



## PRIME DOWNTOWN FREDERICK DEVELOPMENT SITE FOR LEASE

56-70 South Market Street, Frederick, Maryland

[www.TurningPointCommercial.com](http://www.TurningPointCommercial.com)

Available for lease or build-to-suit is a prime Downtown Frederick development site on an assemblage of 3 lots totaling 13,509 SF along Market Street and around the corner from the popular Carroll Creek Promenade. The property offers Downtown Business zoning, public utilities, a rare and excellent location in Downtown Frederick, and easy walking distance from the Carroll Creek and Court Street parking garages.

**Rate - Negotiable**

**For more information, please contact:**

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Frederick, Maryland  
**DEVELOPMENT SITE**  
 For Lease or Build-to-Suit

**RENDERING**



56 S. MARKET STREET

62 S. MARKET STREET

**MARKET STREET FRONT ELEVATION - VIEW A**

NO SCALE

04/21/2016

**Demographics**

|                         | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Mile</b> |                   | <b>1 Mile</b> | <b>3 Mile</b> | <b>5 Miles</b> |
|-------------------------|---------------|---------------|---------------|-------------------|---------------|---------------|----------------|
| <b>Population</b>       |               |               |               | <b>Households</b> |               |               |                |
| 2022 Projection         | 12,179        | 74,892        | 118,422       | 2017 Households   | 5,402         | 28,310        | 43,514         |
| 2017 Population         | 11,814        | 72,089        | 113,841       | Household Growth  | 3.04%         | 3.91%         | 4.07%          |
| <b>Household Income</b> |               |               |               |                   |               |               |                |
| 2017 Average            | \$57,774      | \$62,264      | \$72,602      |                   |               |               |                |

*Information is believed to be accurate, but should not be relied upon without verification.*