

# MacRo<sup>LTD.</sup>

## REAL ESTATE SERVICES<sup>TM</sup>



**FOR SALE**

**\$1,190,000**

**300 West Ninth Street, Frederick, Maryland 21701**

### **Frederick Medical Office Condominium**

- Ideal investment property leased to a solid medical practice
- 5,637 SF
- Frederick Memorial Hospital 1,000 feet away
- Ample Parking
- 11 Exam Rooms
- 6 Doctor's Offices
- Office Manager & Business Offices
- Spacious Waiting Room
- Lab, Lab Office and more



**ROCKY MACKINTOSH | OWNER / BROKER**

5300 Westview Drive, Suite 302  
Frederick, Maryland 21703  
Email: rocky@macroltd.com

Mobile: 301-748-5655  
Phone: 301-698-9696 ext. 202  
Fax: 301-698-9571

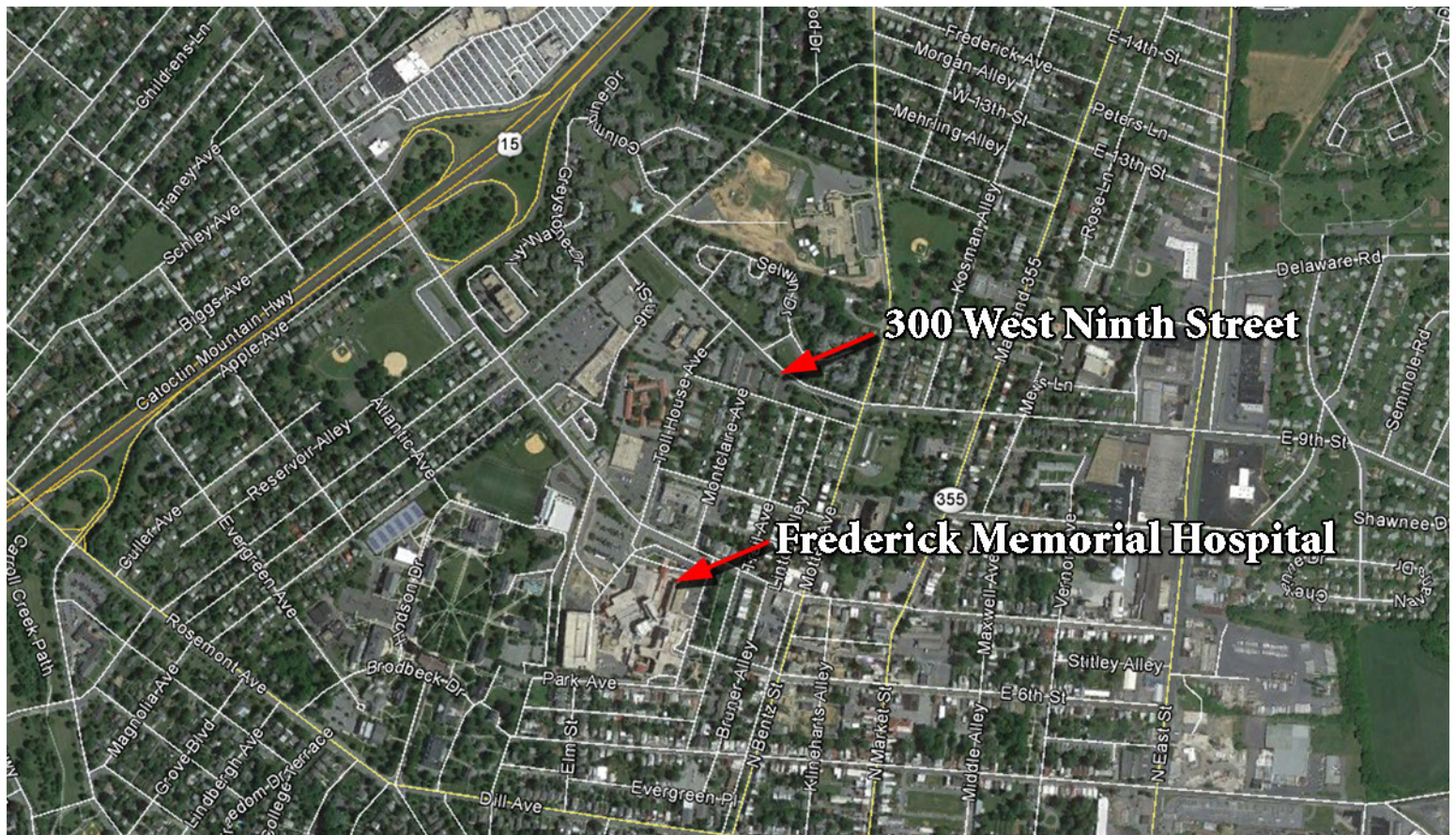
Land & Commercial Real Estate Services | [www.macroltd.com](http://www.macroltd.com)

