

Whittier Lake Front Center

Includes Whittier Office Building & Whittier Shopping Center

2401 & 2405 Whittier Drive, Frederick, Maryland 21702



The Lakefront Center (built in 2006) is nestled at the main entrance of the Whittier Planned Urban Development (PUD), offering great convenience to the neighbors of Whittier and the surrounding communities.

The Lakefront Center offers 57,000 square feet of Commercial Retail/Office Space. This Center Includes the 21,377 SF Shopping Center and the 21,788 SF Office Building.

The Remainder of the Square Footage is from the Day Care Building. Each Suite Contains HVAC, Modern Layout, and Plenty of Parking with a 5.61/1,000 SF Ratio.

FOR ADDITIONAL INFORMATION CONTACT:

Nancy Green - 301-748-3321

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

Email: Nancy@ngreen.com

Fax #: 1240-489-7932

Mackintosh Commercial Brokerage

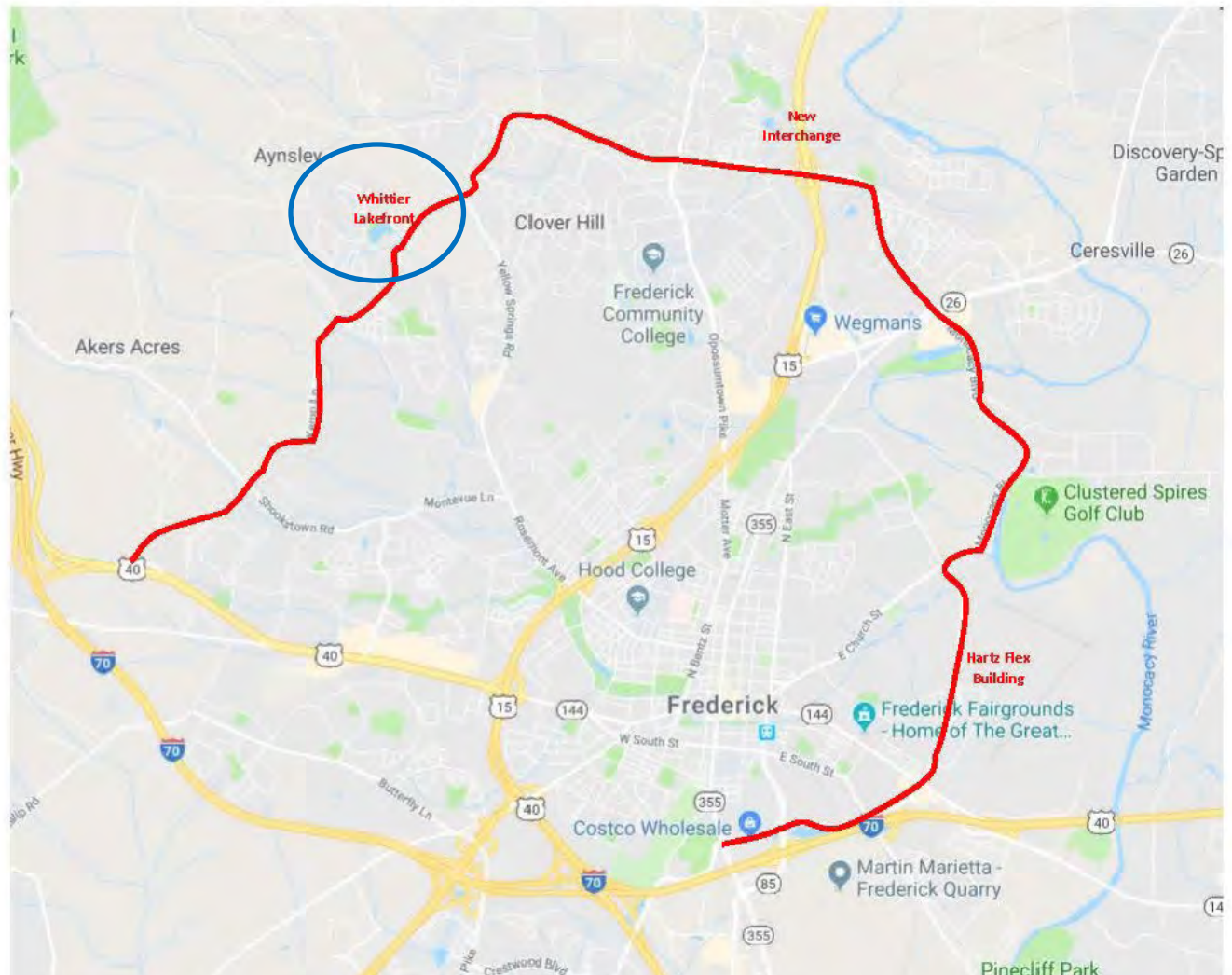
262 W. Patrick Street

Frederick, Maryland 21701

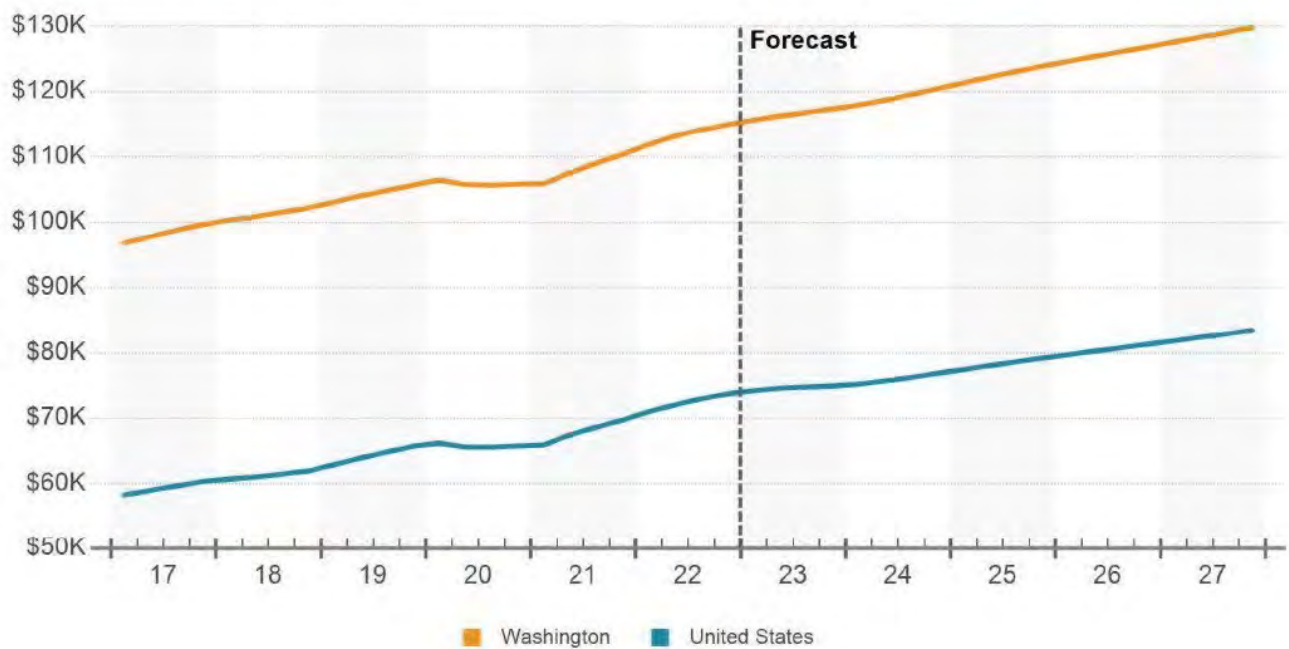
Broker: 1-800-727-SOLD

All information is deemed reliable, but not guaranteed.

Frederick Maryland Monocacy By-Pass Future Plan



MEDIAN HOUSEHOLD INCOME



Whittier Shopping and Lake Front Center

