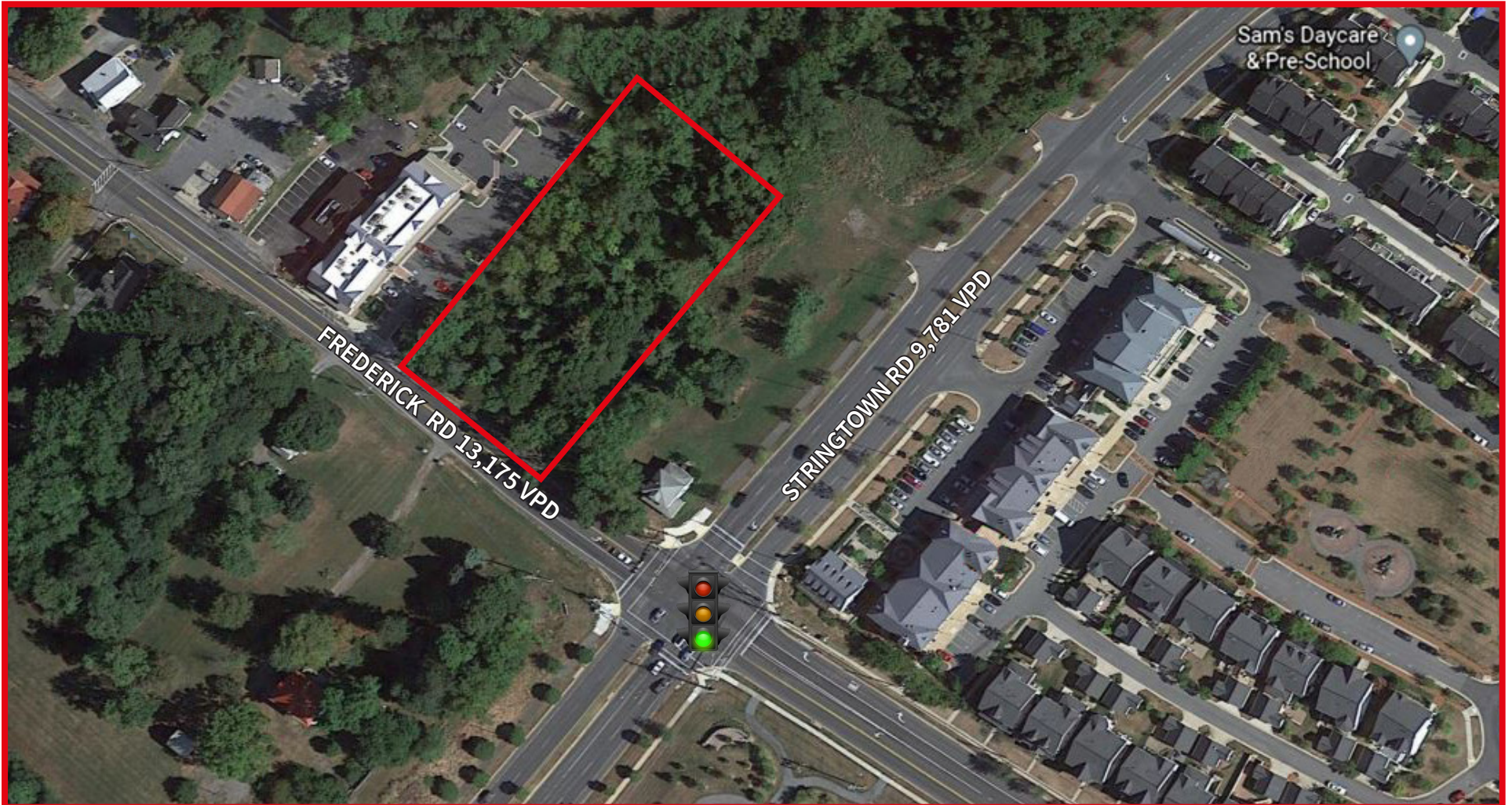


# 23311 FREDERICK ROAD

CLARKSBURG, MD

PAD SITE FOR SALE



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# PROPERTY HIGHLIGHTS

- 1.16 Acres for sale
- ~145' frontage on Frederick Road
- Zoned for mixed use: CRT-0.5, C-0.5, R-0.5, H-45
- Great daytime traffic with 13,175 VPD on Frederick Road and 9,781 VPD on Stringtown Road
- Located near signalized intersection
- Within Clarksburg Historic District and located 1.5 miles from Clarksburg Premium Outlets
- Located 1 mile from I-270 with 88,590 VPD

