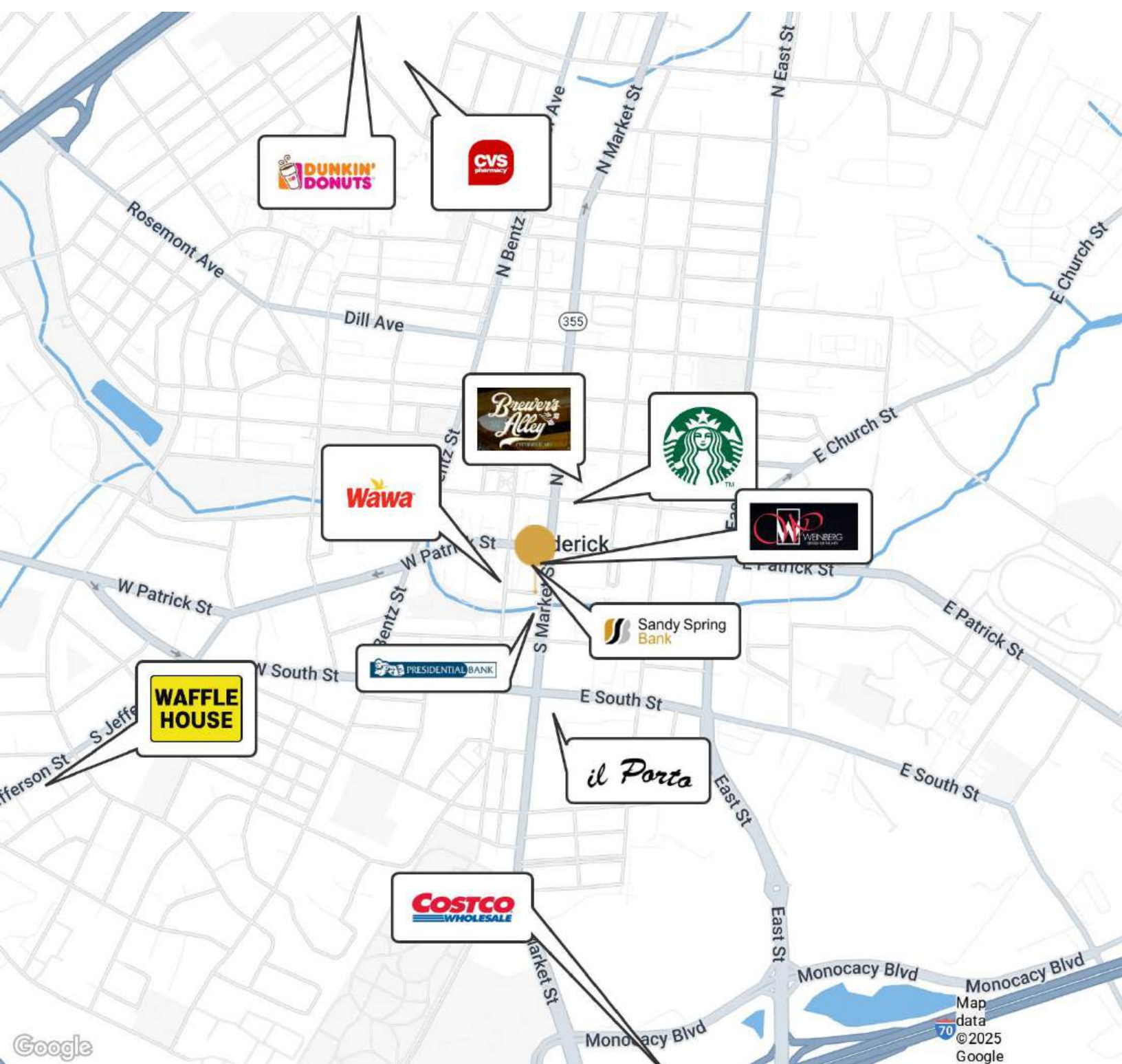
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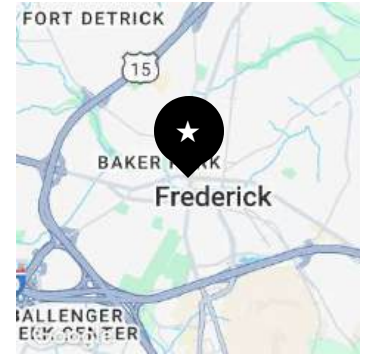
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12 WEST PATRICK STREET
Frederick, MD 21701