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Population	9,331	53,987	108,780	189,125	92,745
5 Yr Growth	6.6%	6.7%	6.9%	7.2%	6.8%
Median Age	40	37	38	39	38
5 Yr Forecast	42	39	40	40	40
White / Black / Hispanic	72% / 14% / 8%	69% / 19% / 19%	72% / 18% / 16%	77% / 13% / 12%	70% / 19% / 17%
5 Yr Forecast	69% / 16% / 10%	67% / 20% / 22%	70% / 19% / 18%	75% / 14% / 14%	68% / 20% / 19%
Employment	767	31,143	62,923	92,229	48,584
Buying Power	\$406.6M	\$1.8B	\$3.8B	\$7.1B	\$3.1B
5 Yr Growth	9.0%	9.1%	9.5%	9.9%	9.4%
College Graduates	47.9%	37.0%	37.4%	39.2%	40.8%
Household					
Households	3,566	20,426	41,875	70,475	36,013
5 Yr Growth	6.9%	6.9%	7.1%	7.4%	7.0%
Median Household Income	\$114,026	\$86,980	\$89,786	\$101,296	\$87,019
5 Yr Forecast	\$116,271	\$88,750	\$91,815	\$103,583	\$89,003
Average Household Income	\$138,568	\$108,118	\$109,094	\$120,674	\$106,051
5 Yr Forecast	\$141,643	\$110,095	\$111,102	\$122,902	\$108,003
% High Income (>\$75K)	70%	57%	58%	64%	57%
Housing					
Median Home Value	\$342,827	\$306,009	\$304,931	\$337,334	\$299,905
Median Year Built	1996	1987	1987	1990	1987
Owner / Renter Occupied	80% / 20%	60% / 40%	65% / 35%	72% / 28%	63% / 37%



