

MEDICAL OFFICE BUILDING FOR LEASE

Frederick County, MD

64 THOMAS JOHNSON DRIVE

FREDERICK, MD 21702

AVAILABLE

1st floor: 20,000 sf

2nd floor: 20,000 sf

3rd floor: 15,000 sf

PARKING

210 parking spaces plus planned structured parking

AADT

41,874 - Route 15

HIGHLIGHTS

- ▶ Less than 7 miles from I-70 and I-270
- ▶ 2.5 miles from Frederick Health Hospital
- ▶ Higher than average Market Potential Index
- ▶ Planned improvements include common areas, landscaping & additional parking
- ▶ Nearby amenities at Market Square, Clemson Corner and Amber Meadows Shopping Center as well as other retailers along Route 26
- ▶ New HVAC systems
- ▶ High visibility signage opportunity on Route 15



Chris Bennett

☎ 410.953.0352

✉ cbennett@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Dennis Boyle

☎ 443.798.9339

✉ dboyle@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Morgan Wimbrow

☎ 410.494.4846

✉ mwimbrow@mackenziecommercial.com

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BIRDSEYE

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✉️ mwimbrow@mackenziecommercial.com

• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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DEMOGRAPHICS

64 THOMAS JOHNSON DRIVE | FREDERICK, MD 21702

DEMOGRAPHICS

1 mile	3 miles	5 miles
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Total Population

