



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

Sale - \$~~1,500,000~~

Reduced to Sell \$439,900!!!

Presents:

Retail Development Site

7611-D Willow Rd, Frederick, Maryland 21702



4,146 SF of Retail/Office or Living Space

Located on 1.26 Acres with Route 15 exposure.

Adjacent to City of Frederick owned property and Beckley's Motel.

Call for complete Environmental documentation.

Average Daily Traffic Count is 44,028+/-.

Zoned GC - General Commercial

Zoning is Ideal for Retail Development.

Please do not visit property - Confidential Listing.

Contact Listing Agent for More Information.

All information deemed reliable, but not guaranteed

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green

Mackintosh Commercial

240-529-0135 or 301-748-3321

Mackintosh Commercial Brokerage

262 W. Patrick Street

Frederick, Maryland 21701

Broker Office: 1-800-727-SOLD

Fax # : 1-240-489-7932

Email : Nancy@ngreen.com

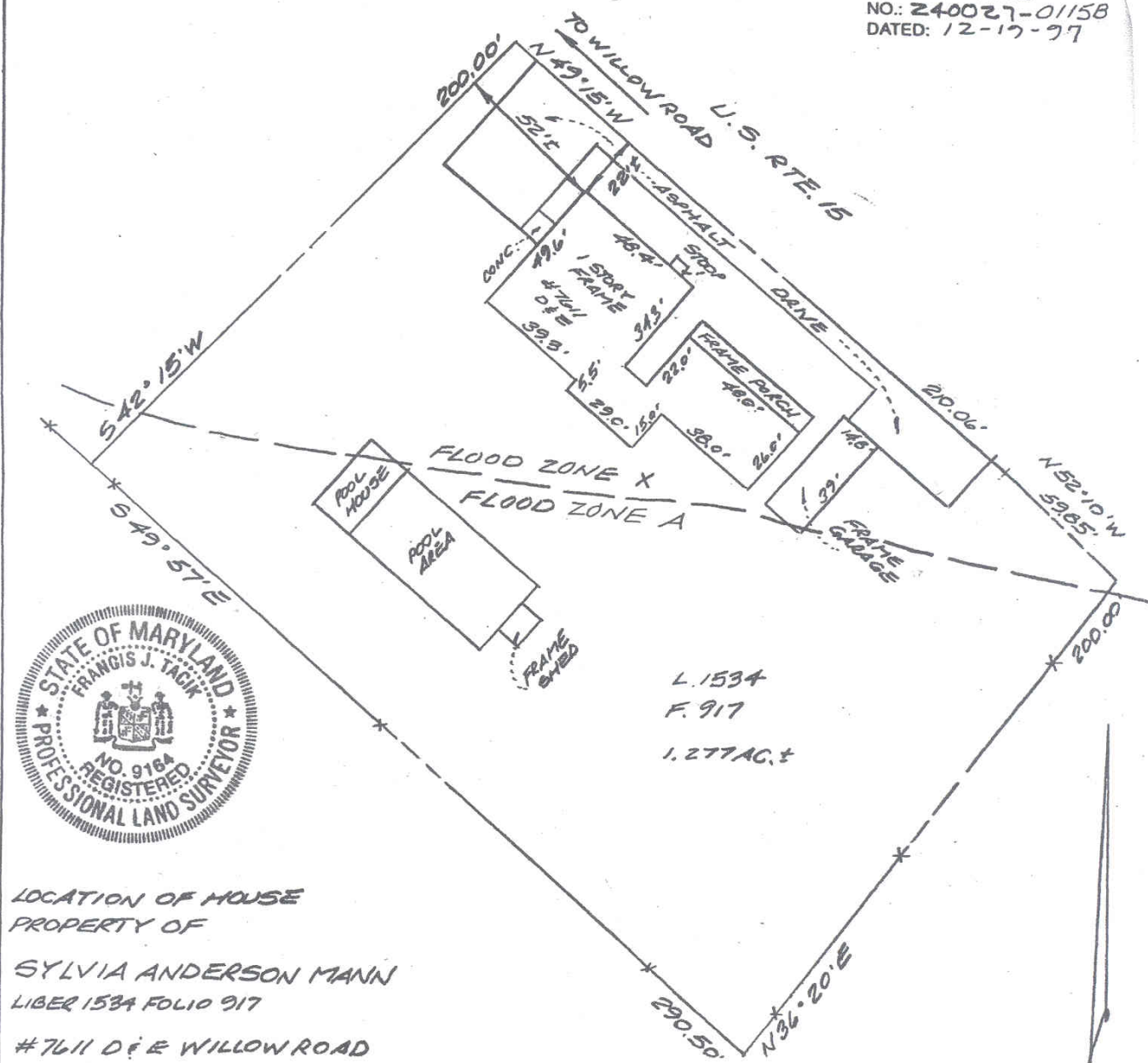
www.NGreen.com

