

GROUND LEASE

\$75,000 Annually

5816 Urbana Pike, Frederick, MD 21704



General Commercial - Ground Lease Frederick, Maryland

This 1.42-acre vacant lot with over 230' of prime road frontage on Urbana Pike has great potential. Available for long-term ground lease with opportunities for tenant to adaptively reuse, clear the site, or improve with new structures. Ideal for bank site, vehicle dealership, office, retail center, and more.

Property Details

- Located near CarMax, Harley Davidson and other vehicle dealerships on Rt 85 and Rt 355.
- In close proximity of several shopping centers and Francis Scott Key Mall.

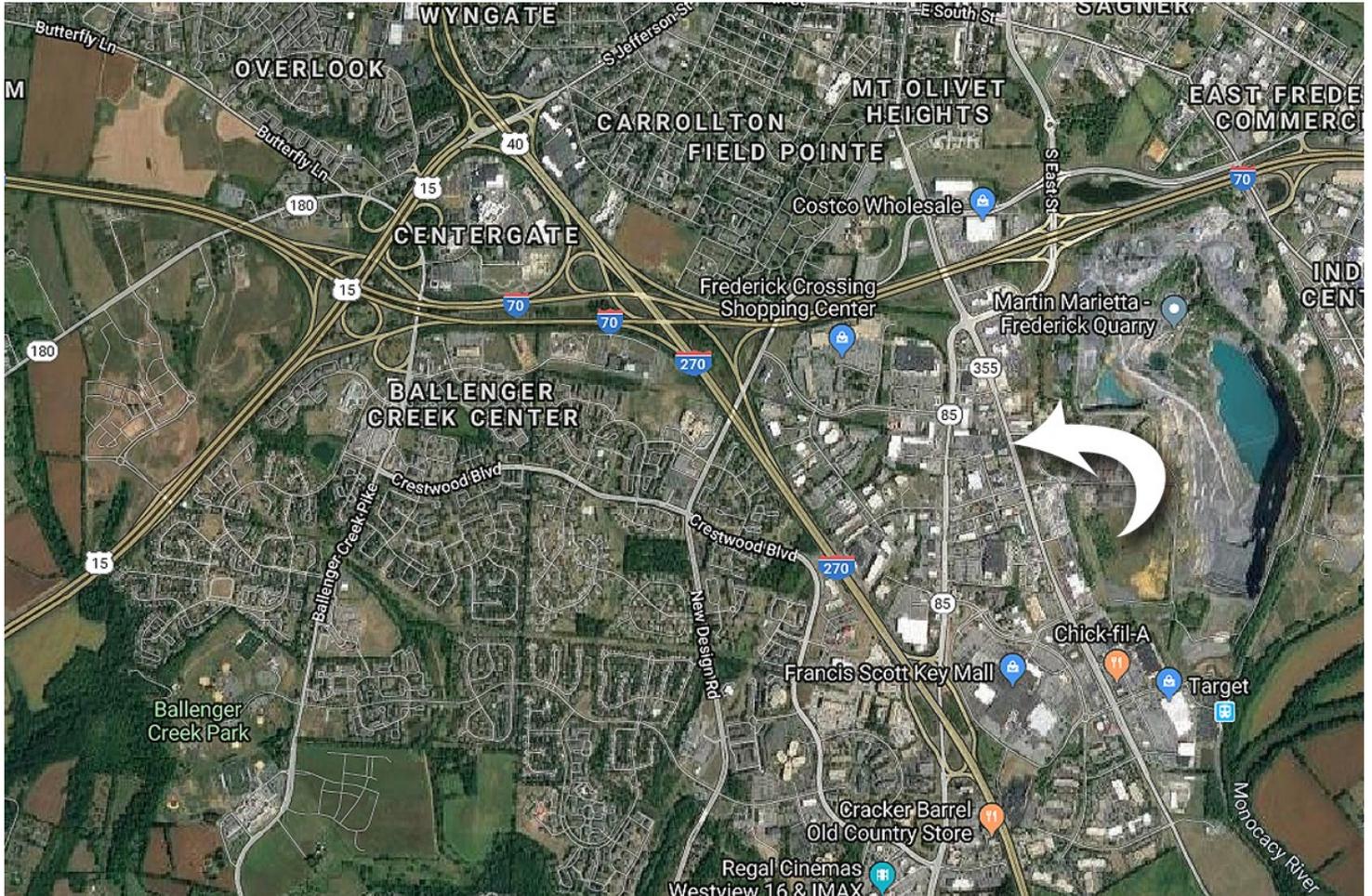
PRESENTING

- Location:** 5816 Urbana Pike, Frederick, MD 21704
- Legal:** Tax Map 0077, Parcels 0042 & 0043
