



OFFERING MEMORANDUM

**301-303 EAST 4TH ST
400 NORTH EAST ST**

Frederick, Maryland 21707

FOR SALE · DELIVERED VACANT

\$3,850,000

OWNER-USER OPPORTUNITY



CONFIDENTIALITY & DISCLAIMER

Confidential Offering Memorandum

This Offering Memorandum has been prepared by Mackintosh Commercial Brokerage solely for the use of prospective purchasers in evaluating the property at 400 N East St & 301-303 E 4th Street, Frederick, Maryland. It is intended for the recipient only and may not be reproduced or distributed to any other party without the prior written consent of Mackintosh Commercial Brokerage.

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THE OFFERING

A downtown Frederick automotive campus

400 North East Street and 301–303 East 4th Street are offered together as a single assemblage — two buildings spanning three contiguous lots in the heart of downtown Frederick. The combined holding presents a rare opportunity for an owner-user, investor, or developer to control a sizable footprint within the city's walkable historic core, with flexibility to occupy, lease, or reposition the improvements.

\$3,850,000

ASKING PRICE

±1.30 AC

LAND AREA

±16,385 SF

BUILDING AREA

1940-98

YEAR BUILT

Zoning General Commercial

Buildings Two

Lots Three

Delivery Vacant at Closing

PROPERTY OVERVIEW

Unique assemblage, unrivaled visibility

The assemblage combines 400 North East Street with the adjoining 301–303 East 4th Street, consolidating three contiguous lots under single ownership. Together the parcels form a contiguous downtown footprint with frontage on both North East Street and East 4th Street.

Located within the City of Frederick's downtown core, the holding offers an incoming owner the flexibility to occupy, lease, or reposition the buildings while controlling the full assembled site.

ADDRESSES	400 N East St 301-303 E 4th St
CITY / COUNTY	Frederick, MD
ZONING	General Commercial
LAND AREA	±1.303 AC
LOTS	Three (Contiguous)
BUILDINGS	Two
COMBINED BUILDING AREA	±16,385 SF
CURRENT USE	Automotive Retail / Service
DELIVERY	Vacant at Closing