NOTE: THIS LOCATION FOR TITLE PURPOSE ONLY — NOT TO BE USED FOR DETERMINING PROPERTY LINES. PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS LOC.

DW10

NOTE: FLOOD ZONE LINES ARE NOT GUARANTEED BY THIS SURVEY. A FLOOD EVALUATION SURVEY WILL BE REQUIRED TO ESTABLISH THE LIMITS OF FLOOD ZONES THAT MAY AFFECT THIS PROPERTY.

FLOOD ZONE: AS SHOWN
 COMMUNITY PANEL
 NO.: 240027-01158
 DATED: 12-17-97



LOCATION OF HOUSE
 PROPERTY OF
 SYLVIA ANDERSON MANN
 LIBER 1534 FOLIO 917
 #7611 D & E WILLOW ROAD
 FREDERICK CO. MARYLAND

<p>CERTIFICATE</p> <p>I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any.</p> <p><i>Francis J. Tacik</i></p> <p>TITLE REPORT NOT FURNISHED</p>	<p>REFERENCES</p> <p>PLAT BK.</p> <p>PLAT NO.</p>	<p>ZENITH SURVEYS SURVEYING • PLANNING 200 Dill Avenue • Frederick, MD 21701 301-831-4944 • 301-695-5594</p>	
	<p>LIBER 1534</p> <p>FOLIO 917</p>	<p>DATE OF SURVEYS</p> <p>WALL CHECK</p> <p>HSE LOC 3-11-03</p> <p>BOUNDARY</p>	<p>SCALE: 1" = 50'</p> <p>DRAWN BY: JTK</p> <p>JOB NO.: 03-111</p>



