



FOR SALE

# TWO SURPLUS RETAIL PARCELS OWNED BY AT HOME WELL LOCATED IN HIGH-TRAFFIC AT HOME-ANCHORED SHOPPING CENTER

1811 MONOCACY BLVD.  
FREDERICK, MD

PRICE: \$975,000

## HIGHLIGHTS

- Shopping center anchored by 135,000 SF At Home store
- Great visibility from highly-trafficked Liberty Road
- Easy access to the bustling retail corridor
- Prime location at the lighted intersection of Riverbend Way & Monocacy Boulevard
- Nearby businesses include: At Home, Five Guys, Wegmans, Walmart Supercenter, Lowe's Home Improvement, PNC Bank, Dairy Queen
- High traffic counts (nearby corridors - 50,000+ VPD)

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	8,521	78,337	113,489
Population Growth	5.60%	6.10%	4.84%
Average HHI	\$105,471	\$78,120	\$78,931

## PARCEL 1 DETAILS

SITE	1.38± AC
ZONING	Commercial
TAXES (2018)	\$6,228

## PARCEL 2 DETAILS

SITE	1.64± AC
ZONING	Commercial
TAXES (2018)	\$7,400





1811 MONOCACY BOULEVARD, FREDERICK, MD

PRICE: \$975,000 PER PARCEL

## LOCAL INFORMATION

Frederick is located in Frederick County, Maryland, and is part of the Baltimore–Washington Metropolitan Area. The city had a population of 65,239, according to the 2010 United States Census, making Frederick the second-largest city in Maryland. Home to Frederick Municipal Airport and the U.S. Army's Fort Detrick bioscience/communications research installation, Frederick is located at the junction of Interstate 70, Interstate 270, U.S. Route 340, U.S. Route 40, U.S. Route 40 Alternate and U.S. Route 15.

## SALE INFORMATION

### OFFER SUBMISSION

Call Fernando Palacios at (877) 933-7779

### TERMS OF SALE

This sale is being conducted subject to the TERMS OF SALE, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com). The properties are being sold **"AS-IS, WHERE-IS."**

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the properties, including the Hilco Letter of Intent Form, Terms of Sale and other applicable information. To gain access to the due diligence documents, bidders will need to register at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com).

### BROKER PARTICIPATION

A cooperating broker fee of 2% will be paid to the Qualified REALTOR®/Broker and Non-Excluded Parties whose registered buyer closes on the property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale on HRE's website.

**ADDITIONAL SURPLUS LAND PARCELS AVAILABLE THROUGHOUT THE SOUTH & EAST COAST**

**FOR MORE INFORMATION, PLEASE VISIT [HILCOREALESTATE.COM](http://HILCOREALESTATE.COM) OR CONTACT:**

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