400 NORTH EAST STREET

Auto Retail / Service

±5,890 SF · 4 service bays

BUILDING AREA **±5,890 SF**

STORIES **Two**

YEAR BUILT **1998**

RENOVATED **2021**

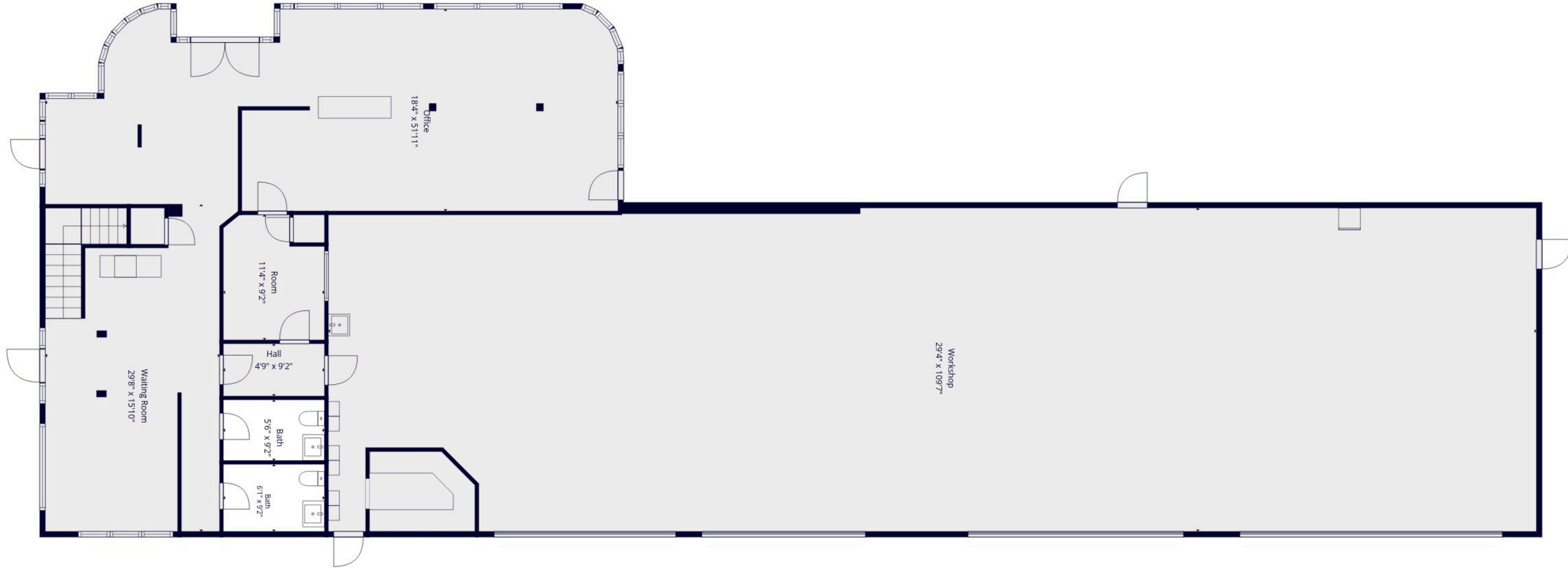
