



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

**For Lease - \$24 / SF + NNN (\$5.00 SF)
1,168 SF – Great Retail/Office Location**

Retail / Office Suite For Lease **Located in Thomas Johnson Shopping Center**



1,168 SF Air-Conditioned Suite 177D - Ideal for Retail or Restaurant
Former Greek Aroma Restaurant / Open Area with Counter,
14 ft. High Open Blacked Ceilings. Restroom
Water & Sewer Billed Separately.
Quick Access to Route 15 & Interstate 70.
High Speed Internet Available.
Contact Listing Agent for More Information.

177D Thomas Johnson Drive, Frederick, Maryland 21702

1,168 SF		Water and Sewer Billed Separately			
Lease Year	Base Price Per Square Foot	Base Monthly Rent	Monthly NNN Estimated \$5.00 SF- Subject to change	Total Monthly Rent	Annual Base Rent
Extension Year 1	\$24.00	\$2,336.00	\$486.67	\$2,774.00	\$28,032.00
Year 2	\$24.21	\$2,355.95	\$486.67	\$2,842.62	\$28,872.96
Year 3	\$24.93	\$2,426.63	\$486.67	\$2,913.30	\$29,739.15
Year 4	\$25.68	\$2,499.43	\$486.67	\$2,986.10	\$30,631.32
Year 5	\$26.45	\$2,574.41	\$486.67	\$3,061.08	\$31,550.26

Due at Lease Signing

Security Deposit	\$2,336.00
First Month's Base Rent- April	\$2,336.00
First Month's NNN	\$486.67
Total Due at Lease Signing	\$5,158.67

FOR ADDITIONAL INFORMATION CONTACT:
Jody Bell - 240-674-3937

Nancy Green - 301-748-3321

All Information Deemed Reliable,
But Not Guaranteed.

Mackintosh Commercial Brokerage

262 W. Patrick Street
Frederick, Maryland 21701
O: 1-800-727-SOLD ext.235
Fax #: 301-846-4317

Email: Nancy@ngreen.com

Website: <http://www.ngreen.com/>



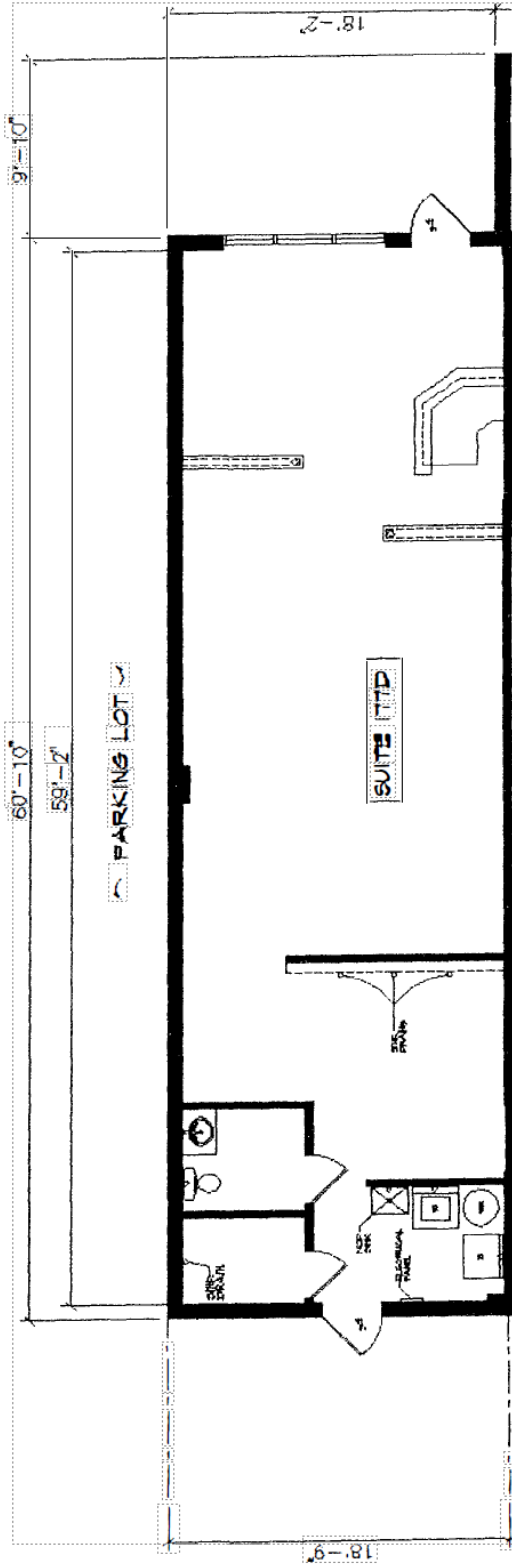
Thomas Johnson Drive Shopping Center Aerial View



