



Gateway East Plaza

Frederick, MD

1,800 - 14,400 SF available



Frederick

Maryland

- Pad sites available half a mile from new grocery-anchored development in Frederick, MD
- Accessible from E Patrick Street and by lighted intersection on Monocacy Blvd
- Excellent visibility and access from I-70
- Surrounded by over 55K households (5 miles) with strong household incomes
- The area is poised for significant residential expansion, with 11,226 multi-family/townhomes and over 2,832,988 SF of new office/industrial units within a five-mile radius



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	2,547	62,013	145,727
Daytime Population	10,846	42,803	68,159
Household Income	\$107,464	\$119,072	\$130,444
Traffic Counts	24,000 on E Patrick Street 16,000 on Monocacy Boulevard		

Area Retailers





Renn Farm

1,050 RESIDENTIAL UNITS
105,000 SQFT OF RETAIL

PHASE 3
176 Rental
Townhomes

Frederick Brickworks



64 ACRE DEVELOPMENT
130,000 SF OF COMMERCIAL SPACE
1260 RESIDENTIAL UNITS

FREDERICK
MUNICIPAL
AIRPORT (FDK)

Gateway East Plaza



I-70 EXIT/ENTRY



Gateway East Plaza

FREDERICK
MUNICIPAL
AIRPORT (FDK)



I-70 EXIT/ENTRY

INTERSTATE 70 91,000 VPD

MONOCACY BLVD 16,000 VPD

EAST SOUTH ST 14,000 VPD

E PATRICK ST 24,000 VPD

Site Plan

1,800 - 14,400 SF available

Space #	Sq. Ft.	Tenant
Lot 1	14,400	Available
Lot 2	5,000	Available
Lot 3	4,000	Available
Lot 4	5,500	Available
Lot 5	1,800	Available



● Space Available

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GATEWAY EAST PLAZA | MONOCACY BLVD, FREDERICK, MD

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