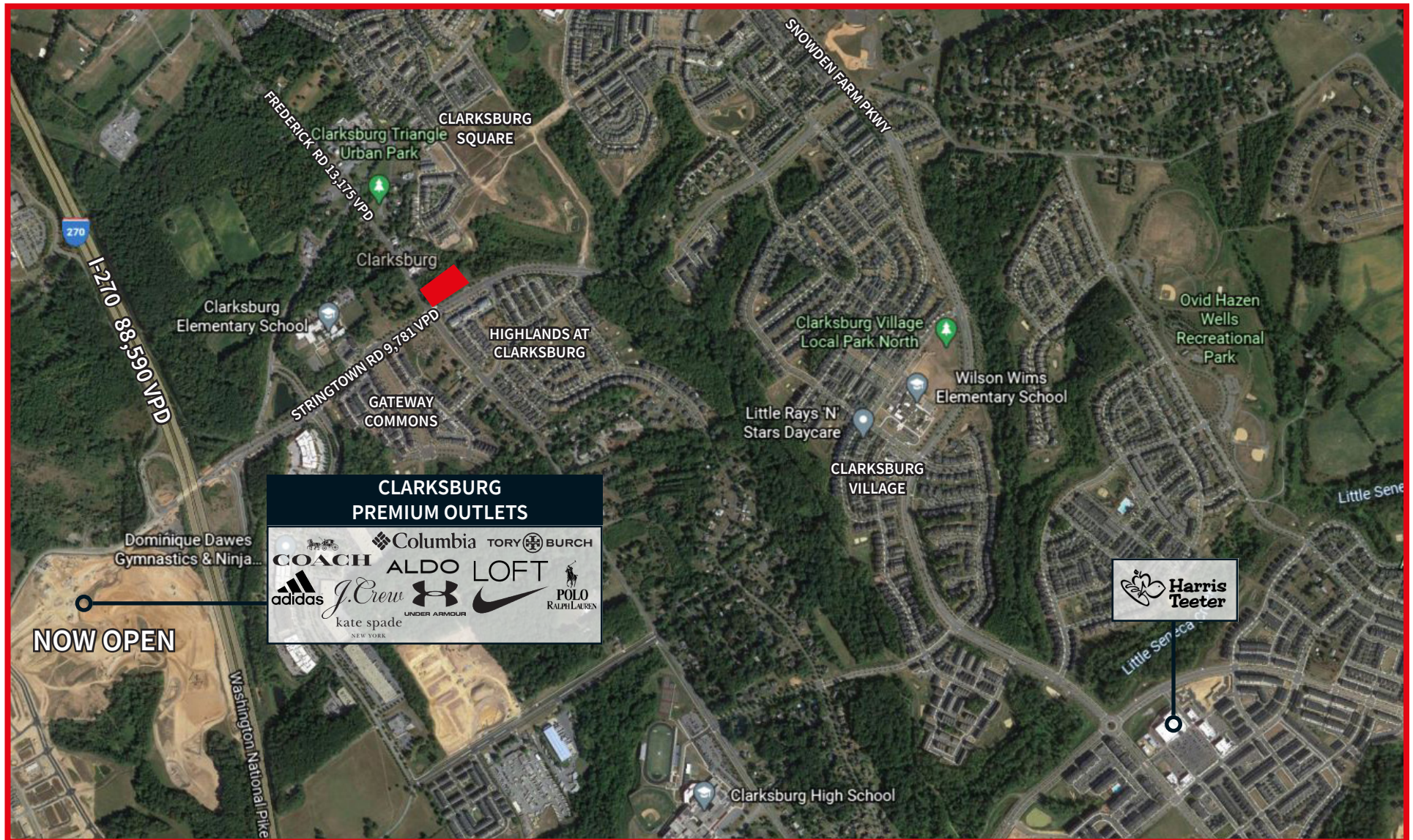


## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,350	40,711	113,286
Avg. HH Income	\$178,868	\$171,419	\$139,071
Households	3,277	12,570	37,932
Employees	2,442	11,088	29,053
Median Age	34.1	26.7	35.9



