

FOR SALE/LEASE

For Sale \$410,000 or For Lease \$16/SF NNN
97 Thomas Johnson Drive, Suite 202-A, Frederick, MD

MacRo
LTD.
COMMERCIAL REAL ESTATE

Beautiful Professional Office Condominium for Sale or Lease

This MUST SEE 2,100 SF corner office condominium, with 2 separate entrances, features 4 large windowed offices, which could be subdivided, 2 separate waiting areas, 2 bathrooms, a kitchenette, a business storage office, signage availability, and more.

Property Details

- Landmark Location in Medical/Professional Office HUB
- Ample Parking
- Approximately 2 Miles to Frederick Health Hospital



PRESENTING

Location: 97 Thomas Johnson Drive, Suite 202-A, Frederick, Maryland

Legal: Tax Map 0404, Parcel 1135

Zoning: Frederick City: PB—The purpose of the Professional Business District is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

Suite Size: 2,100 SF

NNN Expenses: \$1,300/Quarter

Utilities: Public Water and Sewer

Contact: Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
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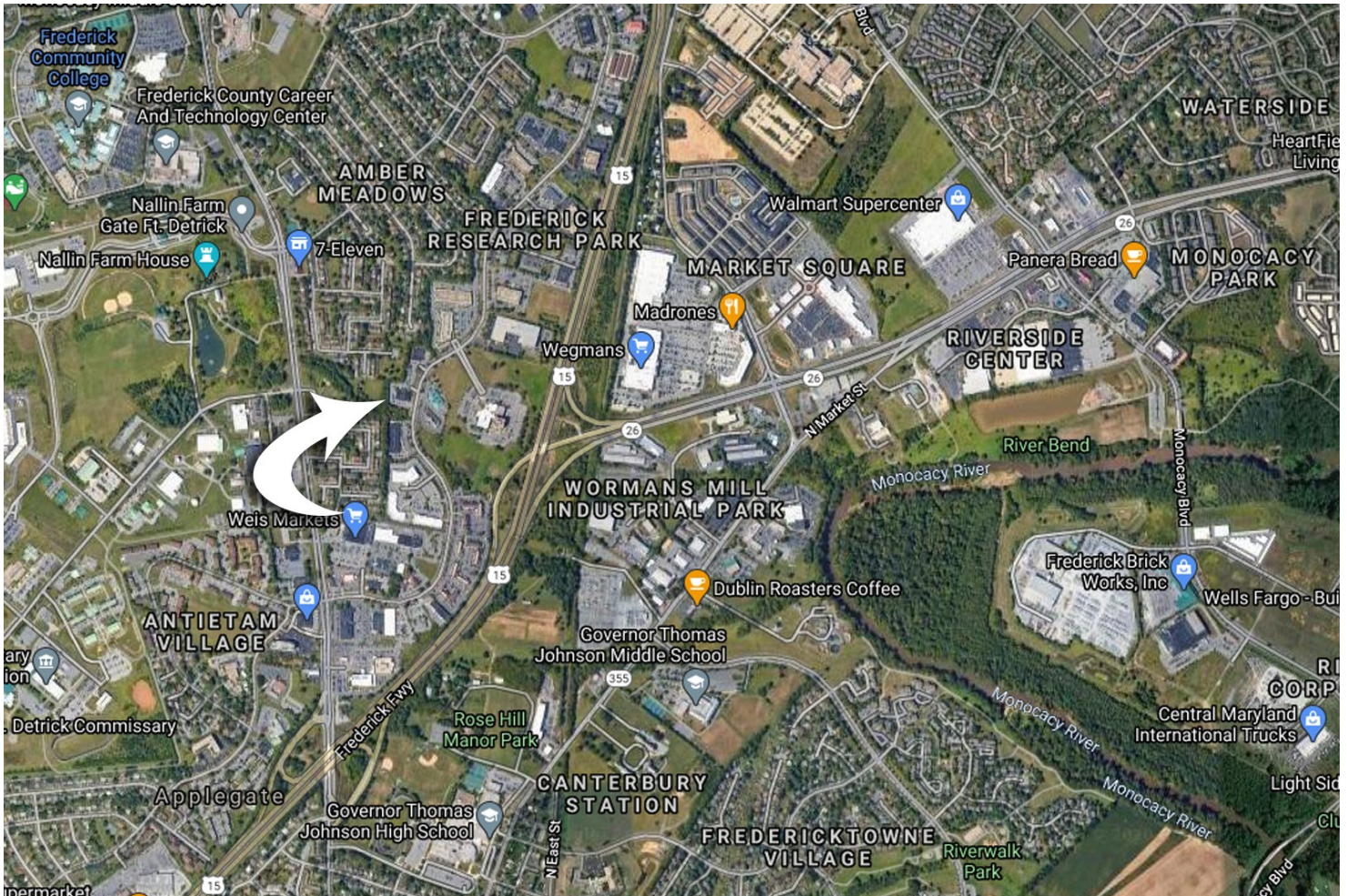
Rocky Mackintosh, Broker
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Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