FRONTAGE **±375 FT**

4
DRIVE-IN DOORS

1
LOT

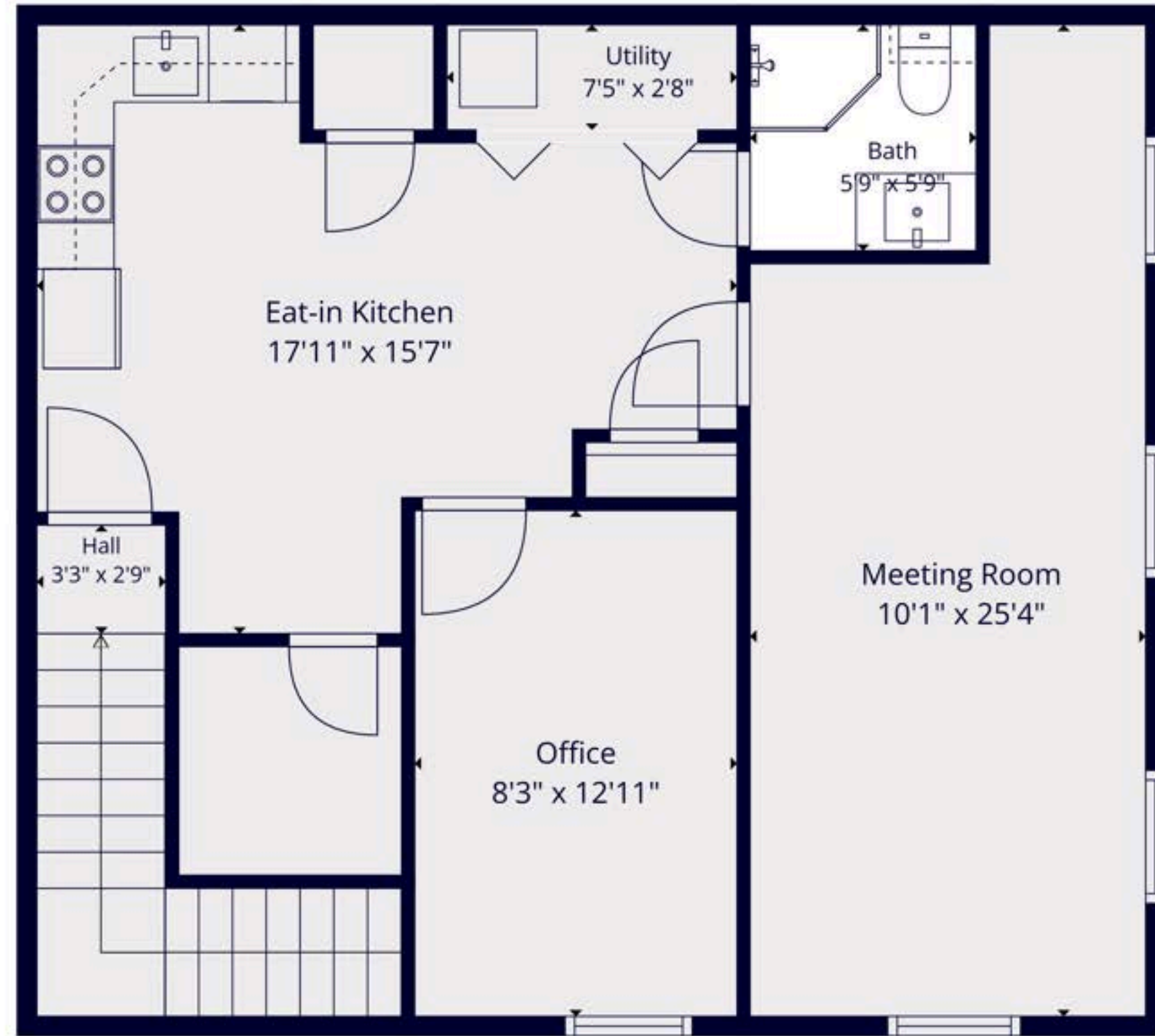
400 NORTH EAST STREET

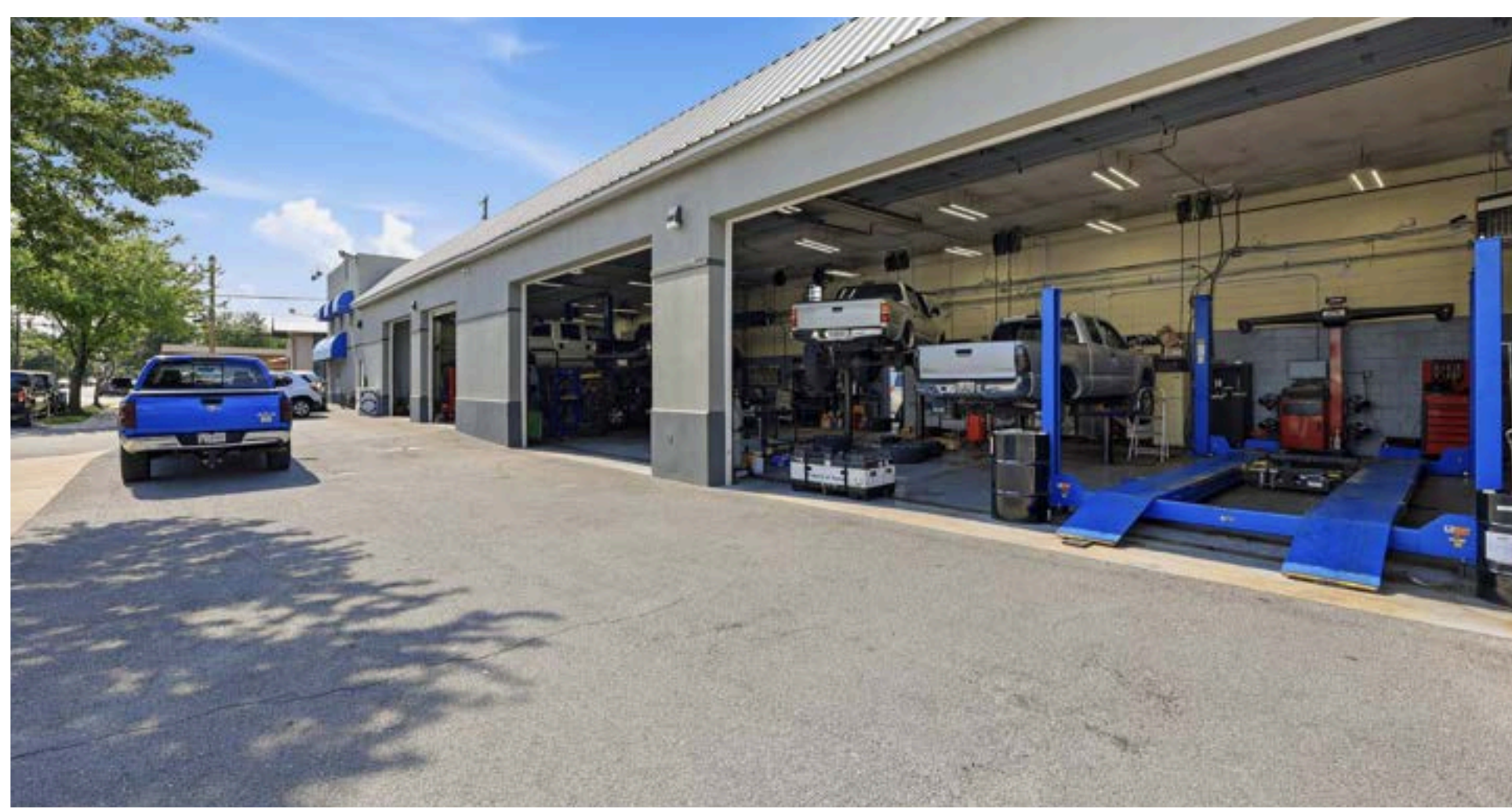
FLOORPLAN | FIRST FLOOR



400 NORTH EAST STREET