- Zoning:** Frederick County: GC—The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.
- Lot Size:** Approx. 1.42 Acres
- Road Frontage:** Approx. 233 feet on MD RT 355/Urbana Pike
- Utilities:** Natural Gas, Public Water and Sewer
- Contact:** Ashleigh Kiggans, Vice President
Office: 301-698-9696 ext. 205
Mobile: 703-507-1069
Email: ashleigh@macroltd.com

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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SURROUNDING BUSINESSES

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BOUNDARY MAP

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Photos

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Photos

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DEMOGRAPHICS

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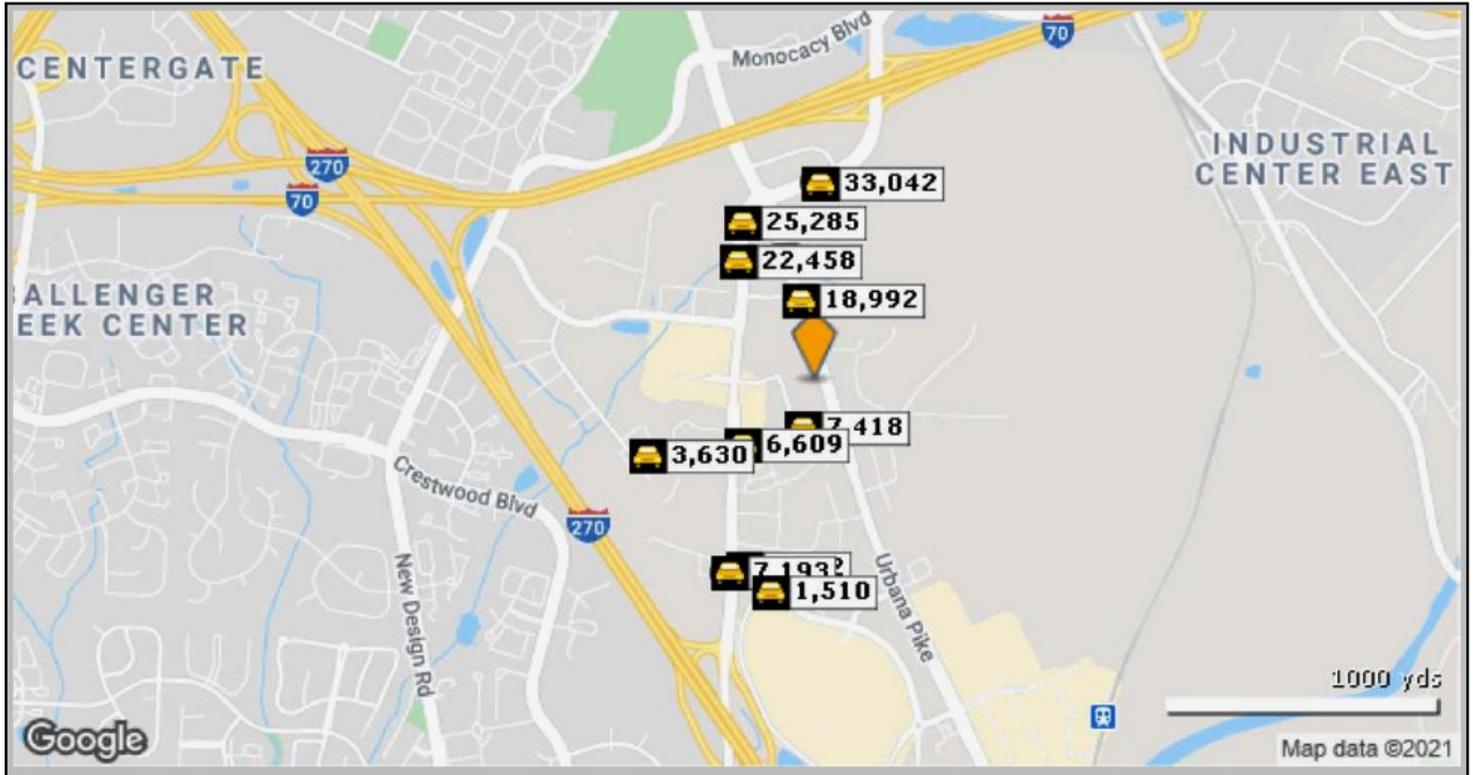


Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	2,457		65,165		124,964	
2020 Estimate	2,320		61,075		117,343	
2010 Census	2,090		52,253		101,730	
Growth 2020 - 2025	5.91%		6.70%		6.49%	
Growth 2010 - 2020	11.00%		16.88%		15.35%	
2020 Population by Hispanic Origin	391		9,377		17,955	
2020 Population	2,320		61,075		117,343	
White	1,393	60.04%	42,816	70.10%	83,133	70.85%
Black	627	27.03%	11,359	18.60%	20,563	17.52%
Am. Indian & Alaskan	10	0.43%	493	0.81%	860	0.73%
Asian	163	7.03%	3,922	6.42%	8,063	6.87%
Hawaiian & Pacific Island	2	0.09%	82	0.13%	182	0.16%
Other	124	5.34%	2,403	3.93%	4,542	3.87%
U.S. Armed Forces	0		114		456	
Households						
2025 Projection	854		25,645		47,556	
2020 Estimate	802		24,060		44,630	
2010 Census	703		20,869		38,792	
Growth 2020 - 2025	6.48%		6.59%		6.56%	
Growth 2010 - 2020	14.08%		15.29%		15.05%	
Owner Occupied	474	59.10%	14,376	59.75%	29,054	65.10%
Renter Occupied	328	40.90%	9,684	40.25%	15,575	34.90%
2020 Households by HH Income	802		24,058		44,630	
Income: <\$25,000	158	19.70%	3,390	14.09%	5,208	11.67%
Income: \$25,000 - \$50,000	116	14.46%	4,665	19.39%	8,225	18.43%
Income: \$50,000 - \$75,000	144	17.96%	3,780	15.71%	6,543	14.66%
Income: \$75,000 - \$100,000	158	19.70%	3,843	15.97%	6,620	14.83%
Income: \$100,000 - \$125,000	164	20.45%	3,268	13.58%	5,755	12.89%
Income: \$125,000 - \$150,000	28	3.49%	1,441	5.99%	3,145	7.05%
Income: \$150,000 - \$200,000	13	1.62%	1,981	8.23%	4,571	10.24%
Income: \$200,000+	21	2.62%	1,690	7.02%	4,563	10.22%
2020 Avg Household Income	\$75,590		\$93,196		\$104,893	
2020 Med Household Income	\$72,068		\$76,262		\$83,833	