Subject Property

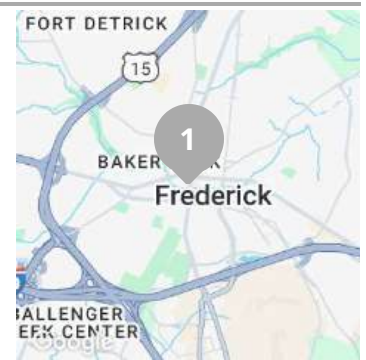
Price:	Subject To Offer	Bldg Size:	25,586 SF
Lot Size:	11,022 SF	Cap Rate:	N/A
Year Built:	1925		



51 S MARKET ST
Frederick, MD 21701

Sold 1/8/2025

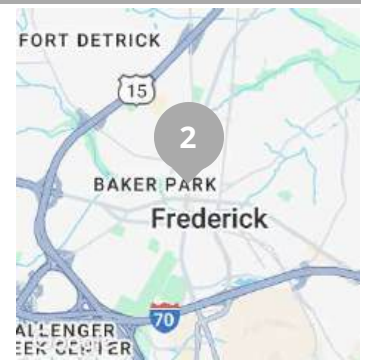
Price:	\$3,180,000	Bldg Size:	5,396 SF
Lot Size:	3,751 SF	Cap Rate:	N/A
Year Built:	2005	Price/SF:	\$589.33



124 N MARKET ST
Frederick, MD 21701

Sold 6/8/2023

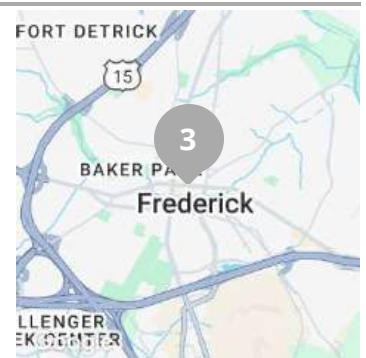
Price:	\$3,750,000	Bldg Size:	13,174 SF
Lot Size:	11,497 SF	Cap Rate:	N/A
Year Built:	1890	Price/SF:	\$284.65