FLOORPLAN | SECOND FLOOR







301-303 EAST 4TH STREET

Auto Retail / Office

±10,495 SF · 2 service bays

BUILDING AREA **±10,495 SF**

STORIES **One**

YEAR BUILT **1940-48**

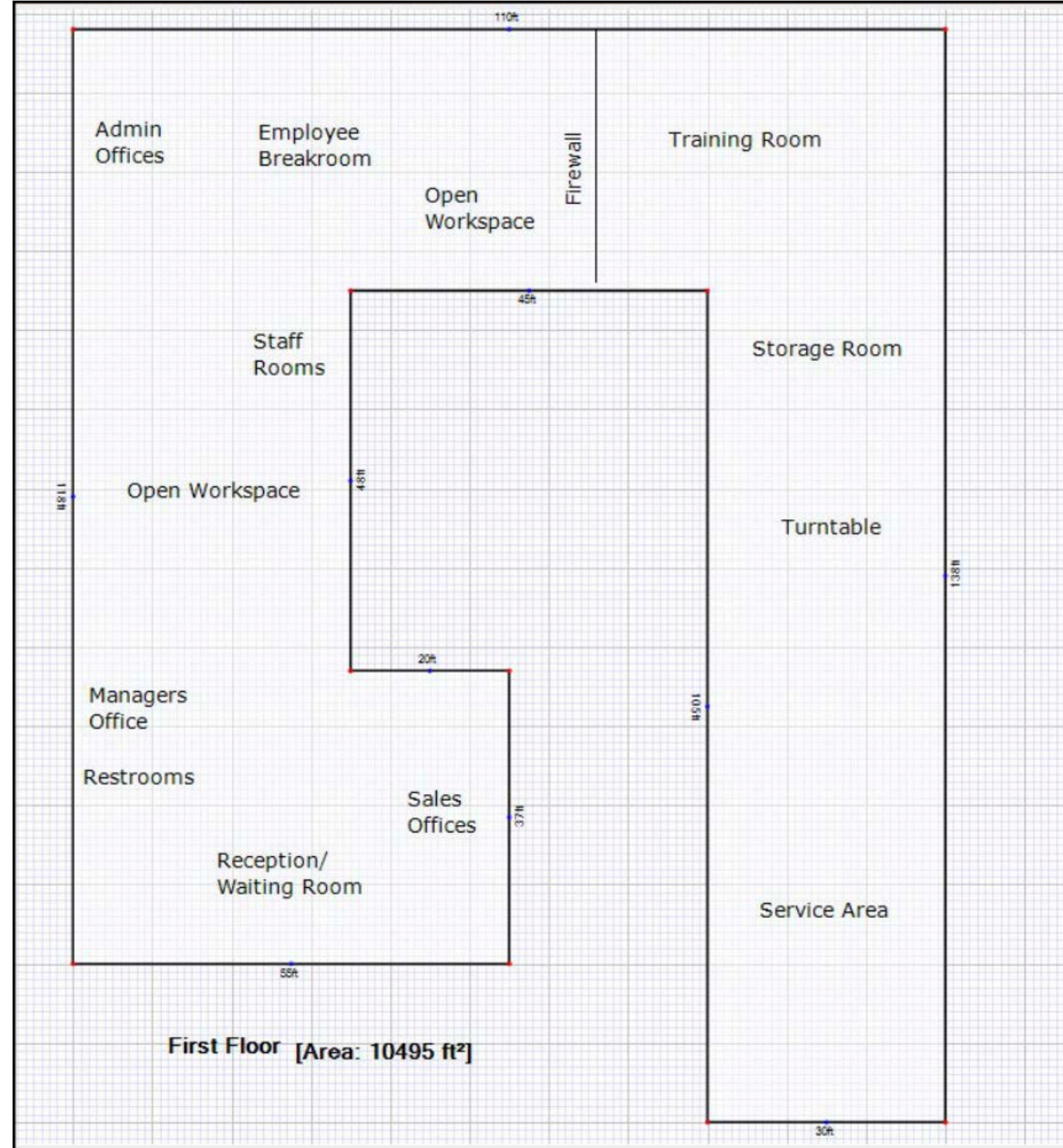
RENOVATED **2021**

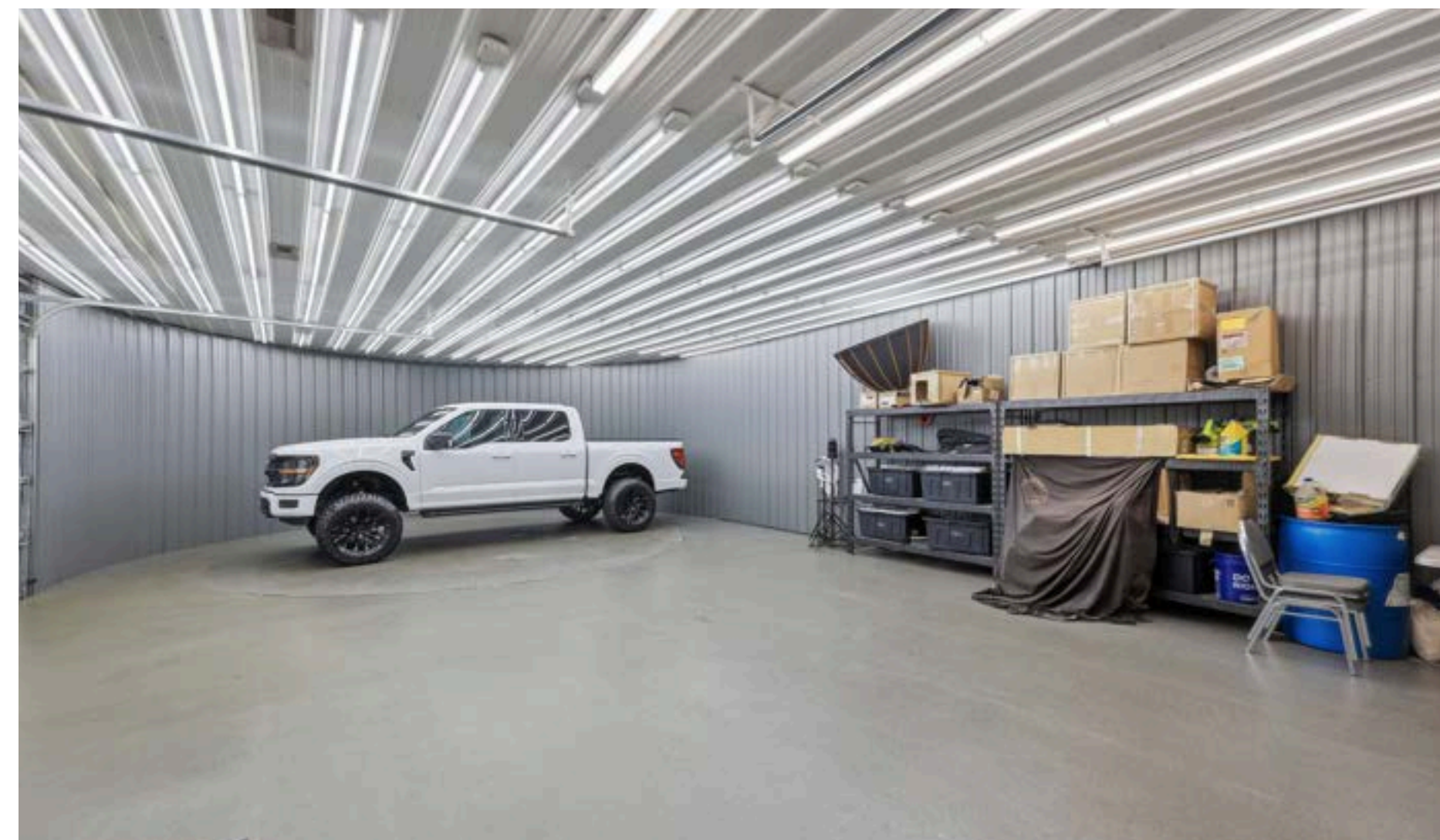
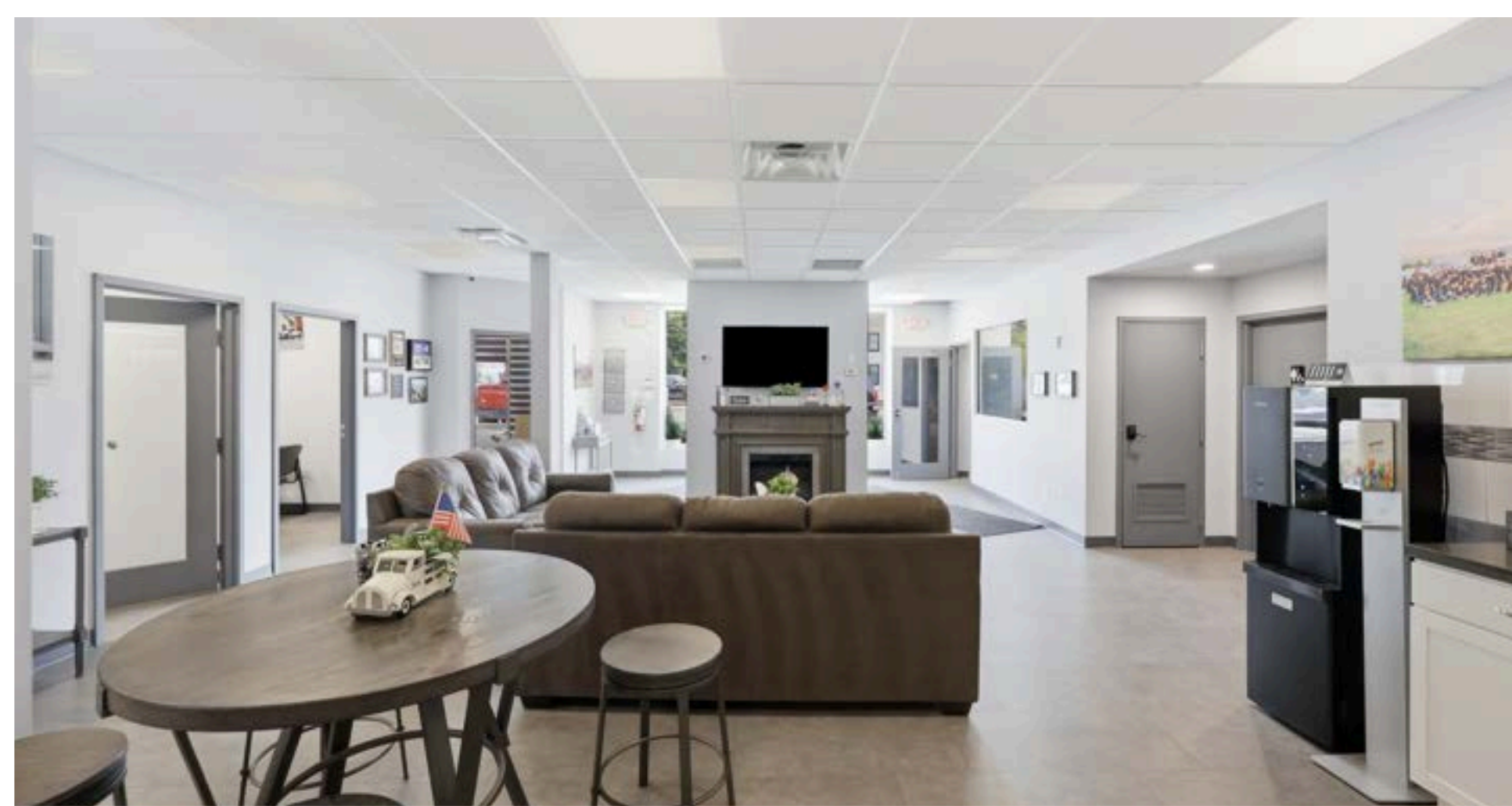
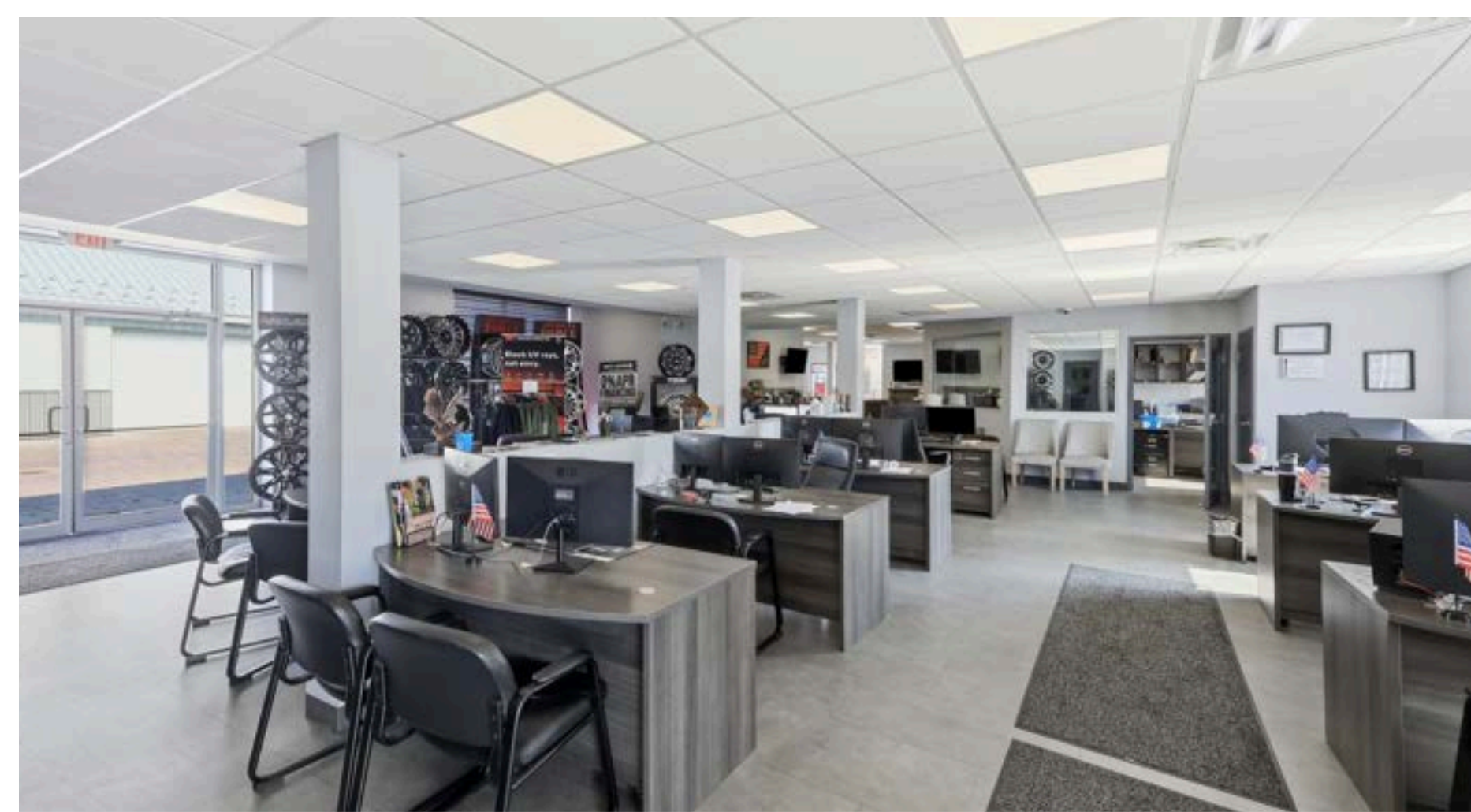
FRONTAGE **±125 SF**

