

OFFICE/RETAIL SITE

FOR LEASE



23310-B FREDERICK ROAD, CLARKSBURG, MD 20871

Available For Lease | \$34.00/SF NNN

Highly visible retail/office proposed building site is available with 1,500 - 15,000 SF for a build-to-suit lease in Clarksburg, Maryland. The zoning for the property is Commercial Residential Transit (CRT) and is an ideal location for day care, retail, office and medical use. The property is situated on a busy signalized intersection along Stringtown Road and Route 355 and is in close proximity to Interstate 270 and the Clarksburg Premium Outlets.

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ANSELMO
RUIDDEN
CAPSTAR COMMERCIAL REALTY

BUILDING SF



1,500 - 15,000 SF

ZONING

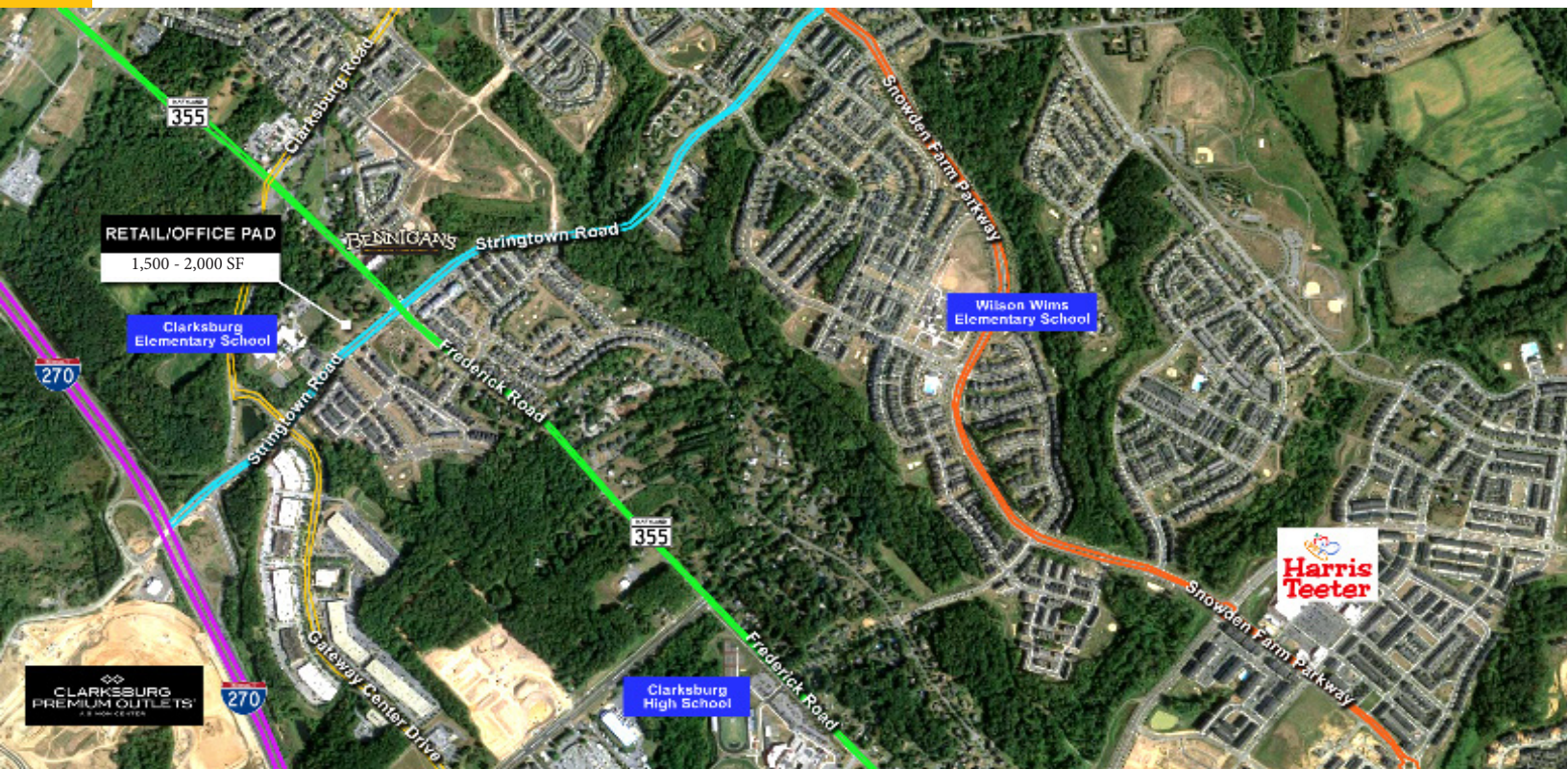


CRT
(Com. Retail Transit)

