

## HISTORIC DOWNTOWN TRAIN STATION FOR SALE

TurningPointCommercial.com

Bring your business to this unique space in the Historic District of Downtown Frederick. There are many potential uses for this free-standing building, perfect for retail or office. The property's location is ideal at the intersection of South Carroll and East All Saints and is adjacent to the East All Saints Parking Deck. Heavy foot traffic and vehicle traffic give this property great visibility. Within walking distance of many of Downtown Frederick's shopping and dining establishments, C Burr Arts Library, Frederick County Courthouse, The Weinberg Center for the Arts and many other favorite city destinations.

**FOR SALE \$199,000.**

**For more information on the Historic Train Station, please contact:**

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8923 Fingerboard Road, Frederick, Maryland 21704 | TurningPointCommercial.com | 301 831 8232 Office



**RESTAURANT / RETAIL / OFFICE BUILDING FOR SALE IN HISTORIC DISTRICT  
S CARROLL STREET**



Note: This map is provided solely for the purpose of illustrating the City of Frederick. It should be used for no other purpose. Data for this map was prepared from several original source and is subject to change as source data changes. This map was a regular document. (Copyright information 0107. Maps produced by InRoads)

## City of Frederick Historic District

101 N Court St  
Frederick, MD 21701  
P: 301-600-5009  
F: 301-600-2233  
www.cityoffrederick.com

GIS Department

## Property Highlights

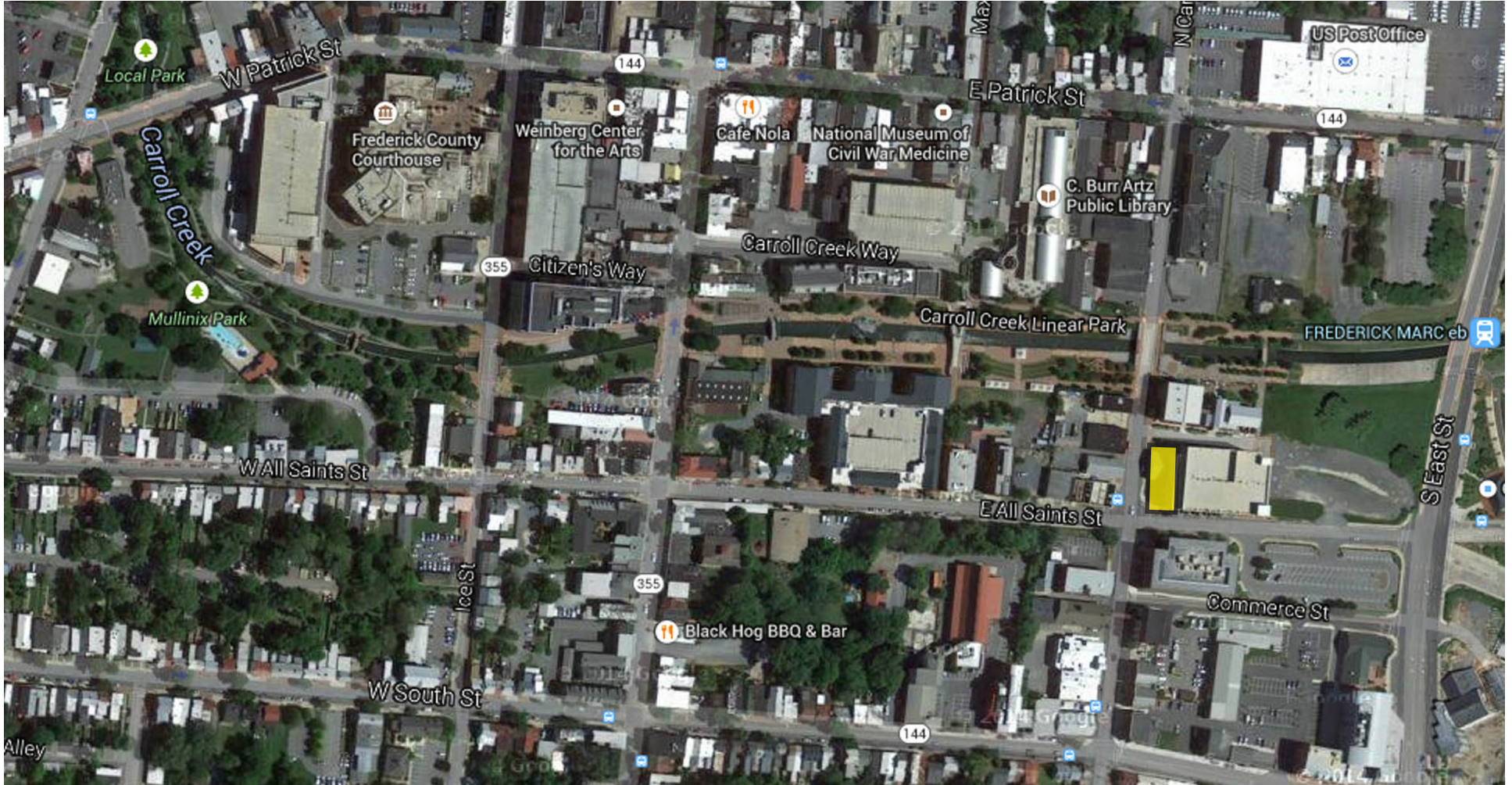
- Great Location in Frederick's Historic District
- Ideal for Retail, Restaurant and Office
- Within One Mile of more than 20,000 Daytime Employees
- Ample Street Parking and adjacent to Parking Deck
- Zoned DB, Downtown Business
- High Traffic Counts
- 1,911 Square Feet in a Free-Standing Building
- Downtown location with commuter access- located blocks from the newly designed East Street Interchange to I-70, I-270 and one block from the MARC Train Station.
- The site offers convenient access to all the retail amenities of Downtown Frederick

### 2015 Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>	11,041	69,422	111,370
<b>Households</b>	5,123	27,376	42,548
<b>Median HH Income</b>	\$53,934	\$65,267	\$74,054
<b>Average Age</b>	40.00	36.60	37.20

*Information is believed to be accurate, but should not be relied upon without verification.*

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photo credit: Karen Highland



### About Turning Point Real Estate

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

**Visit us on the web at [TurningPointCommercial.com](http://TurningPointCommercial.com)**

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