

Gateway East Plaza

Frederick, MD

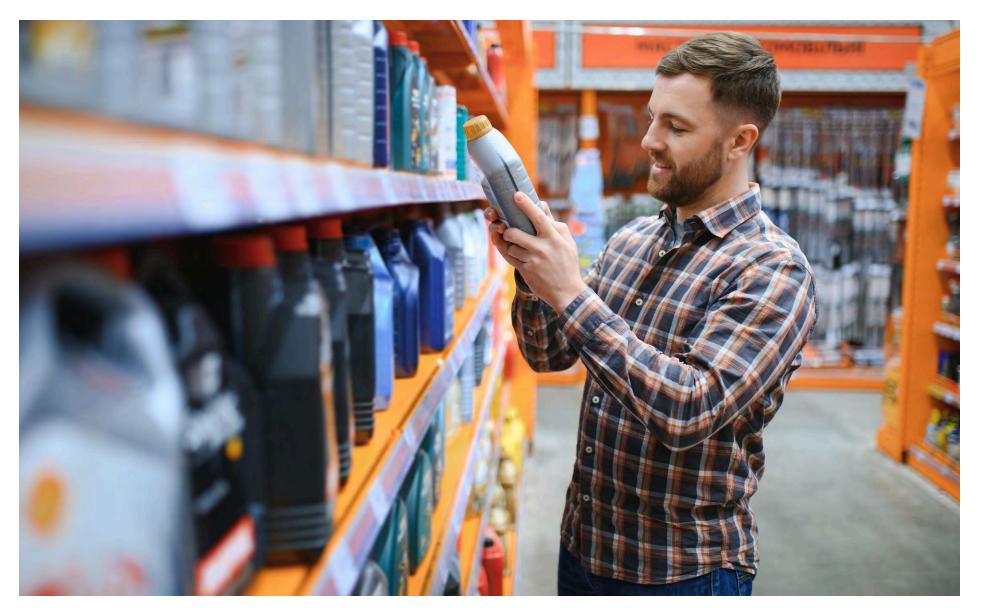
1,800 - 14,400 SF available



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 multifamilty/townhomes and over 2,832,988 SF of new office/ industrial units within a fivemile 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



















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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