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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	Grove Rd	Grove Ln	0.02 W	2018	7,418	MPSI	.09
2	Urbana Pike	Buckeystown Pike	0.22 NW	2020	18,992	MPSI	.18
3	Grove Rd	Buckeystown Pike	0.02 W	2018	6,609	MPSI	.20
4	Buckeystown Pike	Guilford Dr	0.13 S	2020	22,458	MPSI	.31
5	Buckeystown Pike	Urbana Pike	0.06 NE	2020	25,285	MPSI	.38
6	Grove Rd	Industry Ln	0.03 SW	2018	3,630	MPSI	.38
7	Spectrum Dr	Buckeystown Pike	0.03 W	2018	4,072	MPSI	.42
8	Buckeystown Pike	Urbana Pike	0.13 W	2020	33,042	MPSI	.43
9	Spectrum Dr	Buckeystown Pike	0.00 W	2018	7,193	MPSI	.43
10	Holiday Dr	Spectrum Dr	0.03 NE	2018	1,510	MPSI	.45

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Frederick County Zoning – General Commercial District (GC)

The General Commercial District is intended to provide general retail commercial and business services. The general commercial district will be located on roads with a minimum classification of collectors as designated by the Comprehensive Development Plan.

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

- Agricultural Activities
- Apiary
- Agritourism Enterprise
- Nursery Retail and/or Wholesale
- Limited/Commercial Roadside Stand
- Forestry
- Caretaker Residence in Conjunction with a Permitted Use
- Bed and Breakfast
- Motel, Hotel
- Antique, Artisan and Craft Shops
- Apparel Store
- Appliance Sales and Service
- Auction House
- Food Stores
- Boats, Sales and Service
- Book and Magazine
- Camera
- Convenience Stores
- Department Store or Variety Store
- Farm Equipment Sales or Service
- Florist
- Furniture Repair
- Shopping Center
- Gift/Souvenir
- Hardware/Garden Center
- Hobby Shop
- Horse Tack and Saddlery Shop
- Household Furnishing
- Jewelry
- Lumber Yard
- Mobile Home Sales
- Music and Record Shops
- Office Equipment
- Paint Store
- Pet Store
- Pet Training/Day Care/Grooming Facility
- Pharmacy
- Radio and TV Sales and Service
- Shoe Store
- Sporting Goods
- Stone Monument Sales/Processing
- Tobacco Store
- Toy Store
- Liquor Store
- Advertising Agency
- Bank or Savings and Loan
- Broadcasting Studio
- Communication Towers
- Barber and Beauty Shops
- Bus Depot
- Carpentry, Electrical, Plumbing, Welding, Printing, Upholstering
- Contractors, Fencing, Pool, Siding
- Commercial School or Education Program
- Dance or Music Studio
- Dry Cleaning and Laundromat
- Funeral Home
- (Continued Next Page)

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ZONING—CONTINUED

GROUND LEASE: 5816 Urbana Pike, Frederick, MD 21704



- Landscape Contractor
- Medical Clinic
- Office Business
- Office Professional
- Pawn Shop
- Photography Studio
- Restaurant
- Agricultural Products Processing
- Bottling Plant
- Carpet or Rug Cleaning
- Laboratory Research, Experimental or Testing
- Self-Storage Units
- Stone Monument Processing
- Wholesaling and/or Warehouse
- Automobile Part Sales and Installation
- Automobile Filling and Service Station
- Carwash
- Automobile Repair or Service Shop
- Automobile Sales and Service Center
- School Bus Parking
- Recreational Vehicle Storage Facility
- Animal Hospital or Veterinary Clinic
- Kennel
- Auction Sales – Animals
- Bowling Alley
- Race Tracks
- Health club, Fitness Center, Vocational Training Facility
- Tennis Club
- Skating Rink
- Swimming Pool, Commercial
- Theater, Drive-In or Outdoor Stage
- Theater, Indoor
- Zoo/Botanical Garden/Arboretum
- Museums / Gallery
- Night Club, Tavern, Lounge
- Outdoor Sports Recreation Facility
- Indoor Sports Recreation Facility
- Fairground
- Child Care Center/Nursery School
- Civic Community Center
- Civic Service Clubs
- Comprehensive Physical Rehabilitation Facility
- Hospital
- Assisted Living Facility
- Place of Worship
- Community Fire and Rescue Service
- Arena or Stadium
- College or University
- Nongovernmental Utility
- And more...

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