3 DRIVE-IN DOORS **2** LOTS

301-303 EAST 4TH STREET

FLOORPLAN





SITE PLAN & IMPROVEMENTS

±16,385 SF across two buildings on three lots



400 N EAST STREET

±5,890 SF · 4 service bays

301-303 E 4TH STREET

±10,495 SF · 2 service bays

LAND AREA **±2.59 AC**

TOTAL LOTS **Three**

ZONING **General Commercial**

The three lots are contiguous and offered together, giving a single owner control of the full assembled site.

STRATEGIC ACCESS

DIRECT ACCESS TO US-15, US-40, AND I-70 CONNECTING FREDERICK TO MAJOR MARKETS THROUGHOUT THE MID-ATLANTIC REGION.

NEARBY RETAIL & AMENITIES

Wegmans

Lowe's

Target

HomeGoods

TJ Maxx

McDonald's

PetSmart

Marshalls

Buffalo Wild Wings

IHOP

Panera Bread

MedStar Health

400 N EAST ST

A RARE INFILL OPPORTUNITY IN THE HEART OF FREDERICK

Positioned along one of Frederick's most established commercial corridors, 400 N East St offers a unique opportunity to acquire a well-located infill property surrounded by a strong mix of national retailers, restaurants, fitness centers, and essential services.

With exceptional visibility, convenient access to major routes, and proximity to a growing residential base, this property is ideally suited for investors and owner-users seeking long-term value in a dynamic market.

400 N EAST ST

400 N EAST ST
FREDERICK, MD 21701

TOTAL VPD
17,136

(N. East St & E. Patrick St)



DYNAMIC TRADE AREA

Surrounded by established neighborhoods and a growing population base.



STRONG MARKET FUNDAMENTALS

Frederick continues to experience sustained economic growth and business investment.



IDEAL FOR A VARIETY OF USES

Well-suited for retail, service providers, or mixed-use development.



LONG-TERM INVESTMENT

A core asset in a high-barrier submarket with limited infill availability.

HIGHLY ACSESSABLE LOCATION

Downtown Frederick serves as the economic and cultural hub of Frederick County, Maryland's fastest-growing county. Known for its historic charm, walkable streets, vibrant dining scene, and thriving business community, Downtown Frederick continues to attract residents, visitors, and employers from across the region. Supported by strong population growth, a diverse economy, and proximity to the Washington-Baltimore corridor, Downtown Frederick remains one of the Mid-Atlantic's most desirable locations for commercial investment and business growth.

DEMOGRAPHICS

2021 Total Population:	279,835
2025 Total Population:	302,883
2023-2026 Growth Rate:	~8.00%
Avg. Home Value	\$506,000
Avg. Household Income	\$122,002
Median Age	39



SITE PLAN & IMPROVEMENTS

Why 400 N. East & 301-303 E. 4th

01 Assemblage offered together

Two buildings across three contiguous lots, sold as a single package — control the full site in one transaction.

03 Flexible buyer profile

Suited to an owner-user, investor, or developer — occupy, lease, or reposition the improvements.

05 Contiguous, single-owner control

Consolidated ownership of three adjoining lots is rare in the established downtown grid.

02 Downtown Frederick location

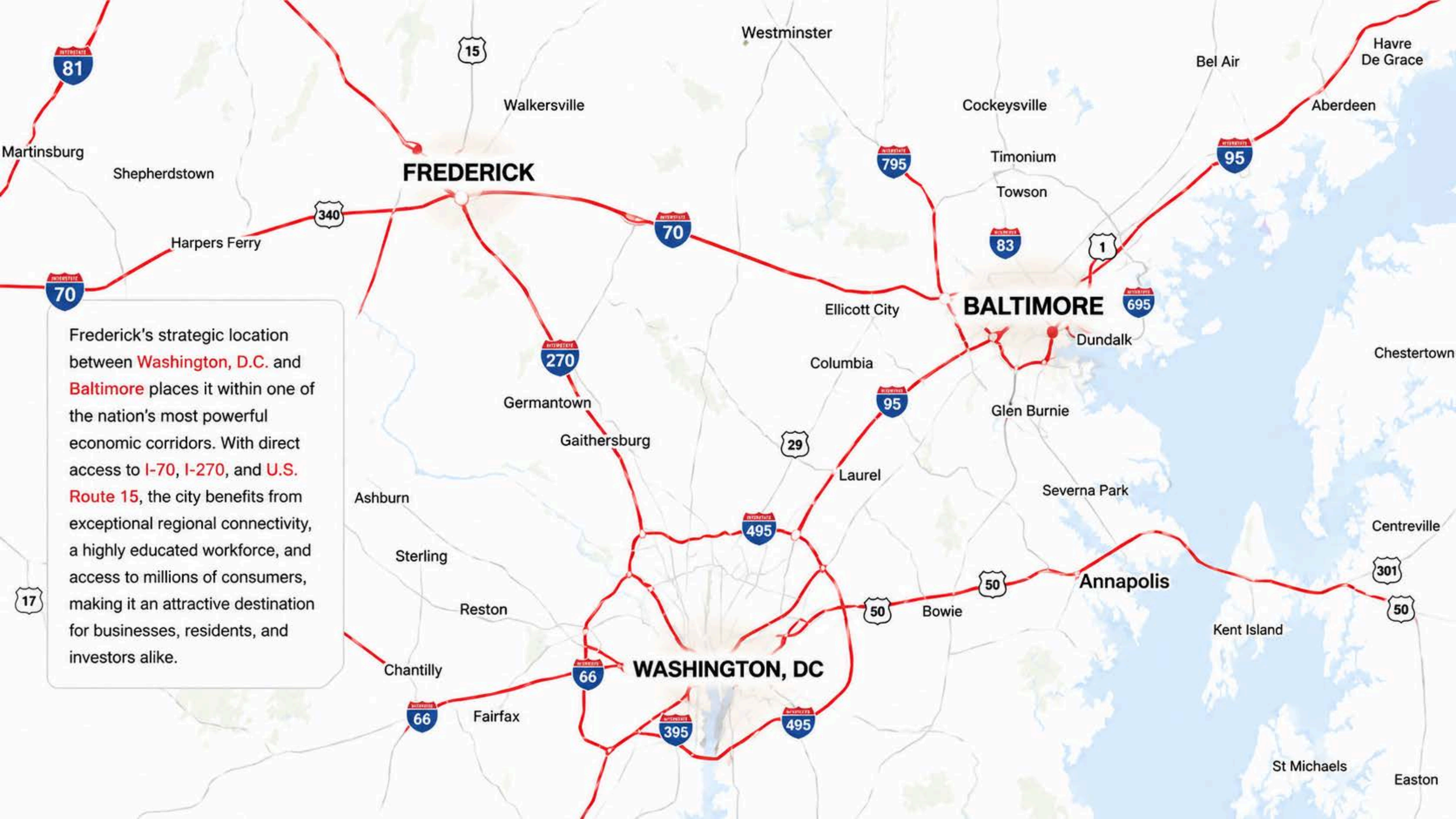
Positioned within the city's walkable historic core, among established residential, office, and retail demand.

