



BLUEGRASS

MONOCACY BLVD. & S. EAST ST. | FREDERICK, MD 21704

Bluegrass is a corner parcel of approximately four acres at a signalized intersection. Conveniently located at the intersection of Monocacy Boulevard and S. East Street, blocks from Historic Downtown Frederick's restaurants, bars and retail, Bluegrass offers excellent visibility along I-70 between two full interchanges making this an ideal destination for both local residents and regional travelers.

GROUND BREAKING: 2018

GRAND OPENING: 2019

Leased by: 
R E T A I L
MEMBER OF
CHAINLINKS
RETAIL ADVISORS

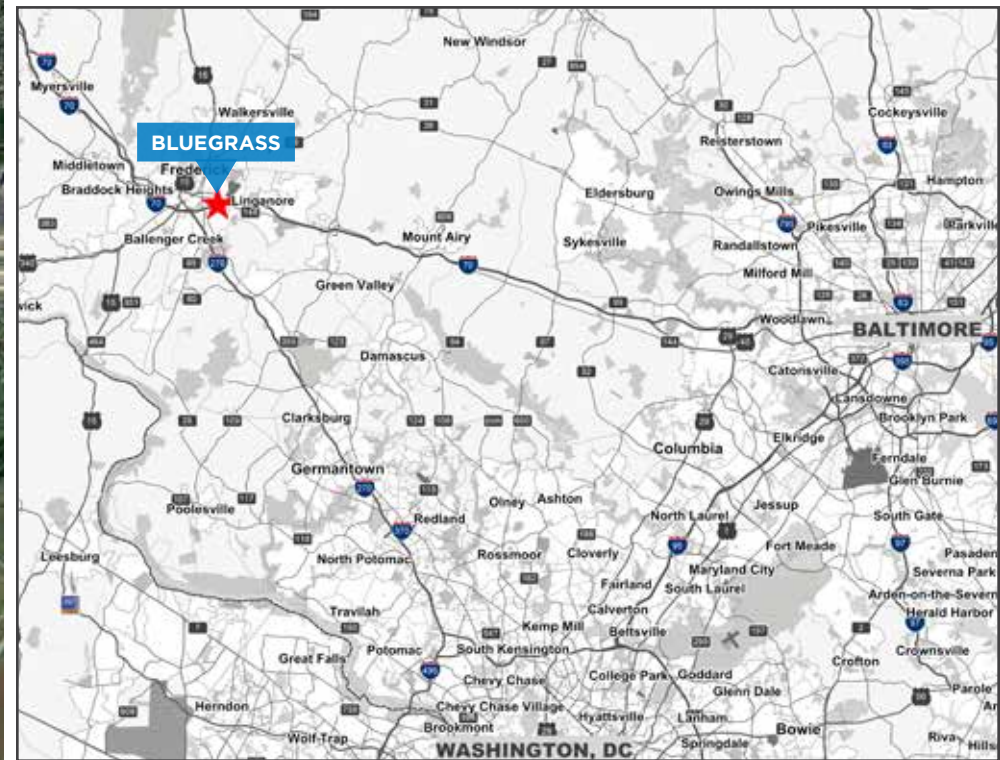
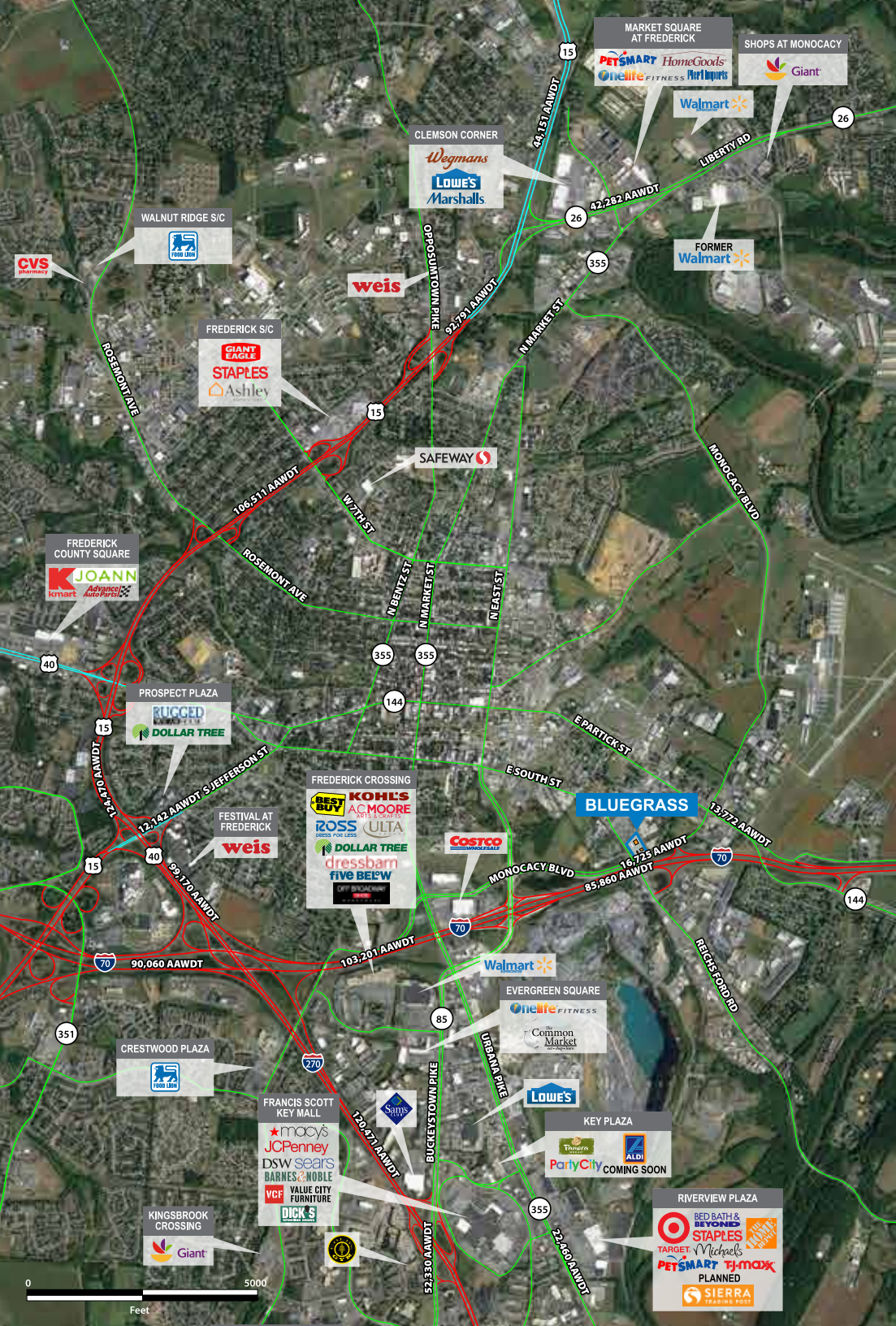
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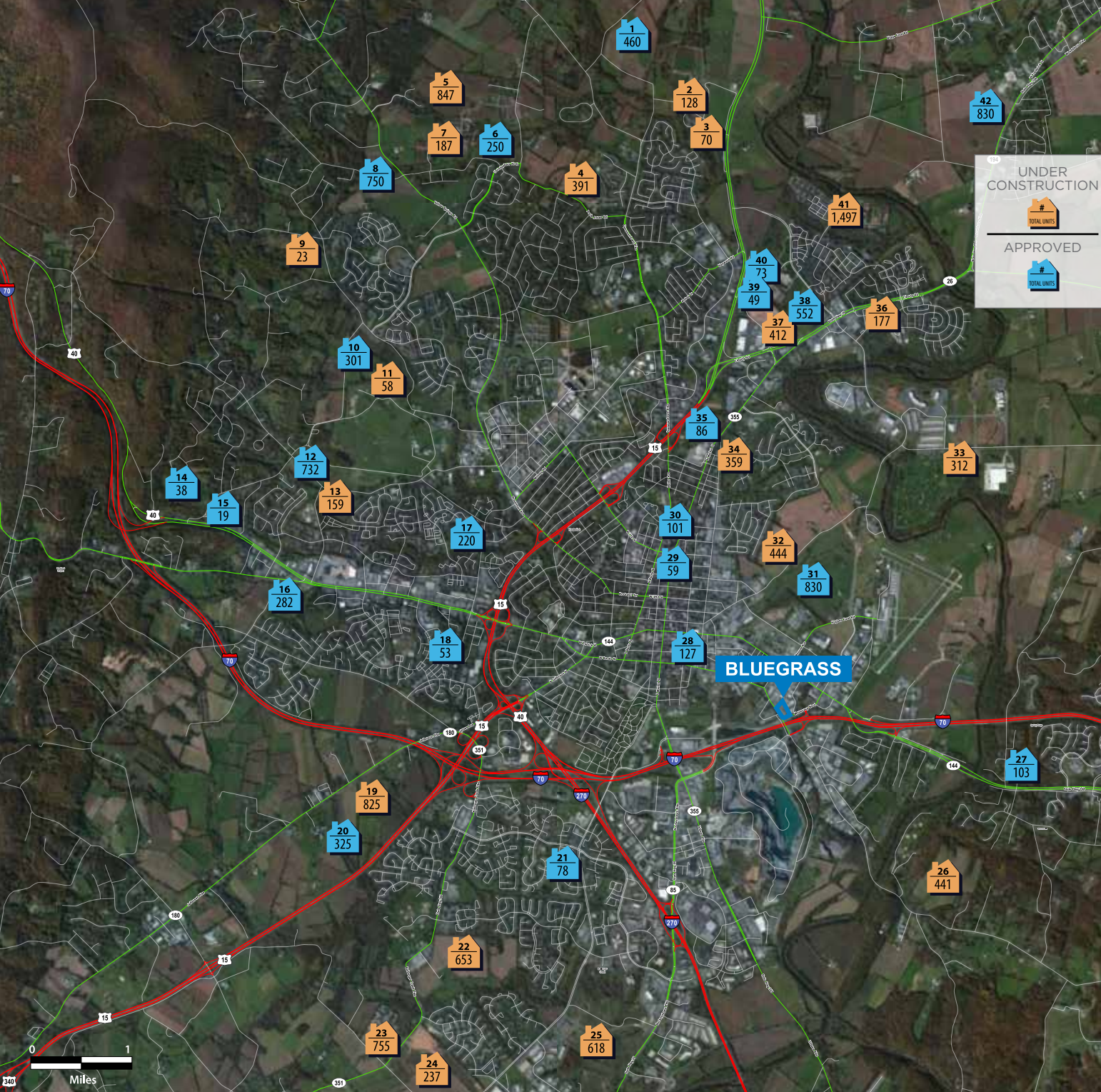
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	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	2,478	54,818	115,446
 TOTAL HOUSEHOLDS	1,089	22,268	43,731
 AVERAGE HOUSEHOLD INCOME	\$74,521	\$83,828	\$96,102