LOCATION MAP

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PHOTOS

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DEMOGRAPHICS



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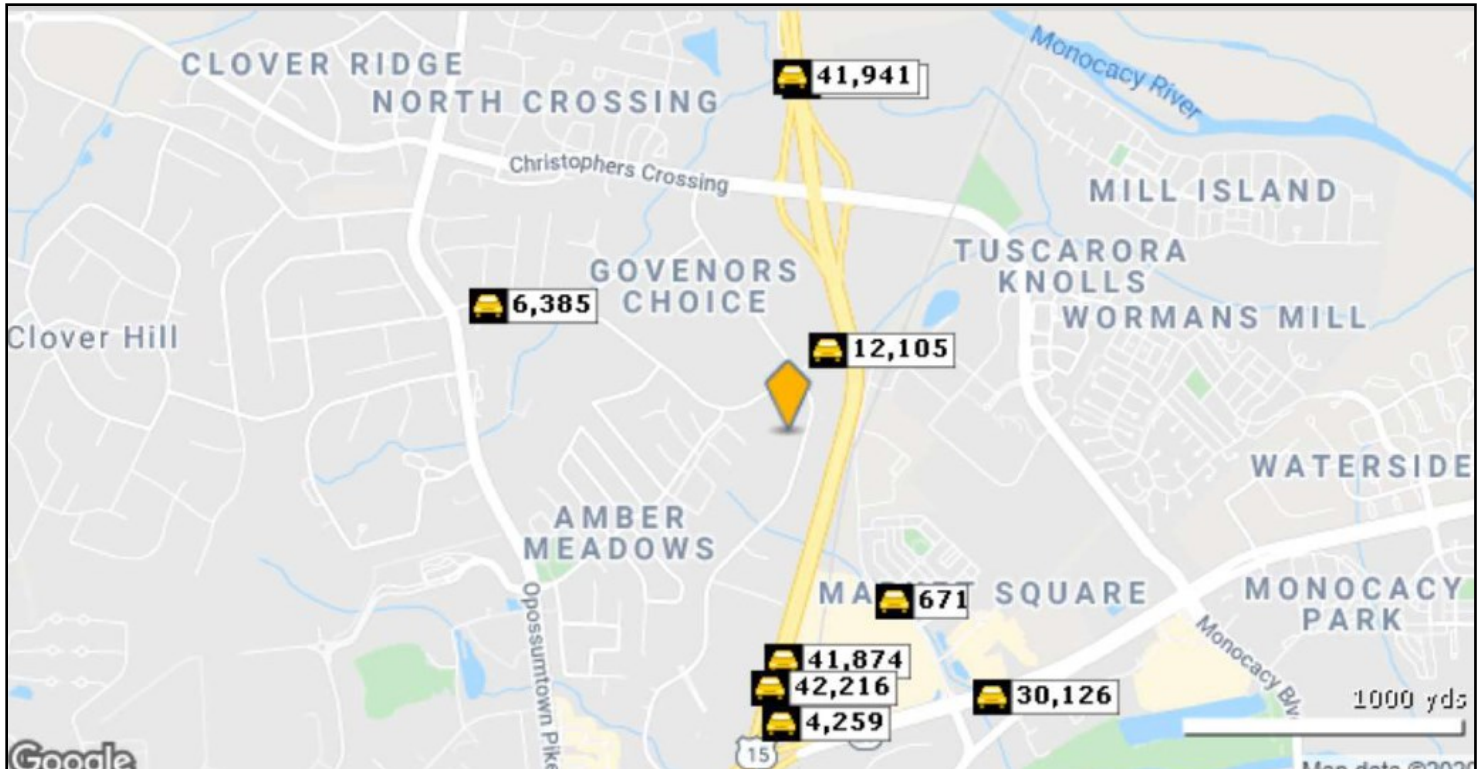
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	9,554		57,416		120,953	
2020 Estimate	8,965		54,159		114,096	
2010 Census	7,727		48,425		102,045	
Growth 2020 - 2025	6.57%		6.01%		6.01%	
Growth 2010 - 2020	16.02%		11.84%		11.81%	
2020 Population by Hispanic Origin	1,191		5,957		16,924	
2020 Population	8,965		54,159		114,096	
White	6,305	70.33%	39,638	73.19%	83,115	72.85%
Black	1,752	19.54%	9,184	16.96%	19,330	16.94%
Am. Indian & Alaskan	45	0.50%	280	0.52%	818	0.72%
Asian	477	5.32%	2,958	5.46%	6,477	5.68%
Hawaiian & Pacific Island	22	0.25%	70	0.13%	161	0.14%
Other	362	4.04%	2,029	3.75%	4,196	3.68%
U.S. Armed Forces	33		445		515	
Households						
2025 Projection	3,489		22,664		46,290	
2020 Estimate	3,266		21,369		43,627	
2010 Census	2,787		19,179		39,039	
Growth 2020 - 2025	6.83%		6.06%		6.10%	
Growth 2010 - 2020	17.19%		11.42%		11.75%	
Owner Occupied	2,794	85.55%	14,434	67.55%	28,593	65.54%
Renter Occupied	472	14.45%	6,935	32.45%	15,034	34.46%
2020 Households by HH Income	3,264		21,370		43,628	
Income: <\$25,000	223	6.83%	2,475	11.58%	5,287	12.12%
Income: \$25,000 - \$50,000	525	16.08%	3,873	18.12%	8,300	19.02%
Income: \$50,000 - \$75,000	343	10.51%	2,810	13.15%	6,498	14.89%
Income: \$75,000 - \$100,000	545	16.70%	3,204	14.99%	6,464	14.82%
Income: \$100,000 - \$125,000	502	15.38%	2,754	12.89%	5,436	12.46%
Income: \$125,000 - \$150,000	359	11.00%	1,555	7.28%	2,938	6.73%
Income: \$150,000 - \$200,000	415	12.71%	2,353	11.01%	4,397	10.08%
Income: \$200,000+	352	10.78%	2,346	10.98%	4,308	9.87%
2020 Avg Household Income	\$117,025		\$108,061		\$103,027	
2020 Med Household Income	\$99,816		\$86,914		\$81,687	