04 Dual street frontage

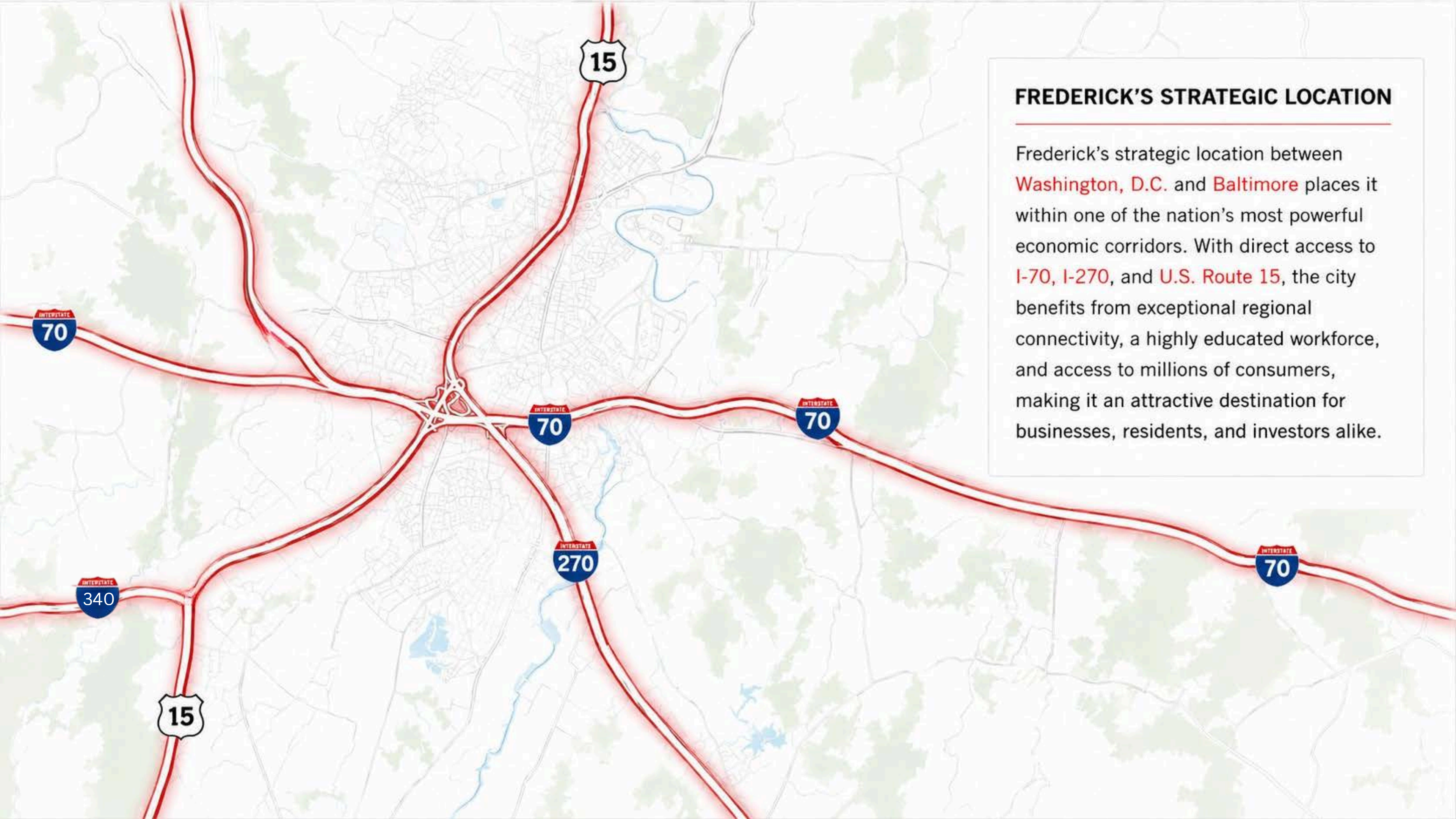
Frontage on both North East Street and East 4th Street improves access, visibility, and circulation.

06 Strong regional access

Minutes to US-15, I-70, and the I-270 commuter corridor toward the Washington, D.C. metro.