## PRESENTING

<b>LOCATION:</b>	300 West Ninth Street
<b>LEGAL:</b>	Tax Map 0408, Parcel 0176E Lot 2
<b>ZONING:</b>	Frederick City: PB—Professional Business District is 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.
<b>SUITE SIZE:</b>	Approximately 5,637 SF
<b>YEAR BUILT:</b>	1987
<b>LEASE:</b>	Currently leased to an Internal Medicine Practice owned by Frederick Memorial Hospital which will vacate in late spring of 2017. Contact Broker for more details on existing lease.
<b>PRICE:</b>	\$1,190,000
<b>UTILITIES:</b>	Public Water and Sewer, Natural Gas
<b>CONTACT:</b>	<b>Rocky Mackintosh, Broker</b> Mobile: 301-748-5655 Office: 301-698-9696 ext. 202 Email: rocky@macroltd.com

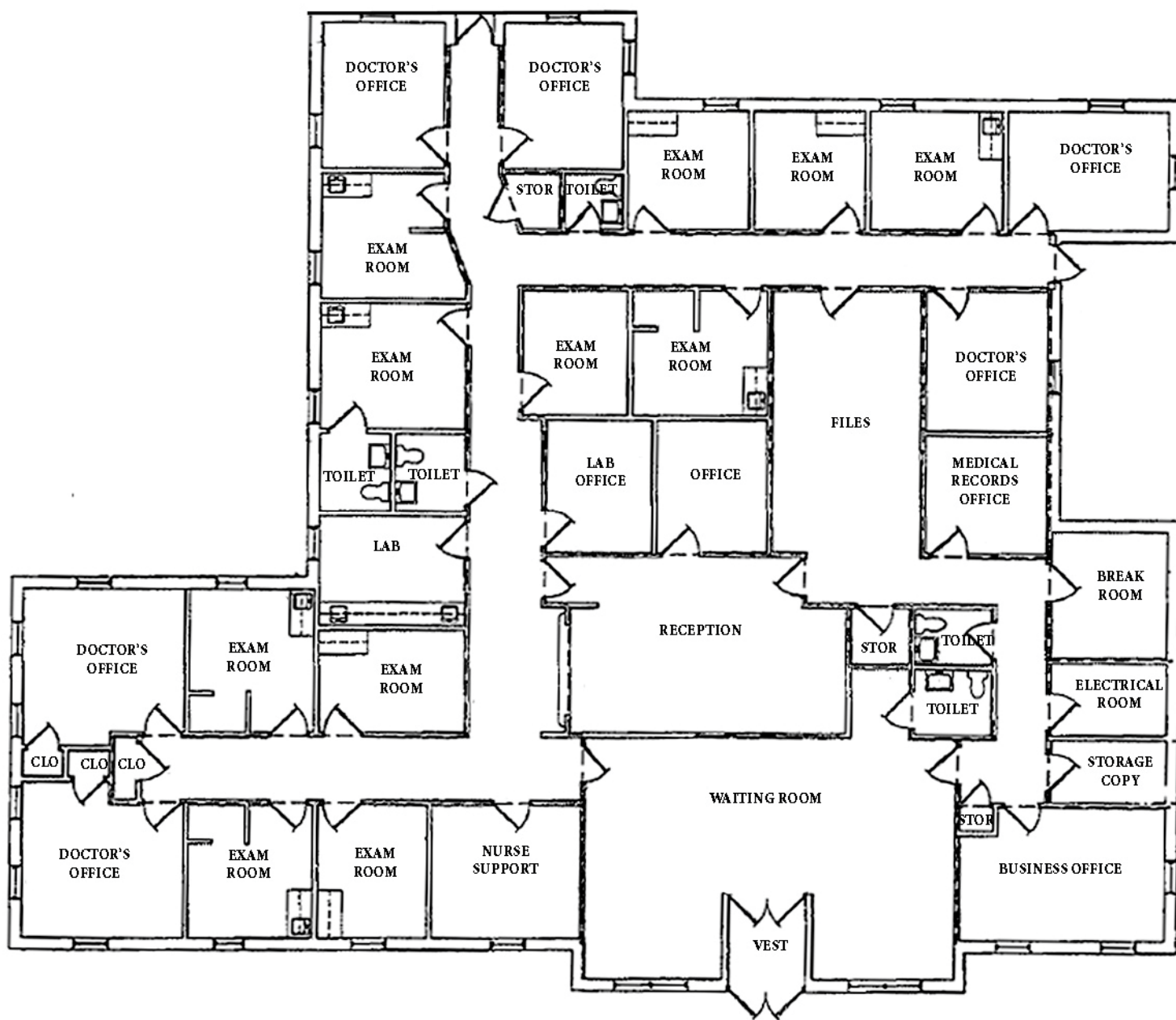


## LOCATION MAP



*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.*

## FLOOR PLAN

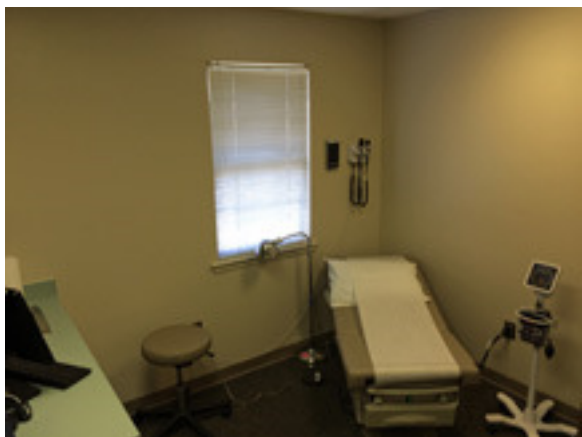
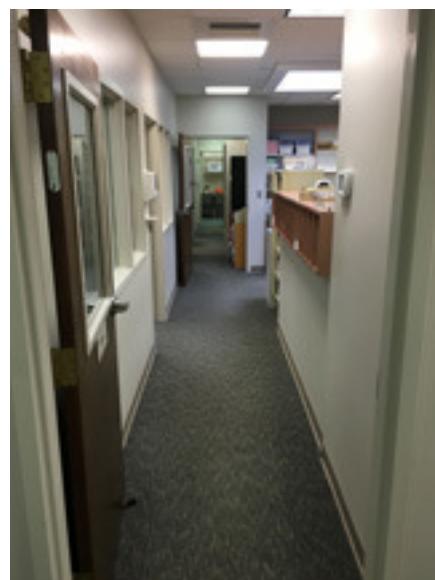
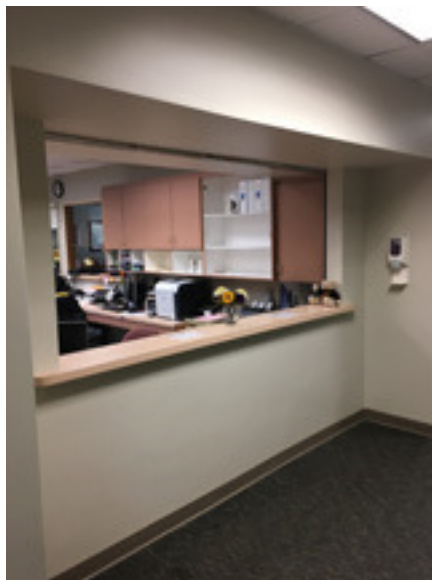
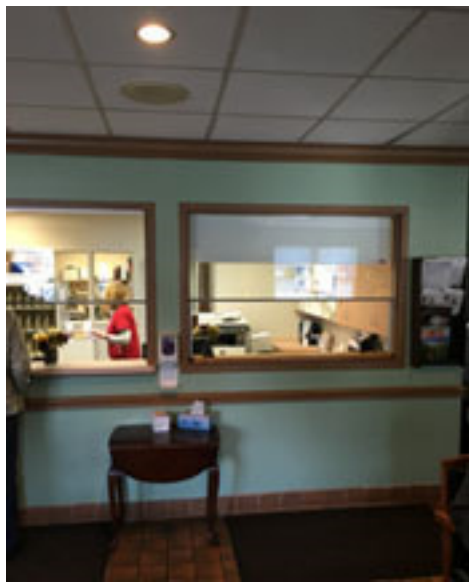