Tenants at Center - Anchored by Weis Food Market

183	183A Rehab At Work
	183B Vocelli's Pizza
	183C Amber Meadows Liquors
	183D Sanctuary Spa
	Rehab at Work
	U & A Nails
	Chicken Basket
	Gilbert Opticians
	Amber Meadows Cleaners
	Lucky House Chinese
	Frederick Medical Supply
	Trible's Appliances
	Pools, Patios & Porches
	177A Fellini's Restaurant
	177B TJ Pharmacy
	177C Subway
177-D – Greek Aroma	

JOIN WEIS MARKET, LINTINI'S PIZZA, ROY RODGER'S, FREDERICK EMERGENCY CARE FACILITY AND OTHER RETAILERS AT THIS HIGHLY TRAVELLED RETAIL LOCATION IN NORTHERN FREDERICK CITY.



Suite 177-D Layout - 1,169 SF

All information deemed reliable, but not guaranteed.

DEMOGRAPHICS

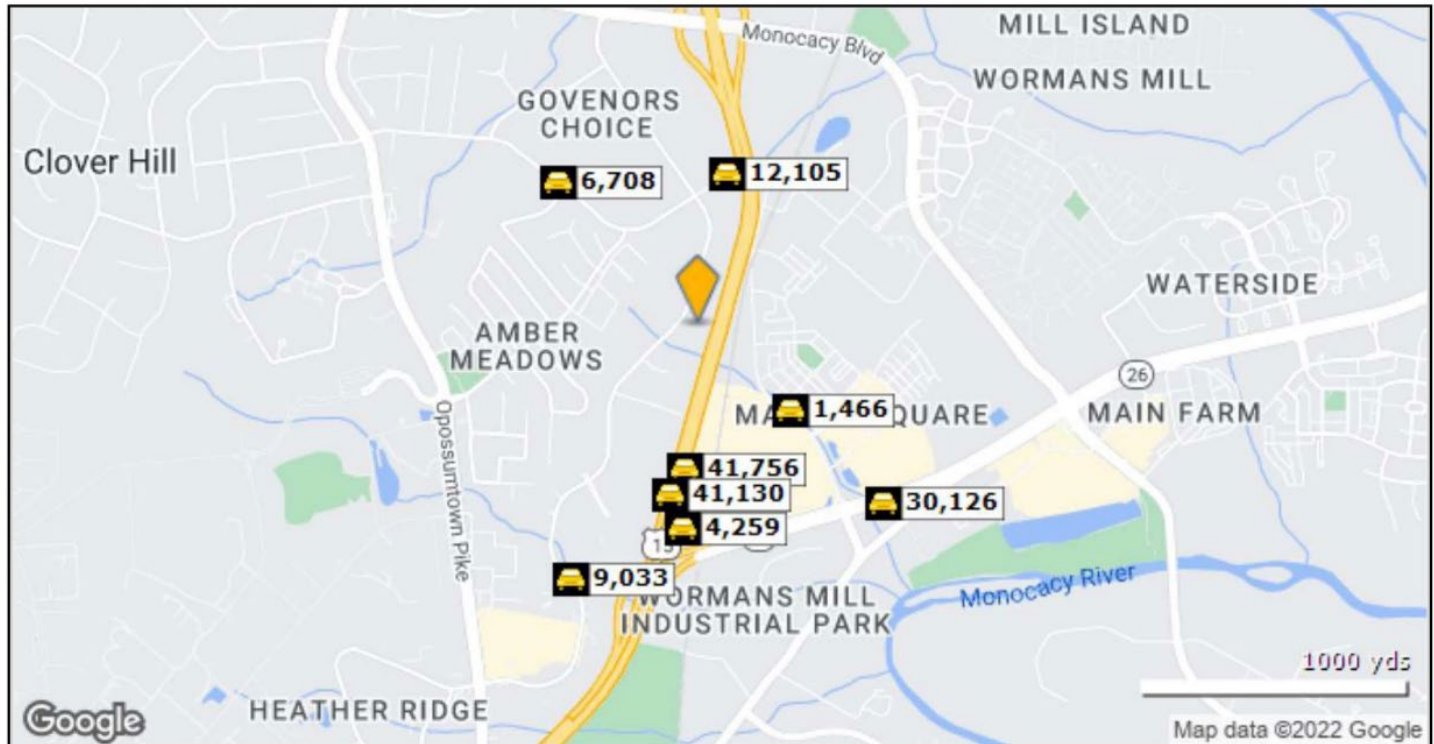
Thomas Johnson Drive Shopping Center

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	9,556		66,276		136,067	
2022 Estimate	8,440		59,075		121,204	
2010 Census	6,740		50,850		103,828	
Growth 2022 - 2027	13.22%		12.19%		12.26%	
Growth 2010 - 2022	25.22%		16.18%		16.74%	
2022 Population by Hispanic Origin	1,171		7,116		18,976	
2022 Population	8,440		59,075		121,204	
White	5,815	68.90%	41,670	70.54%	86,299	71.20%
Black	1,728	20.47%	11,152	18.88%	21,675	17.88%
Am. Indian & Alaskan	53	0.63%	347	0.59%	950	0.78%