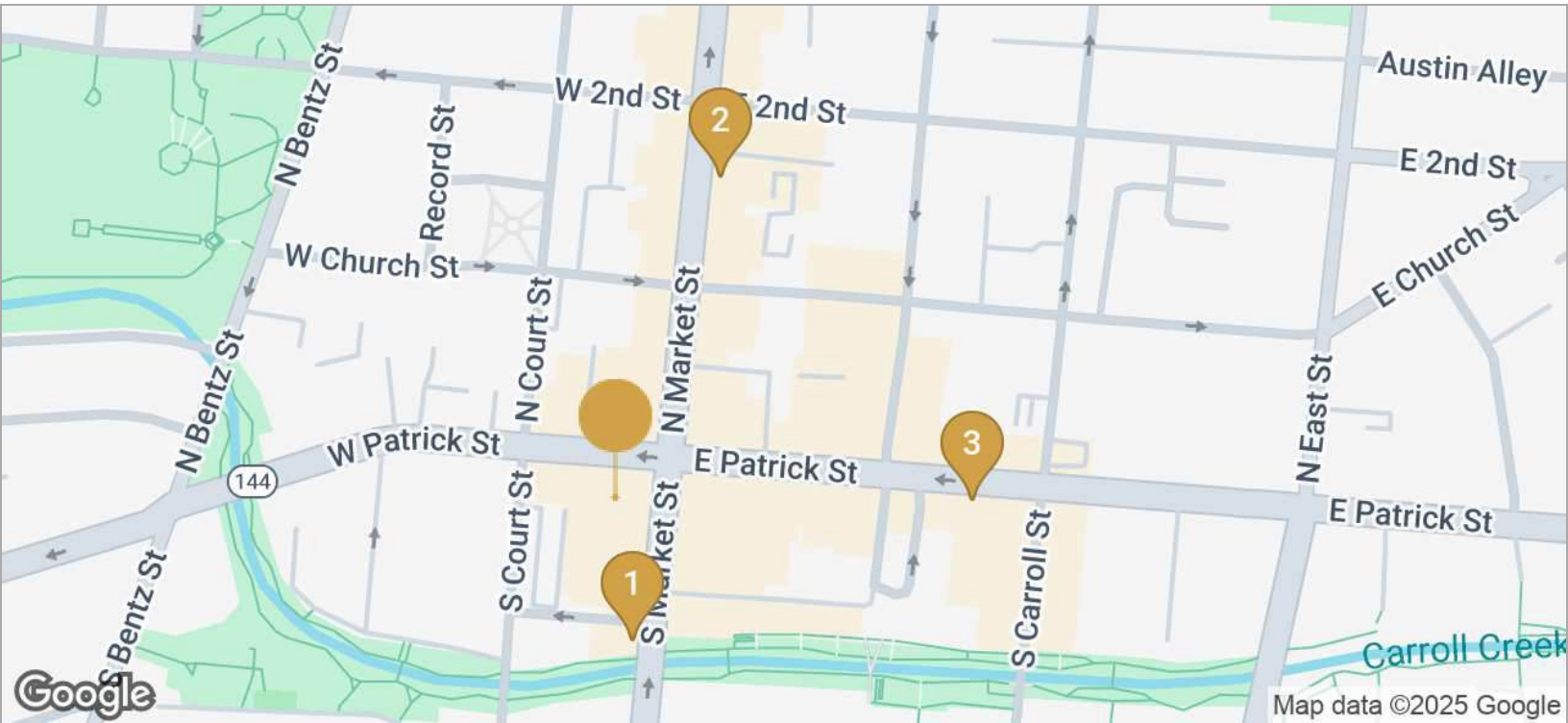
112 E PATRICK ST
Frederick, MD 21701

Sold 4/14/2022

Price:	\$3,750,000	Bldg Size:	17,045 SF
Lot Size:	40,511 SF	Cap Rate:	N/A
Price/SF:	\$220.01		

