

HIGHLIGHTS

 Shopping center anchored by 135.000 SF At Home store

FREDERICK, MD

- Great visibility from highly-trafficked Liberty Road
- Easy access to the bustling retail corridor

1811 MONOCACY BLVD.

- 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)

PARCEL 1 DETAILS

(S) PRICE: \$975,000

 SITE
 1.38± AC

 ZONING
 Commercial

 TAXES (2018)
 \$6,228

PARCEL 2 DETAILS

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

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 |











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. 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.

BROKER A cooperating broker fee of 2% will be paid to **PARTICIPATION** the Qualified REALTOR®/Broker and Non-Excluded

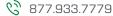
Parties whose registered buyer closes on the property. Please refer to the Buyer/Broker registration requirements

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 OR CONTACT:

FERNANDO PALACIOS





fpalacios@hilcoglobal.com