7,392 57,953 115,914

Males

3,492 27,493 56,262

Females

4,117 32,492 63,018

Median Age

40.7 39.8 38.7

Average Household Income

\$117,882 \$109,707 \$106,830

Daytime Population

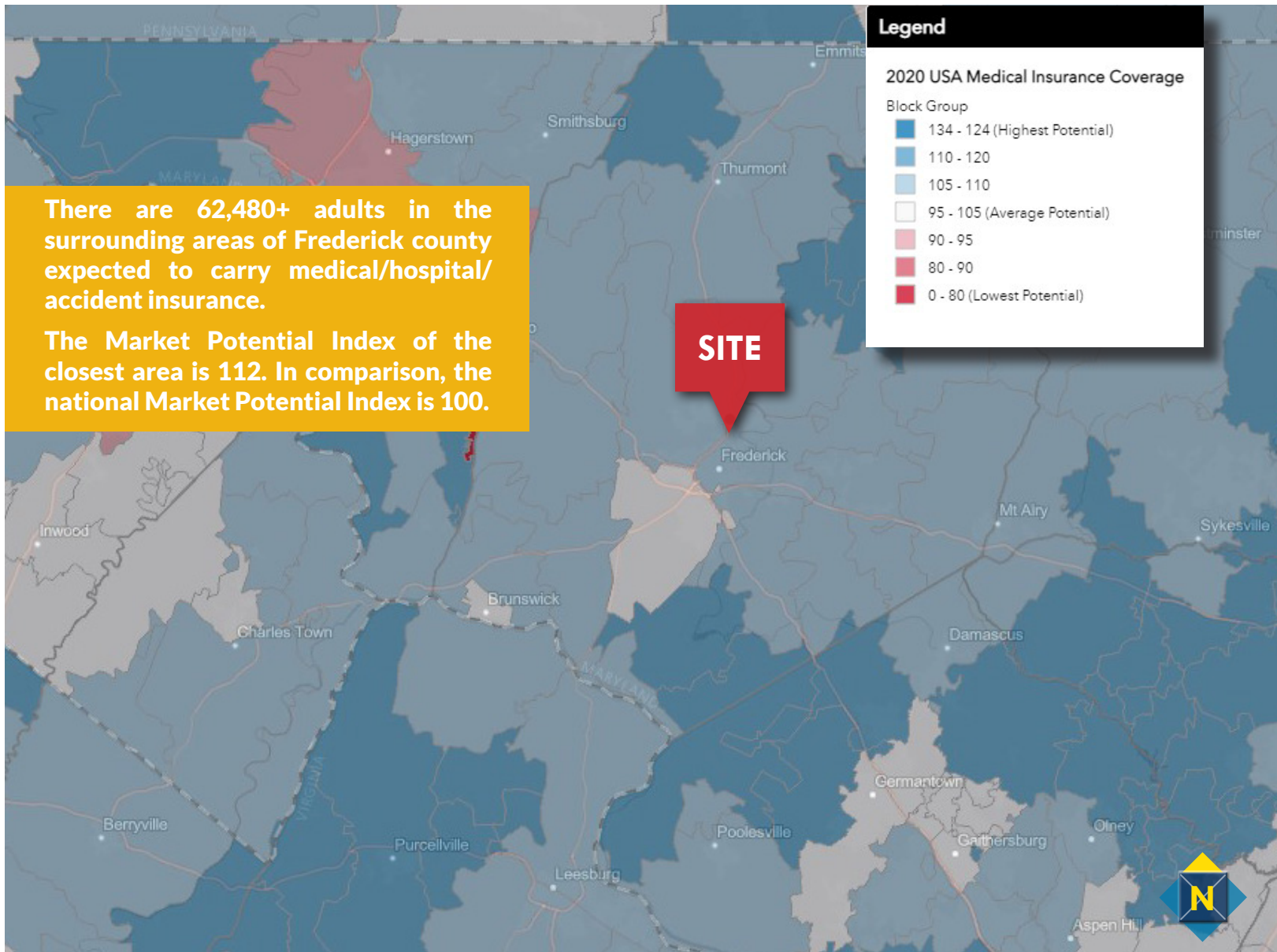
9,790 67,436 123,023

Health Care - Avg \$ Spent

\$7,387.67 \$6,725.50 \$6,498.44

Health Insurance - Avg \$ Spent

\$4,763.12 \$4,347.82 \$4,212.81

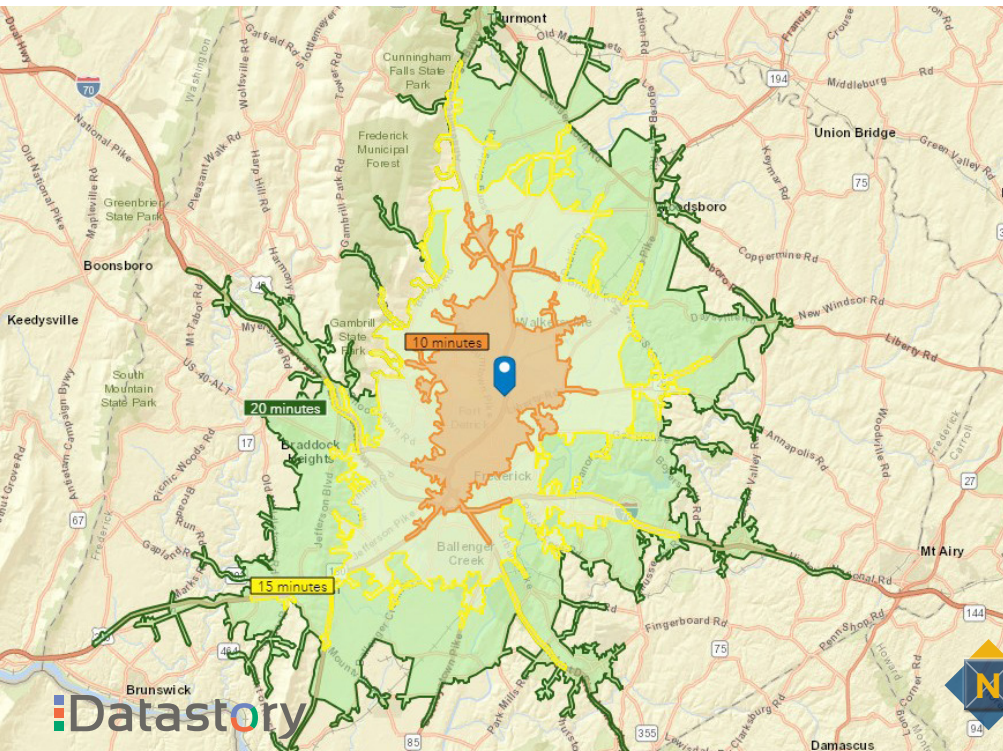


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DRIVE TIMES & DEMOGRAPHICS

64 THOMAS JOHNSON DRIVE | FREDERICK, MD 21702



RESIDENTIAL POPULATION

47,871
10 MINUTES
121,769
15 MINUTES
167,064
20 MINUTES



NUMBER OF HOUSEHOLDS

19,403
10 MINUTES
46,788
15 MINUTES
63,154
20 MINUTES



AVERAGE HH SIZE

2.38
10 MINUTES
2.55
15 MINUTES
2.60
20 MINUTES



MEDIAN AGE

39.8
10 MINUTES
38.3
15 MINUTES
39.0
20 MINUTES



AVERAGE HH INCOME

\$108,075
10 MINUTES
\$105,980
15 MINUTES
\$114,347
20 MINUTES



EDUCATION (COLLEGE+)

24.1%
10 MINUTES
22.7%
15 MINUTES
24.0%
20 MINUTES



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.5%
10 MINUTES
89.5%
15 MINUTES
89.7%
20 MINUTES



DAYTIME POPULATION

57,710
10 MINUTES
130,532
15 MINUTES
173,651
20 MINUTES

37.9%
GOLDEN YEARS
1 MILE

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters.

2.06
AVERAGE HH SIZE
52.3
MEDIAN AGE
\$71,700
MEDIAN HH INCOME

22.5%
HOME IMPROVEMENT
1 MILE

Married-couple families occupy well over half of these suburban households. Most Home Improvement residences are single-family homes that are owner occupied, with only one-fifth of the households occupied by renters.

2.88
AVERAGE HH SIZE
37.7
MEDIAN AGE
\$72,100
MEDIAN HH INCOME

14.3%
SAVVY SUBURBANITES
1 MILE

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.

2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,70
MEDIAN HH INCOME

13.0%
BOOMBURBS
1 MILE

The new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom.

3.25
AVERAGE HH SIZE
34.0
MEDIAN AGE
\$113,400
MEDIAN HH INCOME