

LEASE
\$24/SF/YR (NNN)

BRAND NEW MEDICAL SPACE - 3,021± SF

1475 Taney Avenue, Frederick, MD 21702

CORNER SUITE



QUICK FACTS

AVAILABILITY	3,021± SF - Corner Suite
SPACE TYPE	Medical Office
LEASE RATE	\$24/SF/YR (NNN)
DATE AVAILABLE	90 Days
LEASE TERM	Negotiable



Brand New Buildout



Close Proximity to Rt 15, I-270, and I-70



Surface Parking



High-Visibility Location, Adjacent to Walgreens



Anchoring the Thomas Johnson Drive Medical Corridor

As the exclusive agent for the owner, Fitzgerald Realty Group, Inc. ("FRG") offers 3,021± SF of medical office space for lease at 1475 Taney Avenue, located in Frederick's premier medical office corridor. The property is convenient to Rt. 15, I-70, and I-270, as well as Fort Detrick, the Frederick Health Campus and Hospital, and numerous restaurants and retail locations. Boasting on-site management, ample parking, and recent common area improvements, this established medical office building is adjacent to a Walgreens Pharmacy and offers high visibility to the community on the north side of Frederick.

All information contained herein is deemed reliable, but not guaranteed.



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"Quality Real Estate Since 1976"

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PHOTOS

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**BUILDING-STANDARD
CONSTRUCTION**



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AMENITY MAP

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MARKET OVERVIEW

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Frederick, Maryland, is a vibrant and historic city located in the heart of the state, offering a rich blend of small-town charm and modern amenities. Known for its well-preserved 18th and 19th-century architecture, Frederick is a picturesque destination that draws both tourists and residents alike. The city's bustling downtown area is home to a variety of locally-owned shops, art galleries, and restaurants, making it a hotspot for dining, shopping, and entertainment. With its strategic location near major highways like I-70 and I-270, Frederick provides easy access to Washington, D.C., and Baltimore, making it an attractive destination for commuters and visitors alike.

Frederick's growing population and economic vitality create a prime opportunity for restaurant owners. The area boasts a diverse and dynamic community, with a strong local economy supported by industries such as biotechnology, manufacturing, and education. Additionally, Frederick is home to several universities and research institutions, further bolstering the local economy and providing a steady flow of patrons. With its thriving food scene, including a mix of established eateries and new culinary ventures, Frederick offers a welcoming environment for restaurateurs to tap into a food-loving customer base while enjoying the benefits of a community-focused, historic city.

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DEMOGRAPHICS

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2025 Summary	1 MILE	3 MILE	5 MILE
Population	10,525	87,883	139,975
Households	4,351	34,408	53,508
Families	2,360	20,748	33,783
Average HH Size	2.34	2.49	2.57
Owner Occupied Housing Units	2,073	20,519	35,219
Renter Occupied Housing Units	2,278	13,889	18,289
Median Age	37.7	38.2	38.3
Median HH Income	\$82,868	\$98,657	\$105,181
Average HH Income	\$108,206	\$127,065	\$132,464
2030 Summary	1 MILE	3 MILE	5 MILE
Population	11,389	97,366	154,015
Households	4,713	38,276	59,114
Families	2,534	23,009	37,157
Average HH Size	2.34	2.49	2.56
Owner Occupied Housing Units	2,349	23,652	40,031
Renter Occupied Housing Units	2,363	14,624	19,083
Median Age	38.9	39.7	39.7
Median HH Income	\$89,936	\$108,389	\$115,369
Average HH Income	\$119,498	\$139,687	\$145,473



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