Asian	455	5.39%	3,496	5.92%	7,446	6.14%
Hawaiian & Pacific Island	23	0.27%	79	0.13%	183	0.15%
Other	367	4.35%	2,330	3.94%	4,651	3.84%
U.S. Armed Forces	37		467		532	
Households						
2027 Projection	3,659		26,217		52,028	
2022 Estimate	3,223		23,354		46,291	
2010 Census	2,542		20,223		39,708	
Growth 2022 - 2027	13.53%		12.26%		12.39%	
Growth 2010 - 2022	26.79%		15.48%		16.58%	
Owner Occupied	2,626	81.48%	15,556	66.61%	30,578	66.06%
Renter Occupied	596	18.49%	7,798	33.39%	15,713	33.94%
2022 Households by HH Income	3,223		23,355		46,291	
Income: <\$25,000	177	5.49%	2,065	8.84%	4,301	9.29%
Income: \$25,000 - \$50,000	492	15.27%	4,014	17.19%	7,888	17.04%
Income: \$50,000 - \$75,000	425	13.19%	3,253	13.93%	6,969	15.05%
Income: \$75,000 - \$100,000	441	13.68%	3,317	14.20%	6,537	14.12%
Income: \$100,000 - \$125,000	550	17.06%	3,054	13.08%	6,218	13.43%
Income: \$125,000 - \$150,000	502	15.58%	2,550	10.92%	4,825	10.42%
Income: \$150,000 - \$200,000	336	10.43%	2,589	11.09%	5,096	11.01%
Income: \$200,000+	300	9.31%	2,513	10.76%	4,457	9.63%
2022 Avg Household Income	\$114,927		\$111,626		\$108,125	
2022 Med Household Income	\$103,477		\$92,677		\$90,249	

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.