# AREA SITE PLAN

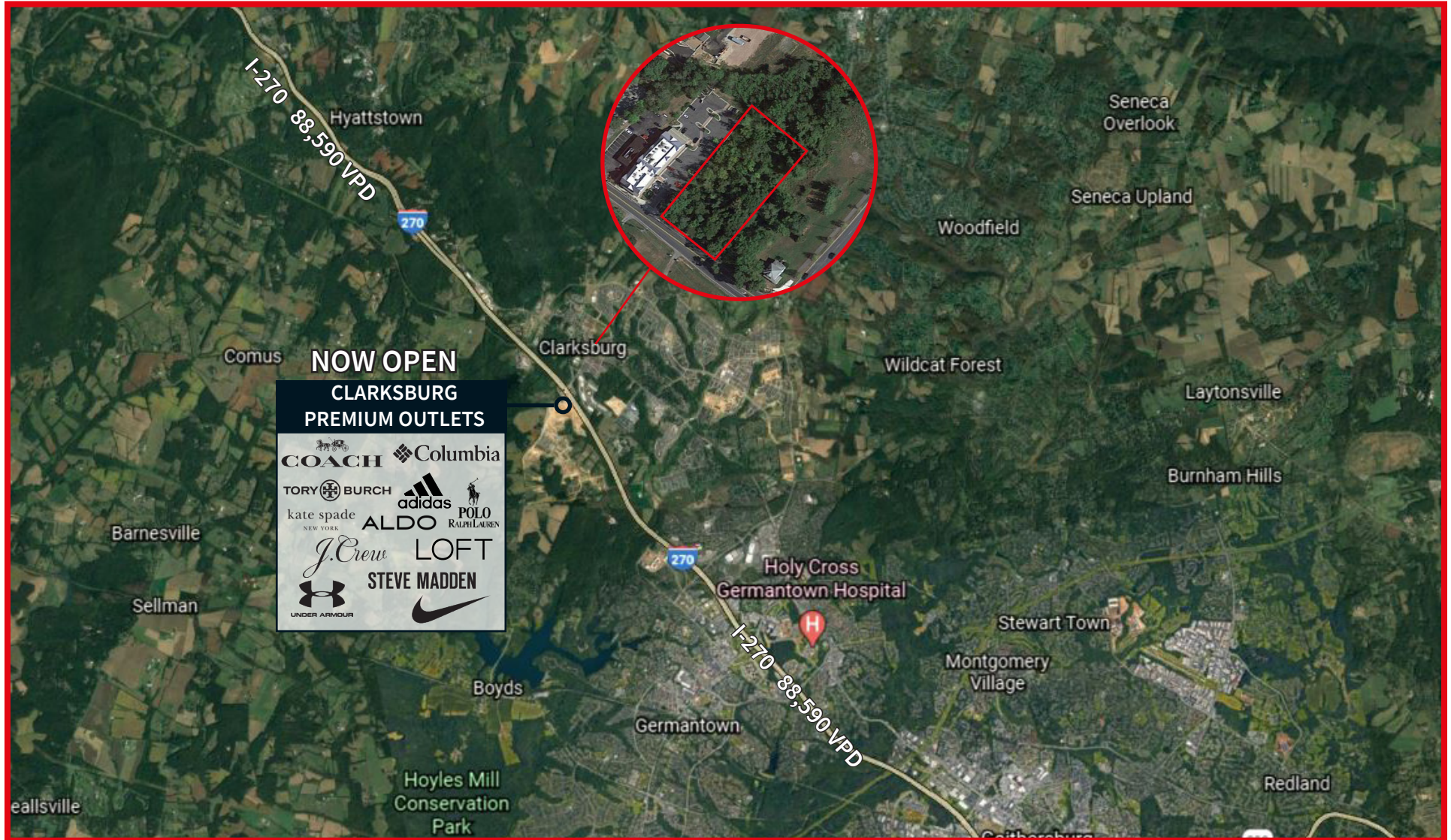


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# AREA HIGHLIGHTS



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