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Income & Spending Demographics

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2021 Households by HH Income	3,567		20,426		41,873		36,013	
<\$25,000	182	5.10%	1,915	9.38%	3,625	8.66%	3,288	9.13%
\$25,000 - \$50,000	443	12.42%	3,779	18.50%	7,129	17.03%	6,393	17.75%
\$50,000 - \$75,000	429	12.03%	3,170	15.52%	6,665	15.92%	5,837	16.21%
\$75,000 - \$100,000	486	13.62%	2,815	13.78%	5,947	14.20%	5,177	14.38%
\$100,000 - \$125,000	434	12.17%	2,630	12.88%	5,579	13.32%	4,793	13.31%
\$125,000 - \$150,000	315	8.83%	1,943	9.51%	4,260	10.17%	3,574	9.92%
\$150,000 - \$200,000	619	17.35%	1,960	9.60%	4,384	10.47%	3,517	9.77%
\$200,000+	659	18.47%	2,214	10.84%	4,284	10.23%	3,435	9.54%
2021 Avg Household Income	\$138,568		\$108,118		\$109,094		\$106,051	
2021 Med Household Income	\$114,026		\$86,980		\$89,786		\$87,019	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$146.4M		\$703.9M		\$1.5B		\$1.2B	
Total Apparel	\$7.3M	4.96%	\$37.2M	5.28%	\$76.3M	5.19%	\$64.3M	5.22%
Women's Apparel	\$2.9M	2.00%	\$14.4M	2.05%	\$29.8M	2.03%	\$25.1M	2.04%
Men's Apparel	\$1.5M	1.03%	\$7.7M	1.09%	\$15.8M	1.08%	\$13.3M	1.08%
Girl's Apparel	\$513.7K	0.35%	\$2.7M	0.39%	\$5.5M	0.37%	\$4.6M	0.37%
Boy's Apparel	\$357.9K	0.24%	\$2M	0.28%	\$4M	0.27%	\$3.4M	0.27%
Infant Apparel	\$309.9K	0.21%	\$1.8M	0.26%	\$3.7M	0.25%	\$3.1M	0.25%
Footwear	\$1.6M	1.13%	\$8.6M	1.22%	\$17.6M	1.19%	\$14.8M	1.20%
Total Entertainment & Hobbies	\$21.8M	14.92%	\$104.6M	14.86%	\$219.8M	14.96%	\$184.4M	14.97%
Entertainment	\$2.3M	1.56%	\$10.6M	1.51%	\$21.6M	1.47%	\$18M	1.46%
Audio & Visual Equipment/Service	\$4.7M	3.20%	\$24M	3.41%	\$50.1M	3.41%	\$42.5M	3.45%
Reading Materials	\$312.2K	0.21%	\$1.3M	0.19%	\$2.9M	0.19%	\$2.4M	0.19%
Pets, Toys, & Hobbies	\$3.7M	2.54%	\$17.5M	2.48%	\$37.3M	2.54%	\$31.2M	2.53%
Personal Items	\$10.8M	7.41%	\$51.2M	7.27%	\$107.9M	7.35%	\$90.4M	7.34%
Total Food and Alcohol	\$37M	25.24%	\$186.8M	26.54%	\$386.8M	26.33%	\$326.8M	26.53%
Food At Home	\$17.7M	12.12%	\$92.8M	13.18%	\$191.2M	13.01%	\$161.8M	13.14%
Food Away From Home	\$16.5M	11.26%	\$81M	11.50%	\$168.5M	11.47%	\$142.1M	11.54%
Alcoholic Beverages	\$2.7M	1.86%	\$13M	1.85%	\$27.2M	1.85%	\$22.8M	1.85%
Total Household	\$26.1M	17.79%	\$118.3M	16.81%	\$250.3M	17.04%	\$208.7M	16.95%
House Maintenance & Repair	\$5.4M	3.70%	\$23M	3.26%	\$50.9M	3.47%	\$41.9M	3.40%
Household Equip & Furnishings	\$9.8M	6.68%	\$45.5M	6.46%	\$95.5M	6.50%	\$80M	6.50%
Household Operations	\$7.5M	5.13%	\$35.4M	5.03%	\$73.7M	5.01%	\$61.7M	5.01%
Housing Costs	\$3.3M	2.28%	\$14.5M	2.06%	\$30.3M	2.06%	\$25.1M	2.04%