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TRAFFIC COUNT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hayward Rd	Catoctin Mountain Hwy	0.04 NE	2018	12,105	MPSI	.20
2	Wormans Mill Rd	Liberty Rd	0.24 SE	2020	671	MPSI	.40
3	Catoctin Mountain Highway	Catoctin Mountain Hwy	0.21 S	2020	41,874	MPSI	.46
4	Catoctin Mountain Hwy	Liberty Rd	0.14 S	2020	42,216	MPSI	.52
5	Catoctin Mountain Hwy	Liberty Rd	0.09 SW	2020	4,259	MPSI	.59
6	Hayward Rd	Honey Clover Ct	0.02 W	2018	4,188	MPSI	.67
7	Hayward Road	Honey Clover Ct	0.02 W	2020	6,385	MPSI	.67
8	Liberty Rd	Wormans Mill Rd	0.08 W	2020	30,126	MPSI	.68
9	Catoctin Mountain Highway	Willow Rd	0.07 NW	2020	45,264	MPSI	.73
10	Catoctin Mountain Hwy	Willow Rd	0.06 N	2020	41,941	MPSI	.74

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ZONING



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Frederick City Zoning – Professional Business (PB)

The purpose of the Professional Business District (PB) is intended to provide land for office, medical office and research and development with retail and service uses as secondary uses only. The intent of this designation is to preserve high quality future office lands primarily for office uses. Secondary uses should serve the businesses and employees in the office area and may include the sales or services such as meals, banks, personal services, day care and business support services. These commercial needs of employment centers should be met in ways that do not substantially increase peak hour traffic.

**** Subject to the Covenants and By-Laws of 63 & 65 Thomas Johnson Drive Condominium, Inc.**

Possible usage under zoning (permitted and some permitted use subject to site dev. plan approval) includes, but not limited to:

- Accessory Apartments
- Bed and Breakfast
- Hotel, Motel, and Tourist Court
- Art Gallery, Including Framing
- Barber/Cosmetology
- Broadcasting, Recording Studio
- Carpenter, Cabinetmaker
- Electrician
- General Building Contractor (without Outdoor Storage Areas)
- Locksmith
- Sign Contractor
- Window, Glass, Mirror
- Commercial Use in Historic Structures
- Eyeglasses, Hearing Aids
- Financial Services (Bank, Savings and Loan, Credit Union Office)
- Interior Decorator
- Medical Supplies
- Office, Business and Professional
- Offices, Regional (Bank, Savings and Loan, Credit Union, Insurance)
- Photography Studio
- Professional Services Not Otherwise Listed
- Restaurant, General
- Medical Laboratory
- Laboratories & Testing Offices in Conjunction with Scientific or Industrial Research & Development
- Pharmaceutical, Cosmetic, Manufacturing, and Processing
- Conference Center
- Fine Arts Studio
- Park
- Funeral Home
- Funeral Home with Crematorium
- Parking Lot, Parking Garage, Private
- Communication Antenna on Existing City-Owned Water Towers, High Voltage Electric Transmission Towers, and Existing Athletic Lighting Structures, over 60 FT in Height, on Public Land
- Communication Towers and Antennas
- Telecommunication Antennas Enclosed within an Existing Structure or Building Subject to Section 27-779
- Agricultural Production
- And More...