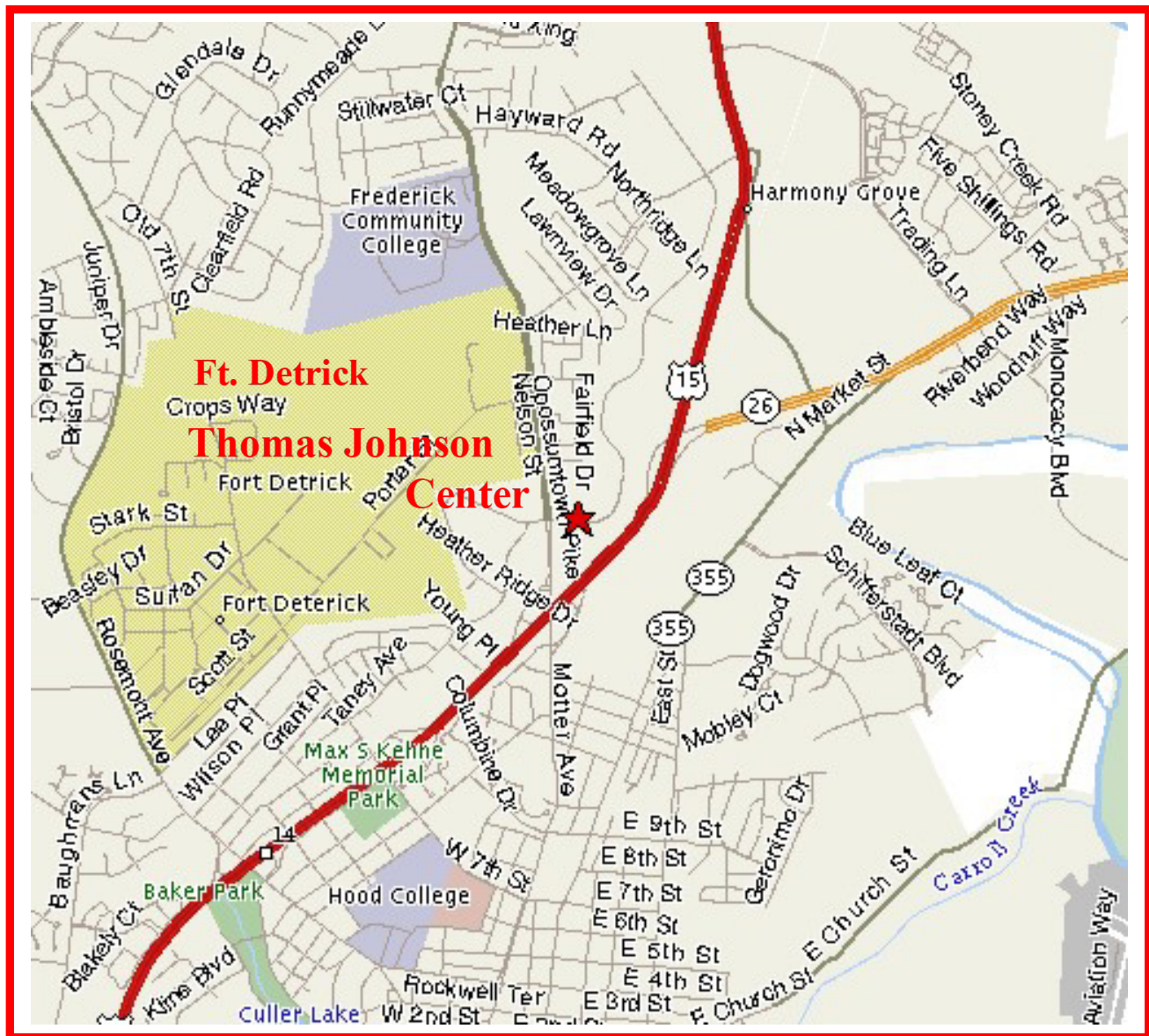
DEMOGRAPHICS

Thomas Johnson Drive Shopping Center



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Location: Thomas Johnson Shopping Center
177B Thomas Johnson Drive
Frederick. MD 21701



Directions:

From Interstate 270 North continue onto Route 15 North,
Take Motters Street Exit, Turn Right onto Opposumtown Pike,
Turn Right onto Thomas Johnson Drive,
Continue to Thomas Johnson Shopping Center on Left.

For Additional Info Call:

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