## PHOTOS



## PHOTOS (CONTINUED)

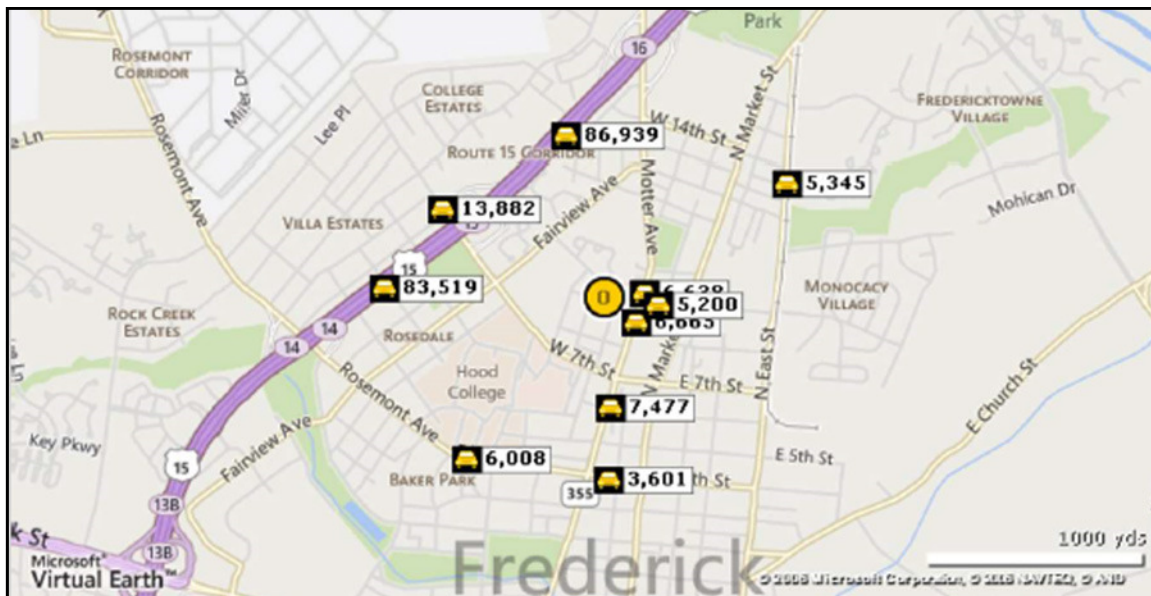




## DEMOGRAPHICS

Radius	1 Mile		5 Mile		10 Mile	
Population						
2020 Projection	15,117		117,594		192,444	
2015 Estimate	14,396		112,067		183,454	
2010 Census	13,522		105,616		173,136	
Growth 2015 - 2020	5.01%		4.93%		4.90%	
Growth 2010 - 2015	6.46%		6.11%		5.96%	
2015 Population by Hispanic Origin	1,160		14,008		17,660	
2015 Population By Race	14,396		112,067		183,454	
White	11,480	79.74%	82,665	73.76%	146,207	79.70%
Black	1,930	13.41%	17,873	15.95%	20,697	11.28%
Am. Indian & Alaskan	77	0.53%	790	0.70%	976	0.53%
Asian	474	3.29%	6,696	5.97%	9,922	5.41%
Hawaiian & Pacific Island	10	0.07%	174	0.16%	210	0.11%
Other	425	2.95%	3,869	3.45%	5,442	2.97%
Households						
2020 Projection	6,913		44,981		71,019	
2015 Estimate	6,571		42,843		67,661	
2010 Census	6,133		40,414		63,903	
Growth 2015 - 2020	5.20%		4.99%		4.96%	
Growth 2010 - 2015	7.14%		6.01%		5.88%	
Owner Occupied	3,104	47.24%	27,736	64.74%	49,589	73.29%
Renter Occupied	3,467	52.76%	15,107	35.26%	18,072	26.71%
2015 Households by HH Income	6,571		42,843		67,660	
Income: <\$25,000	1,245	18.95%	5,597	13.06%	7,386	10.92%
Income: \$25,000 - \$50,000	1,626	24.75%	8,186	19.11%	11,081	16.38%
Income: \$50,000 - \$75,000	1,237	18.83%	7,995	18.66%	11,101	16.41%
Income: \$75,000 - \$100,000	887	13.50%	6,139	14.33%	9,867	14.58%
Income: \$100,000 - \$125,000	757	11.52%	5,217	12.18%	8,822	13.04%
Income: \$125,000 - \$150,000	277	4.22%	3,534	8.25%	6,341	9.37%
Income: \$150,000 - \$200,000	320	4.87%	3,986	9.30%	7,694	11.37%
Income: \$200,000+	222	3.38%	2,189	5.11%	5,368	7.93%
2015 Avg Household Income	\$73,055		\$90,584		\$102,934	
2015 Med Household Income	\$56,717		\$73,884		\$85,798	

## TRAFFIC COUNT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Motter Ave	W 9th St	0.03 S	2014	6,638	MPSI	.11
2	Motter Ave	Sharpes Ln	0.03 N	2014	6,665	MPSI	.11
3	W 9th St	Motter Pl	0.02 E	2014	5,200	MPSI	.15
4	N Bentz St	Maple Ave	0.02 S	2014	7,477	MPSI	.30
5	Catoctin Mountain Hwy	Motter Ave	0.30 NE	2014	86,939	MPSI	.44
6	W 7th St	Biggs Ave	0.02 SE	2014	13,882	MPSI	.49
7	W 4th St	Klinehart Aly	0.03 E	2014	3,601	MPSI	.49
8	Dill Ave	College Ave	0.07 E	2014	6,008	MPSI	.57
9	East St	E 14th St	0.03 N	2014	5,345	MPSI	.58
10	Catoctin Mountain Hwy	W 7th St	0.25 NE	2014	83,519	MPSI	.59

*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.*



## ZONING

### Frederick City Zoning – Professional Business (PB)

#### Professional Business (PB)

The purpose of the Professional Business District (PB) is 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.

**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...