

2431 Monocacy Blvd  
Frederick, MD 20701

CAPSTAR  
COMMERCIAL REALTY



LAND FOR SALE

JOIN: **Walmart**



**Wegmans**



**HomeGoods**



### PROPERTY HIGHLIGHTS

Parcel Tax ID:	02-465310
Parcel Size:	11.95 Acres
Zoning:	MU-1
Jurisdiction:	City of Frederick
Utilities:	On Site

**John P. Lin**  
240-644-2317  
jlin@capstarco.com

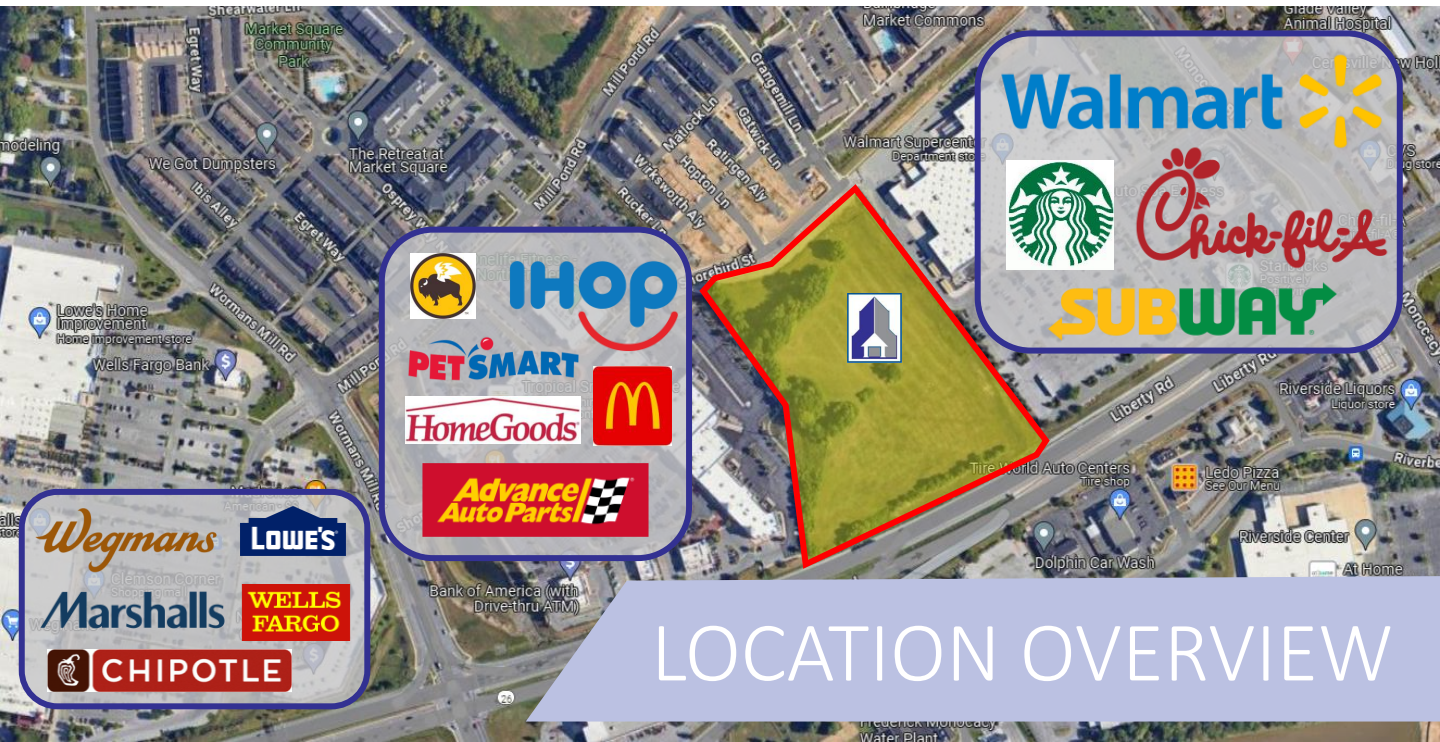
438 N Frederick Ave #450  
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## LOCATION OVERVIEW

- Located close to the intersection of MD Route 26 and MD Route 355/US-15. Access from Monocacy Boulevard.
- In the heart of North Frederick's most vibrant retail corridor. Adjacent to Clemson Corner (anchored by Wegmans, Lowe's, and Marshall), Market Square (anchored by HomeGoods, IHOP, PetSmart, and Bank of American), Walmart Super Center (with Starbucks, Chick-flit and Subway).
- Within a short drive to many large employers including State Farm, Fort Detrick, and National Cancer Institute.
- Traffic Counts between MD-26 and MD-355/US-15 near 70,000 vehicles per day.