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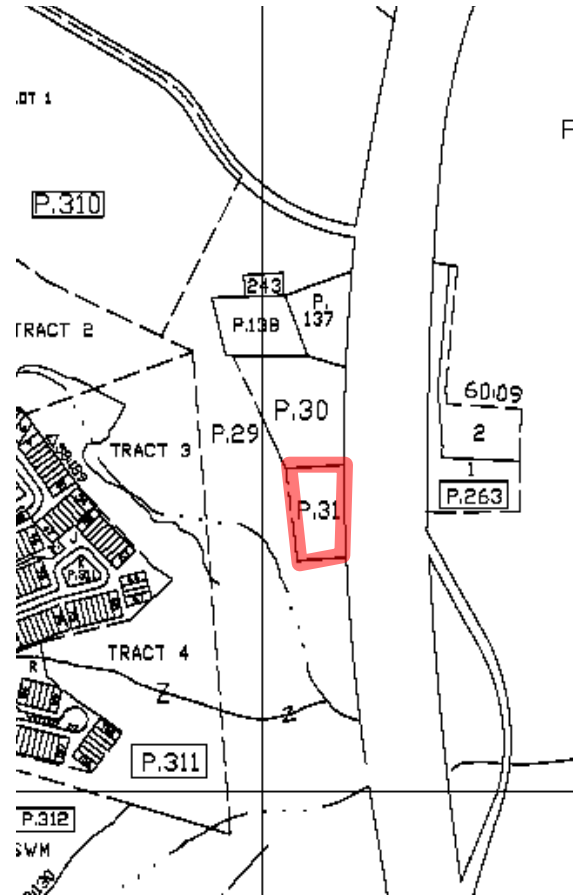
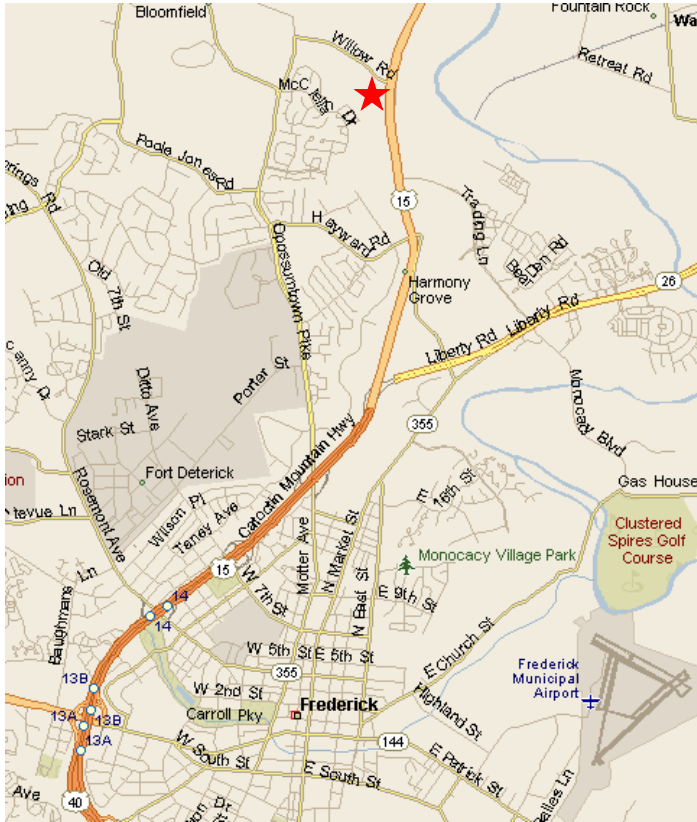
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7611-D Willow Road Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	5,795	41,014	88,476
2010 Estimate	5,125	38,586	85,051
2000 Census	2,465	30,884	72,981
Growth 2010-2015	13.10%	6.30%	4.00%
Growth 2000-2010	107.90%	24.90%	16.50%
2010 Population By Hispanic Origin:	342	2,911	8,199
2010 Population by Race:			
White	3,955	29,695	61,905
Black or African American	559	4,303	11,889
American Indian and Alaska Native	9	103	254
Asian	324	2,368	4,700
Native Hawaiian and Pacific Islanders	1	29	51
Other Race	97	883	3,489
Two or More Races	181	1,206	2,763
2010 Households:			
2015 Projection	2,095	15,735	34,600
2010 Estimate	1,843	14,762	33,162
2000 Census	843	11,715	28,155
Growth 2010-2015	13.70%	6.60%	4.30%
Growth 2000-2010	118.60%	26.00%	17.80%
Owner Occupied	1,661	10,817	21,103
Renter Occupied	182	3,945	12,059
2010 Avg Household Income	\$105,268	\$87,163	\$79,823
2010 Med Household Income	\$90,775	\$74,491	\$67,712
2010 Per Capita Income	\$38,659	\$33,912	\$31,627
2010 Households by Household Inc:			
Income Less than \$15,000	40	611	2,023
Income \$15,000 - \$24,999	26	772	2,374
Income \$25,000 - \$34,999	9	655	2,238
Income \$35,000 - \$49,999	144	1,862	4,353
Income \$50,000 - \$74,999	447	3,532	7,333
Income \$75,000 - \$99,999	363	2,798	6,170
Income \$100,000 - \$149,999	552	3,082	5,907
Income \$150,000 - \$249,999	218	1,195	2,305
Income \$250,000 - \$499,999	39	230	417
Income \$500,000 or more	4	24	41



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Directions:

From Frederick Take Route 15 North, just past Hayward Road make a U-Turn at Willow Road, Property will be on your Right.

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