



VISTA SHOPS AT GOLDEN MILE

1080 W PATRICK ST, FREDERICK, MD 21703



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

An exceptional leasing opportunity at Vista Shops at Golden Mile, featuring strong anchor tenants including ALDI, Dollar Tree, and Planet Fitness. The center benefits from a prime location along the Golden Mile — one of the market’s premier retail corridors — with close proximity to Fort Detrick, creating a compelling opportunity for businesses seeking strong visibility, accessibility, and consumer traffic.

PROPERTY HIGHLIGHTS

- Small shop space available in Frederick’s Golden Mile retail corridor
- Anchored by ALDI, Dollar Tree, and Planet Fitness
- Strong demographics: 138K+ residents within 5 miles, \$133.8K+ avg. HH income
- High-growth trade area with 9.2% projected population growth through 2030
- Close proximity to Fort Detrick (~10,800 employees), the area’s largest employer

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	829 - 3,230 SF
Building Size:	97,292 SF

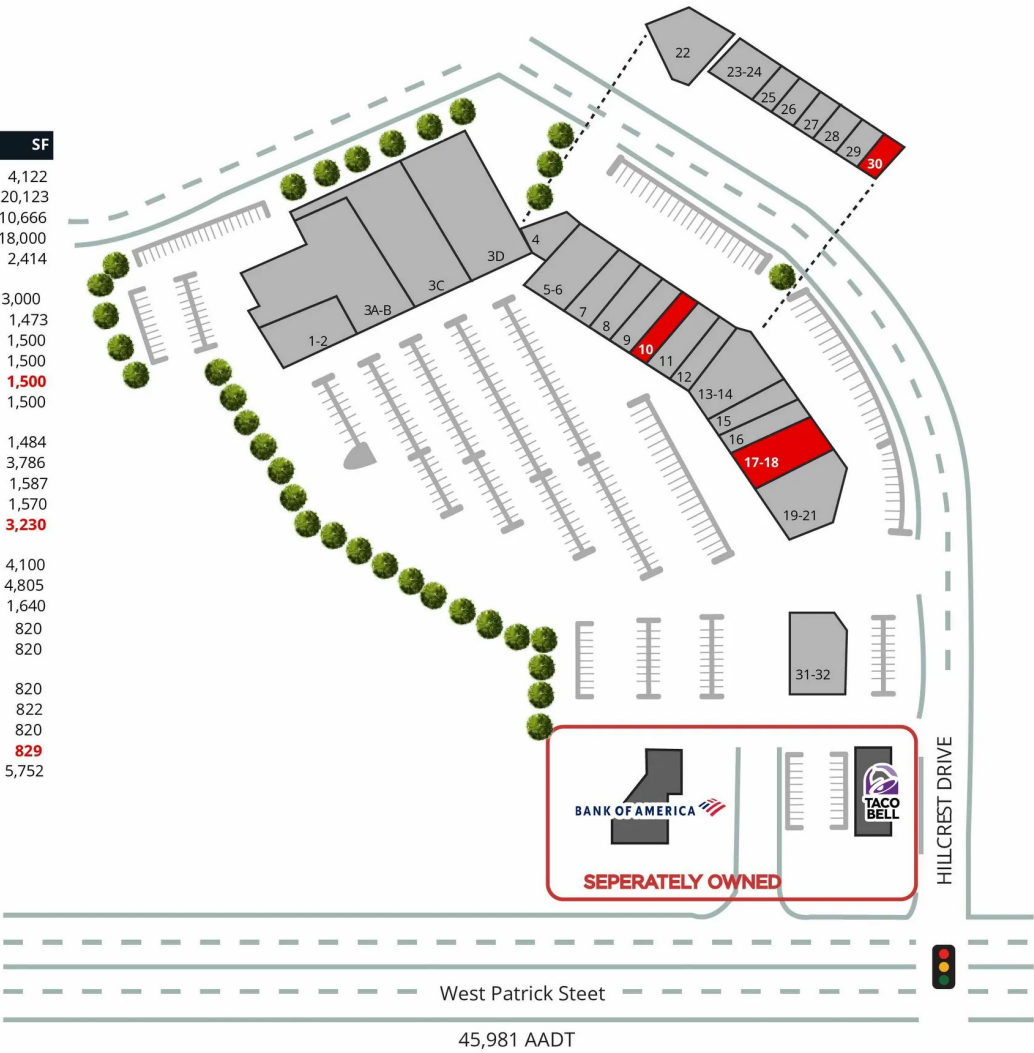
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,805	34,980	52,818
Total Population	22,729	89,844	138,490
Average HH Income	\$104,475	\$117,996	\$133,846