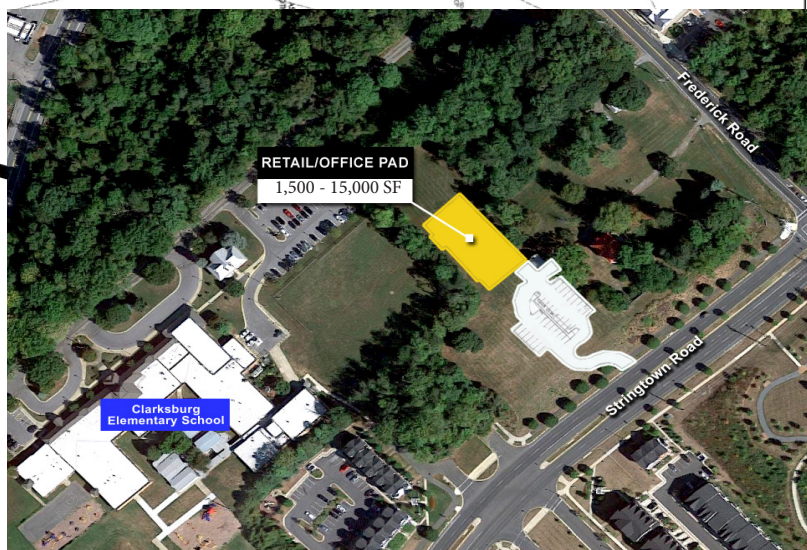
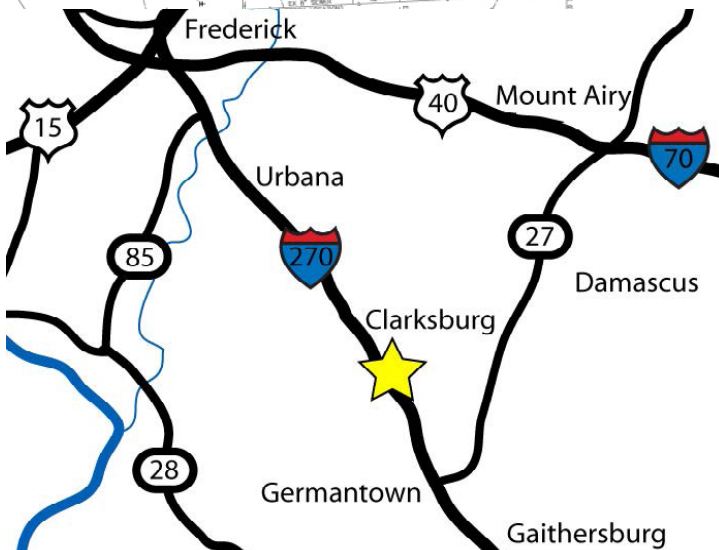
DEMOGRAPHICS

Population	1 Mile	3 Mile	Households	1 Mile	3 Mile
2020 Projection	8,540	31,544	2015 Population	2,409	9,187
2015 Population	7,834	29,073	HH Growth 2015-2020	8.97%	8.13%
Household Income	1 Mile	3 Mile			
2015 Average	\$131,857	\$123,899			

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



SITE PLAN





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COMMERCIAL REALTY

ABOUT

Anselmo-Rudden Commercial Property Advisors is the Partnership of Joe Anselmo and Aric Rudden at CapStar Commercial Realty. With over 45 years in experience, they have developed expertise in the areas of Property Acquisition and Disposition, Investment Sales, Landlord and Tenant Representation, Consultation and Business Brokerage.

For more information please contact:

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