HOUSING DEVELOPMENT AERIAL



#	DEVELOPMENT NAME	STATUS	TOTAL UNITS
1	CRUMLAND	APRD	460
2	HOMWOOD PHASE II	UC	128
3	HOMWOOD PHASE I	UC	70
4	CLOVER RIDGE	UC	391
5	TUSCARORA CREEK	UC	847
6	PRESERVE AT TUSCARORA	APRD	250
7	CANNON BLUFF	UC	187
8	KELLER PROPERTY	APRD	750
9	ARROWWOOD	UC	23
10	BARRICK	APRD	301
11	MILLIE'S DELIGHT	UC	58
12	WAVERLY VIEW	APRD	732
13	COMMONS OF AVALON	UC	159
14	BIRDSEYE VIEW	APRD	38
15	BOWERS PARK	APRD	19
16	WEST PARK VILLAGE	APRD	282
17	BELLE AIR	APRD	220
18	CRAMER PROPERTY	APRD	53
19	JEFFERSON TECH PARK MXD	UC	825
20	JEFFERSON PARK WEST MXD	APRD	325
21	VILLAS AT MANCHESTER	APRD	78
22	BALLENGER RUN PUD	UC	653
23	LINTON AT BALLENGER PUD	UC	755
24	MANORS AT BALLENGER CREEK	UC	237
25	WESTVIEW SOUTH MXD	UC	618
26	TALLYN RIDGE PUD	UC	441
27	OVERLOOK AT LONG BRANCH	APRD	103
28	THE GALLERIA	APRD	127
29	520 NORTH MARKET	APRD	59
30	MOTTER SQUARE	APRD	101
31	RENN PROPERTY	APRD	830
32	EAST CHURCH	UC	444
33	RIVERWALK APARTMENTS	UC	312
34	CANTERBURY STATION	UC	359
35	CATOCTIN OVERLOOK	APRD	86
36	MONOCACY PARK	UC	177
37	MARKET SQUARE	UC	412
38	MONOCACY CENTER	APRD	552
39	BOWERSOX	APRD	49
40	SPRING BANK	APRD	73
41	WORMAN'S MILL PND	UC	1,497
42	BELL PROPERTY	APRD	830
TOTAL			14,911



DEVELOPMENT HIGHLIGHTS

Highly desirable location for restaurants, retail services, and full-service gas.

Excellent visibility along I-70 and located between two full interchanges.

Convenient regional access to 86,994 people within 10 miles and just blocks from vibrant Downtown Frederick.

Adjacent to the Brickworks mix-use development.

Great connectivity to the northern and southern retail nodes along Monocacy Boulevard.



LEASING INFORMATION

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