

# LEASE

## DISTRICT 40 (1301 W PATRICK ST)

1301 W Patrick St, Frederick, MD 21702

LEASE RATE

Negotiable



COLDWELL BANKER  
**COMMERCIAL**  
NRT

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### PROPERTY DESCRIPTION

Coldwell Banker Commercial NRT is pleased to announce the exclusive listing of District 40 (1301 W Patrick St, Frederick, MD 21702). Located off of Route 40 (47,331 VPD) in the heart of Frederick's Golden Mile Corridor, District 40 is home to Frederick's only proposed entertainment center.

With over 72,000 residents within a 3 mile radius, Frederick, MD is the second largest city in the state of Maryland and home over 3500 companies

District 40 is currently over 500,000 SF. The project will include development for standalone pad sites in the near future. The city of Frederick is offering tax incentives for businesses to invest in the Golden Mile Corridor.

For more information please contact:  
Faraz Cheema, MSRE, CCIM SIOR, Vasiliki Truong, or Vincenzo Ferranti

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	200 - 25,666 SF
Lot Size:	37.35 Acres
Building Size:	580,063 SF
Zoning:	GC - General Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,482	23,628	44,689
Total Population	14,016	60,737	115,429
Average HH Income	\$69,954	\$79,077	\$83,686

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### LOCATION DESCRIPTION

Located in Frederick, MD, the largest and fastest growing county, District 40 is well-sited on the north side of US Route 40 West - Frederick's 'Golden Mile' retail corridor. The mall is conveniently situated approximately one and one-half miles from US Route 15 and three miles from the Interstate 70 and 270 interchanges. The nine entrances to the mall's property and three traffic signals on US Route 40 allow shoppers quick and effortless access to District 40.

The demographics of the Golden Mile Corridor are very strong, with over 72,500 persons living within 3 miles of District 40 with 64% earning over \$50,000 annually and 42.5% earning over \$75,000 annually. The median household income for households within 3 miles is \$63,714. Average medium age is 33.2 with 27% of the population are with a college degree or higher level of education.

Based on Esri's Tapestry Segmentation Data, the three largest segment in a 3 mile radius of are as followed:

- 31.4% Bright Young Professionals (Medium Age 33, Household Income \$54,000,)
- 28.6% Metro Fusion (Medium Age 29.3, Household Income \$35,700)
- 12.4% Home Improvement (Medium Age 37.7, Household Income \$72,100)

Current Anchors include Boscov's Department Store & Warehouse Cinemas

Walk Score: Somewhat Walkable (53)

Transit Score: Minimal Transit (0)

Parking: 3,000 Surface Spaces are available;  
Ratio of 4.98/1,000 SF

Frontage: 475' on McCain Dr

Commuter Rail:

Frederick Commuter Rail (Brunswick Line):

15 min Drive Time, 4.0 mi

Monocacy Commuter Rail (Brunswick Line):

16 min Drive Time, 6.8 mi

Traffic Count:

W Patrick St + Hoke Pl: 47,331 VPD



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### TAX INCENTIVES

#### Facade Improvement Grants

Overview: Facade improvement projects to businesses located in one of three program areas – Downtown Frederick, Golden Mile, East Frederick

Benefits: 1:1 match on qualified exterior facade improvements up to \$10,000 (\*up to \$23,500 in Golden Mile area)

#### Golden Mile Property Rehabilitation

Overview: any property located within the Golden Mile qualifies, provided that the rehabilitation increases the value of the property

Benefits: a 7 year property tax credit on the increased assessed value of the property and calculated by the City's Exemption Schedule

#### Enterprise Zone

Overview: New and existing businesses located in designated Golden Mile area and with qualifying property improvements and/or job creation

Benefits: 10 year tax credit (City & County) based on increase in real property tax assessments (80% during the first 5 years, then decreasing 10% annually), a one-time \$1,000 state income tax credit for each qualified employee filling a new position

& a three year state income tax credit for each qualified new economically disadvantaged employee (\$3000 in Year