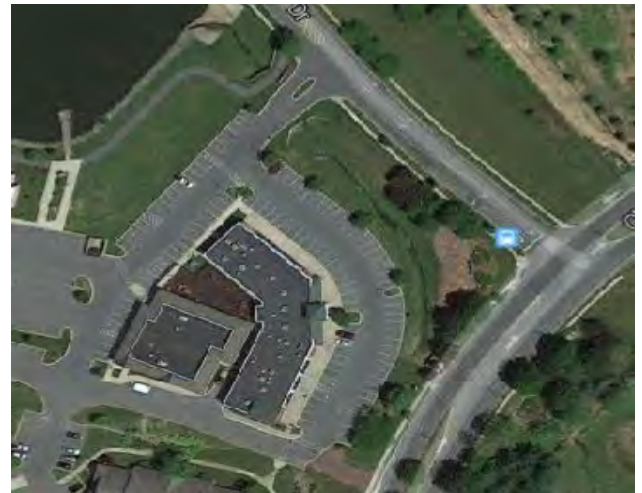
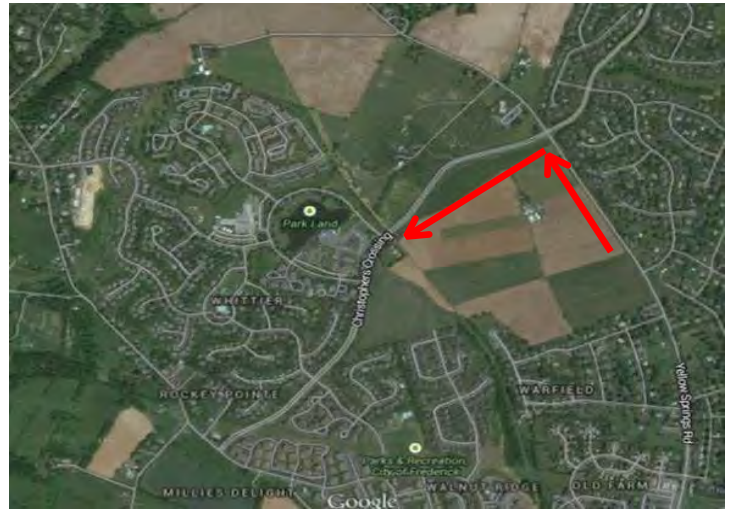
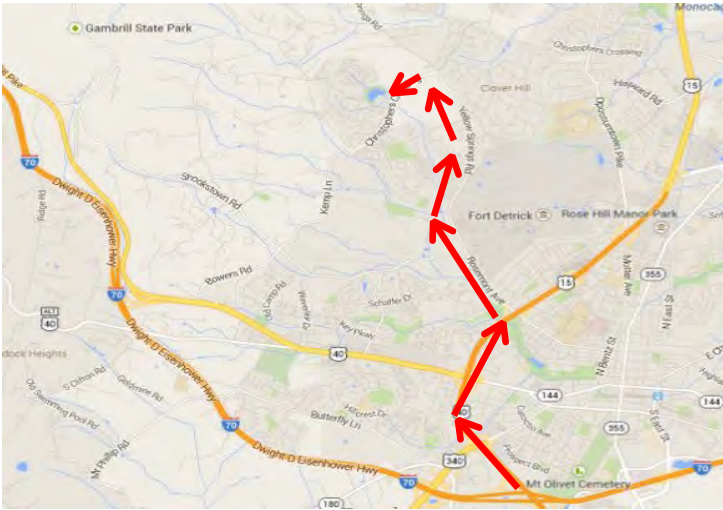


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Whittier Lake Front Center Directions:

From the I-70 and I-270 Intersection in Frederick, Drive North on Route 15 to Exit 14 (Rosemont). Exit onto Rosemont Avenue and travel West past Fort Detrick. Rosemont Avenue becomes Yellow Springs Road. Continue for approximately two miles to Christopher Crossing. Turn Left onto Christopher Crossing. Continue to Lake Front Shopping Center. Turn Right on Whittier Drive and Left into Shopping Center Parking Lot.



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