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,345	55,611	128,477
Households	4,451	21,947	49,025
Avg HH Income	\$126,087	\$114,952	\$112,638

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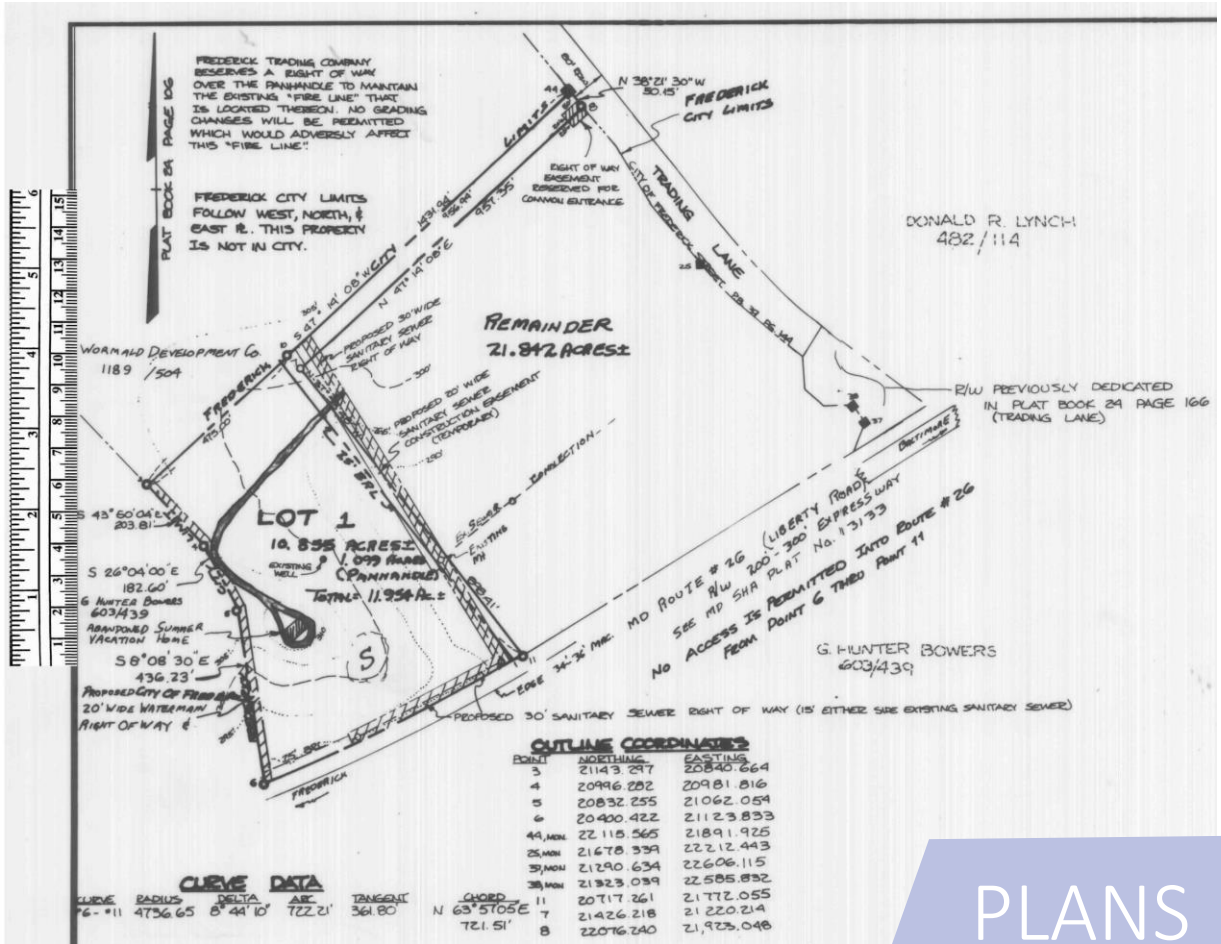
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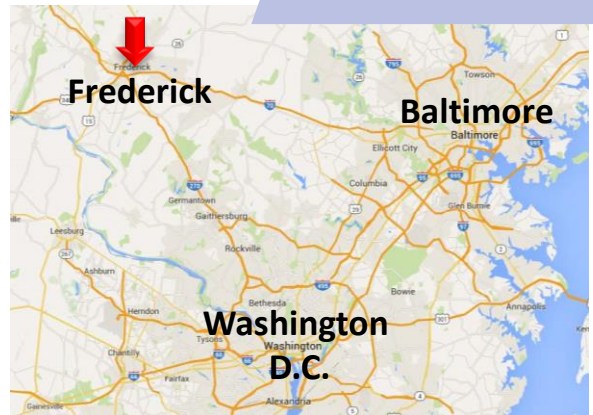
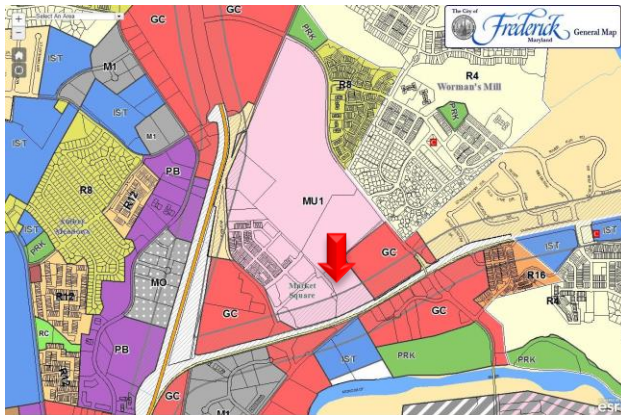
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PLANS



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For More Information, Please Contact:

**John P. Lin**

240-644-2317

Jlin@capstarco.com

438 N Frederick Ave, Ste 450  
Gaithersburg, MD 20877

(301)-738-7777

CapStarCo.com

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