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SITE PLAN



Suite	Tenant Name	SF
001-002B	Spot Laundromats	4,122
003A-003B	Planet Fitness	20,123
003C	Dollar Tree	10,666
003D	ALDI	18,000
004	El Afrik Cuisine	2,414
005-006	Choi's Martial Arts	3,000
007	L&B Beauty Supply	1,473
008	Cali Nails	1,500
009	J&V el Eden Restaurant	1,500
010	AVAILABLE	1,500
011	Domino's Pizza	1,500
012	Teriyaki Bowl	1,484
013-014	Green Goods	3,786
015	Restoration Family Chiropractic	1,587
016	Naz's Halal Food	1,570
017-018	AVAILABLE 2ND GEN RESTAURANT	3,230
019-021	Thrive Pet Healthcare (Expansion)	4,100
022	Hillcrest Latino Market	4,805
023-024	Ana's Pupuseria	1,640
025	Family Foot Care	820
026	MC Check Cashing	820
027	RM Latino Services	820
028	Eyebrow Threading Salon	822
029	Azucenas Salon	820
030	AVAILABLE	829
031-032	Thrive Pet Healthcare	5,752



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RETAILER MAP

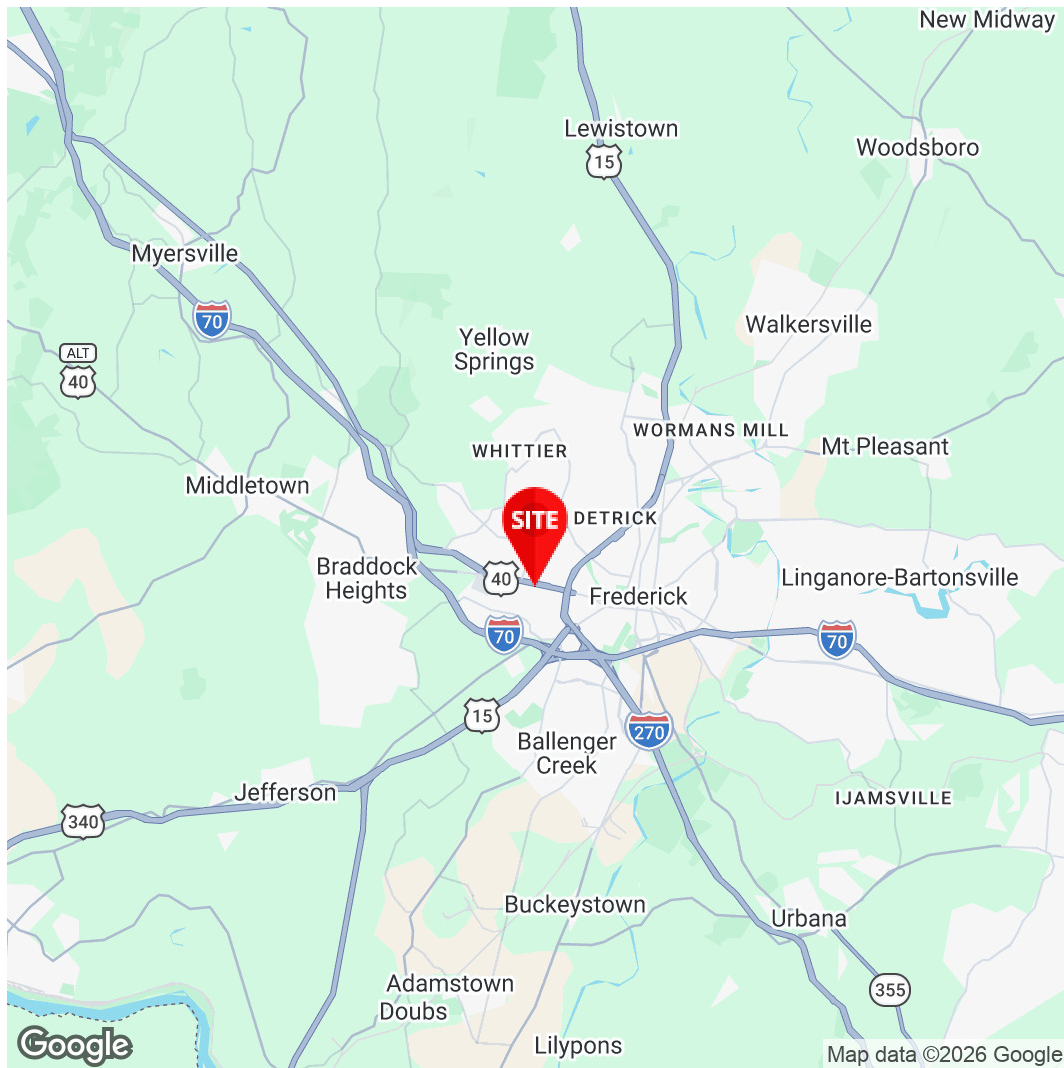


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ADDITIONAL PHOTOS





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