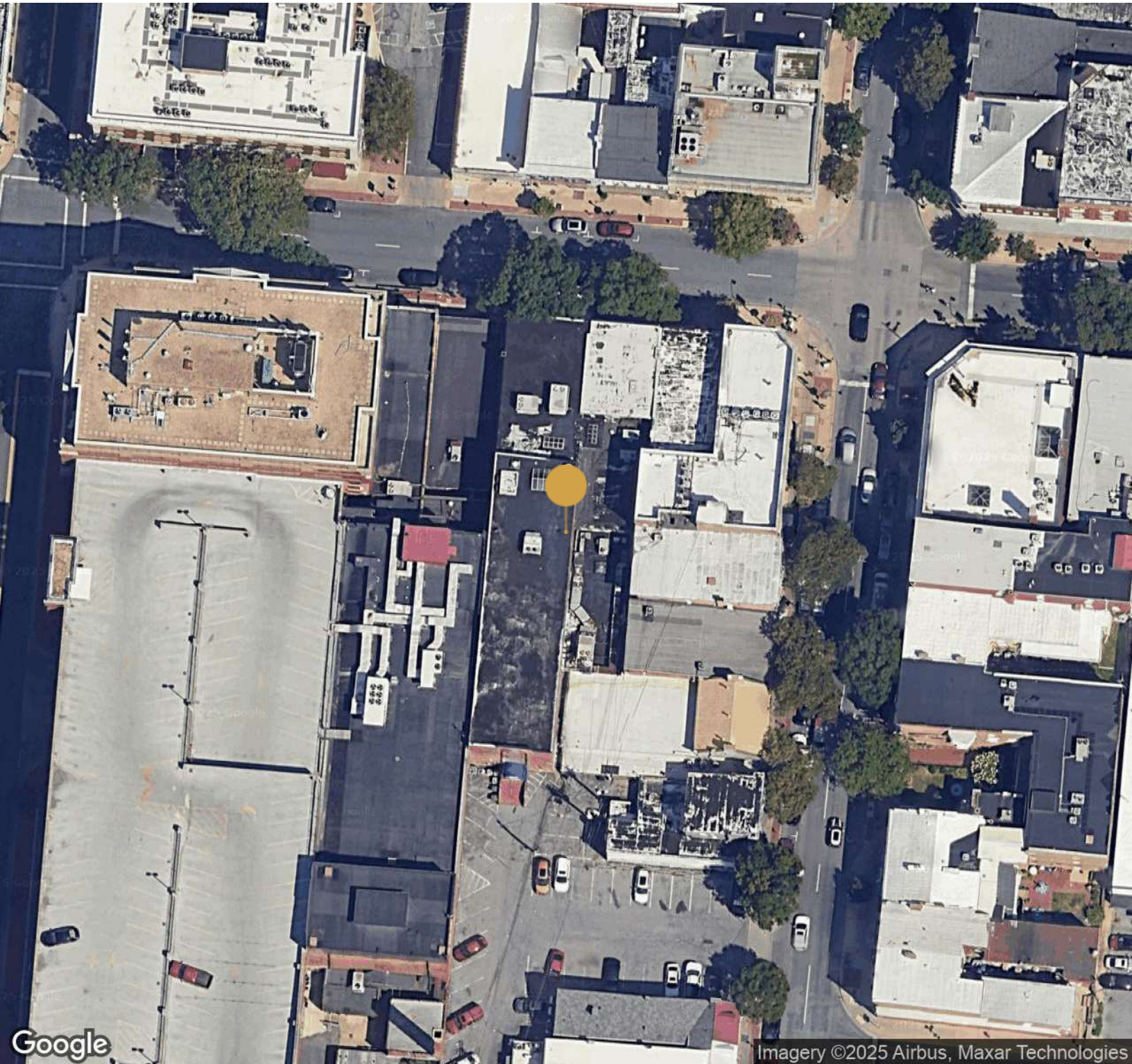


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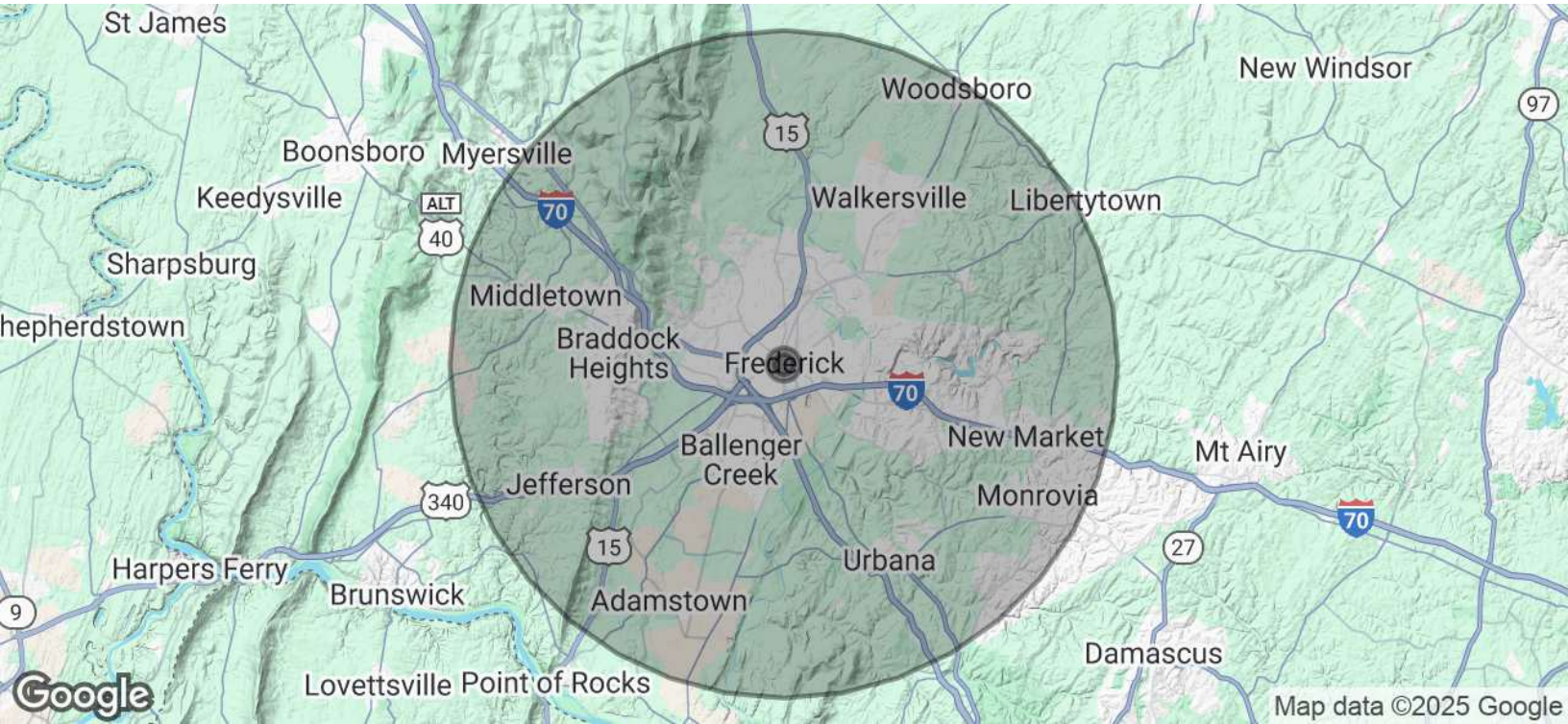


	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	12 West Patrick Street Frederick, MD	Subject To Offer	25,586 SF	11,022 SF	-
1	51 S Market St Frederick, MD	\$3,180,000	5,396 SF	3,751 SF	\$589.33
2	124 N Market St Frederick, MD	\$3,750,000	13,174 SF	11,497 SF	\$284.65
3	112 E Patrick St Frederick, MD	\$3,750,000	17,045 SF	40,511 SF	\$220.01
	AVERAGES	\$3,560,000	11,872 SF	18,586 SF	\$364.66

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POPULATION	0.3 MILES	0.5 MILES	10 MILES
Total Population	1,971	5,360	220,458
Average Age	44	43	39
Average Age (Male)	44	42	38
Average Age (Female)	45	43	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	10 MILES
Total Households	1,098	2,789	80,356
# of Persons per HH	1.8	1.9	2.7
Average HH Income	\$102,520	\$102,434	\$146,426
Average House Value	\$517,787	\$488,778	\$477,453

Demographics data derived from AlphaMap

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