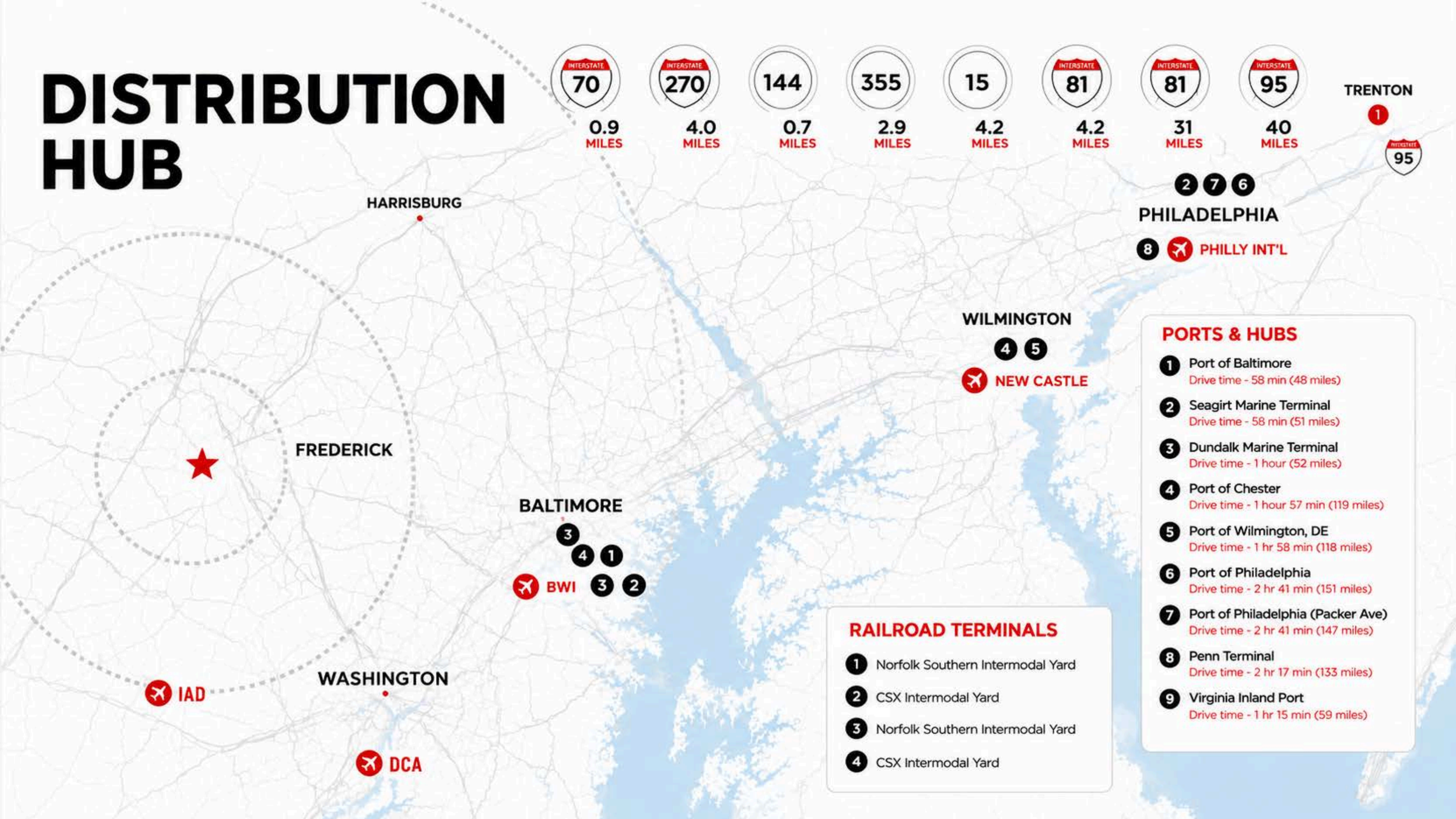
Frederick's strategic location between **Washington, D.C.** and **Baltimore** places it within one of the nation's most powerful economic corridors. With direct access to **I-70**, **I-270**, and **U.S. Route 15**, the city benefits from exceptional regional connectivity, a highly educated workforce, and access to millions of consumers, making it an attractive destination for businesses, residents, and investors alike.



FREDERICK'S STRATEGIC LOCATION

Frederick's strategic location between **Washington, D.C.** and **Baltimore** places it within one of the nation's most powerful economic corridors. With direct access to **I-70**, **I-270**, and **U.S. Route 15**, the city benefits from exceptional regional connectivity, a highly educated workforce, and access to millions of consumers, making it an attractive destination for businesses, residents, and investors alike.

DISTRIBUTION HUB



INTERSTATE
70

0.9
MILES

INTERSTATE
270

4.0
MILES

144

0.7
MILES

355

2.9
MILES

15

4.2
MILES

INTERSTATE
81

4.2
MILES

INTERSTATE
81

31
MILES

INTERSTATE
95

40
MILES

TRENTON
1
INTERSTATE
95

HARRISBURG

2 7 6
PHILADELPHIA
8 ✈️ PHILLY INT'L

WILMINGTON

4 5
✈️ NEW CASTLE

FREDERICK

BALTIMORE

3 4 1
✈️ BWI **3 2**

WASHINGTON

✈️ IAD

✈️ DCA

PORTS & HUBS

- 1** Port of Baltimore
Drive time - 58 min (48 miles)
- 2** Seagirt Marine Terminal
Drive time - 58 min (51 miles)
- 3** Dundalk Marine Terminal
Drive time - 1 hour (52 miles)
- 4** Port of Chester
Drive time - 1 hour 57 min (119 miles)
- 5** Port of Wilmington, DE
Drive time - 1 hr 58 min (118 miles)
- 6** Port of Philadelphia
Drive time - 2 hr 41 min (151 miles)
- 7** Port of Philadelphia (Packer Ave)
Drive time - 2 hr 41 min (147 miles)
- 8** Penn Terminal
Drive time - 2 hr 17 min (133 miles)
- 9** Virginia Inland Port
Drive time - 1 hr 15 min (59 miles)

RAILROAD TERMINALS

- 1** Norfolk Southern Intermodal Yard
- 2** CSX Intermodal Yard
- 3** Norfolk Southern Intermodal Yard
- 4** CSX Intermodal Yard

FOR MORE INFORMATION
SCHEDULE A TOUR OR
REQUEST DUE DILIGENCE



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