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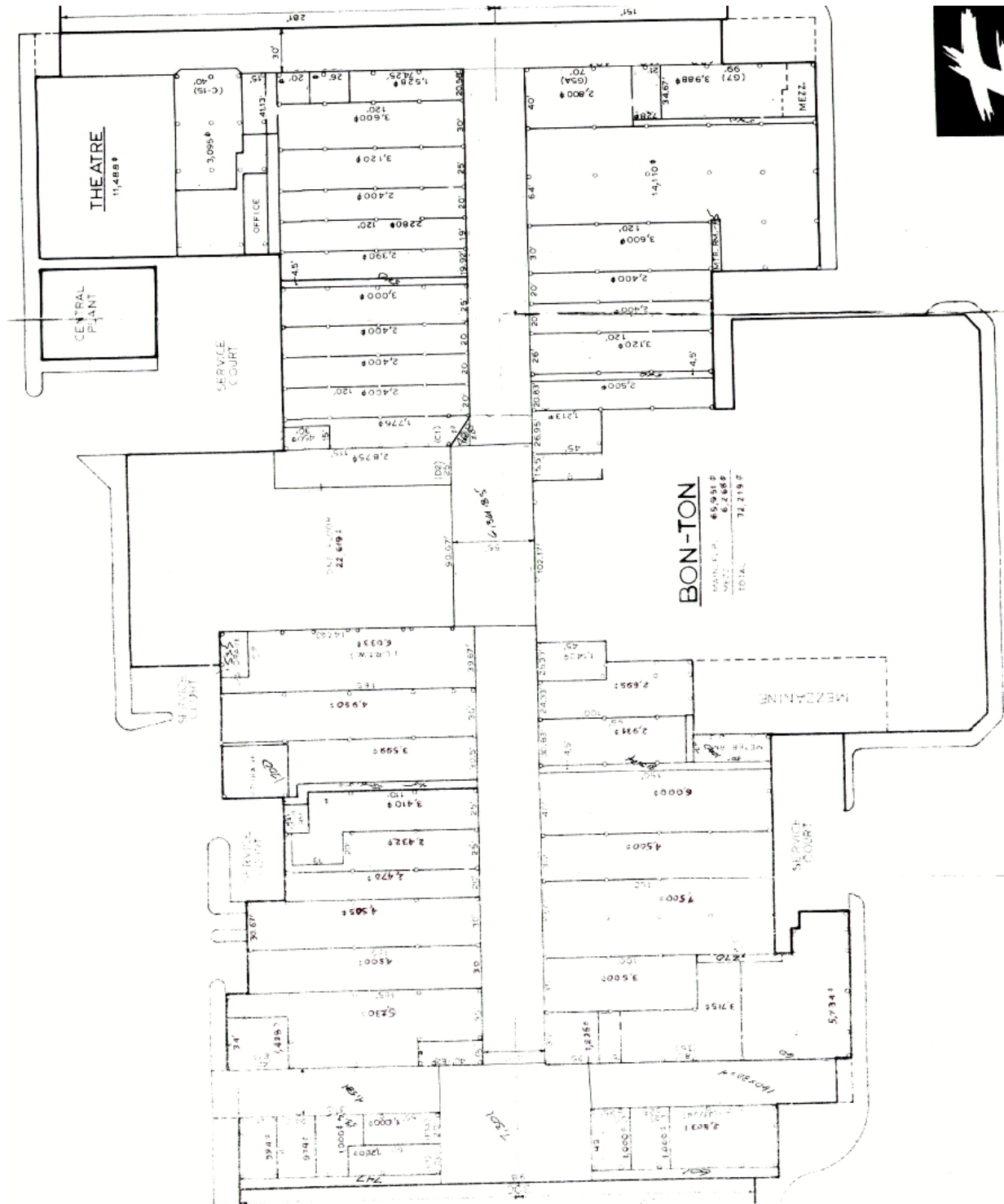
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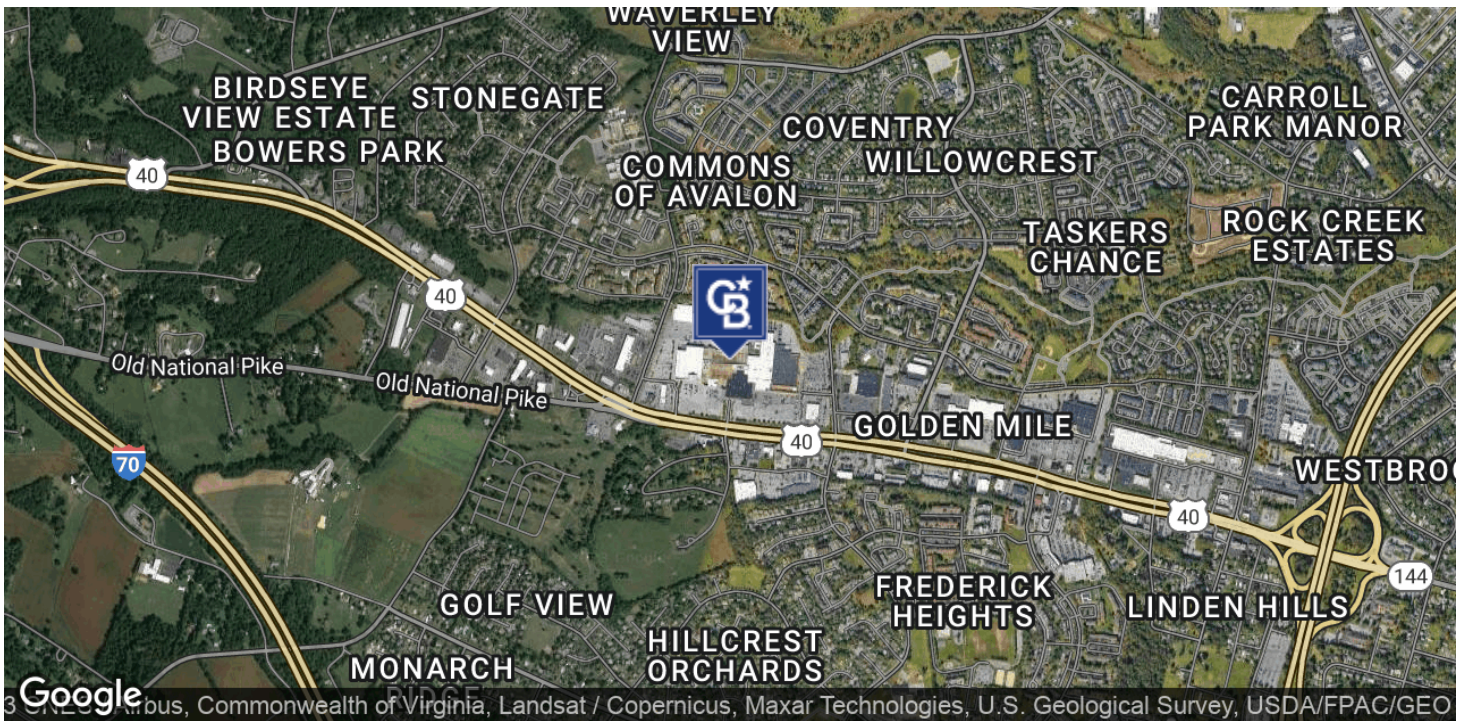
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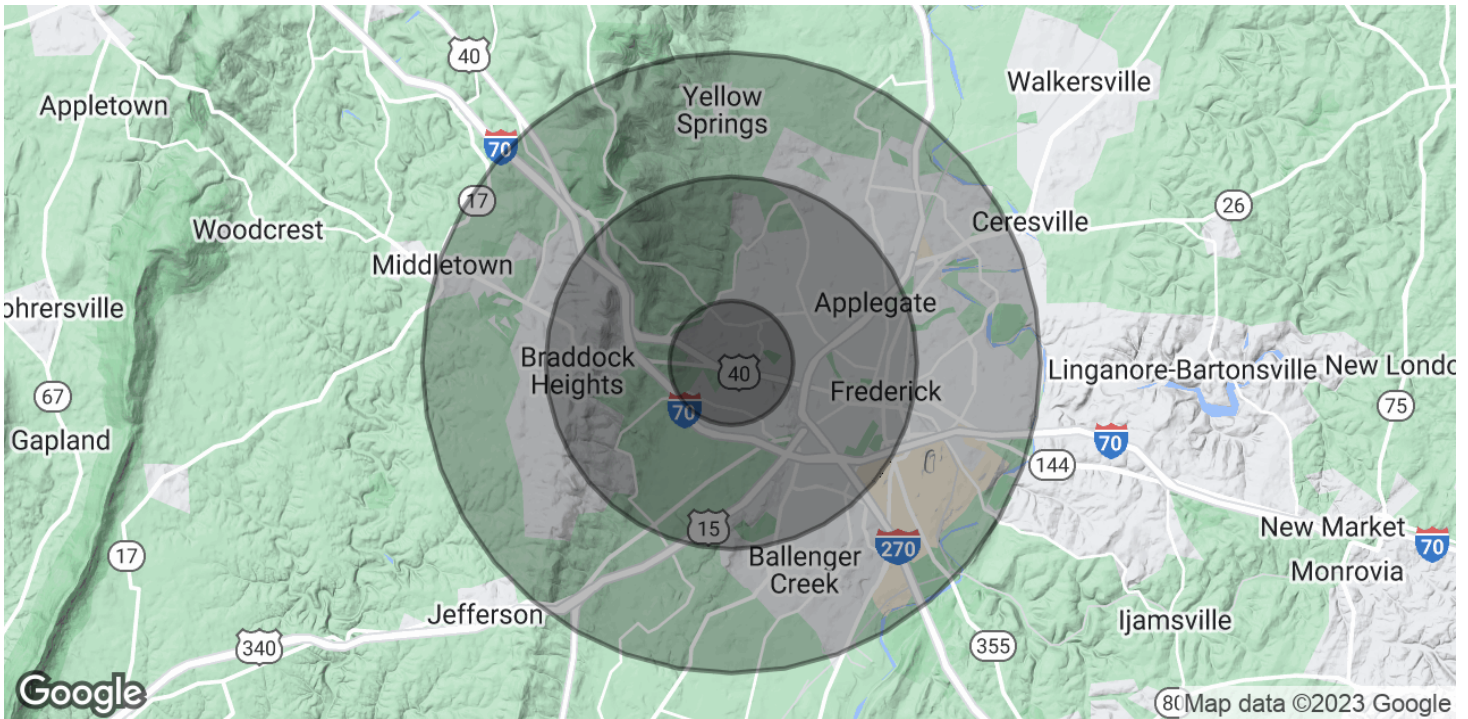
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,016	60,737	115,429
Average Age	30.6	33.8	34.9
Average Age (Male)	30.3	34.3	34.9
Average Age (Female)	30.9	33.9	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,482	23,628	44,689
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,954	\$79,077	\$83,686
Average House Value	\$350,313	\$353,443	\$354,397

\* Demographic data derived from 2020 ACS - US Census

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