

GROCERY RETAIL RESIDENTIAL



NOW LEASING

FIRST
WATCH

honeygrow

SHAKE  SHACK



Inspire
NAIL BAR

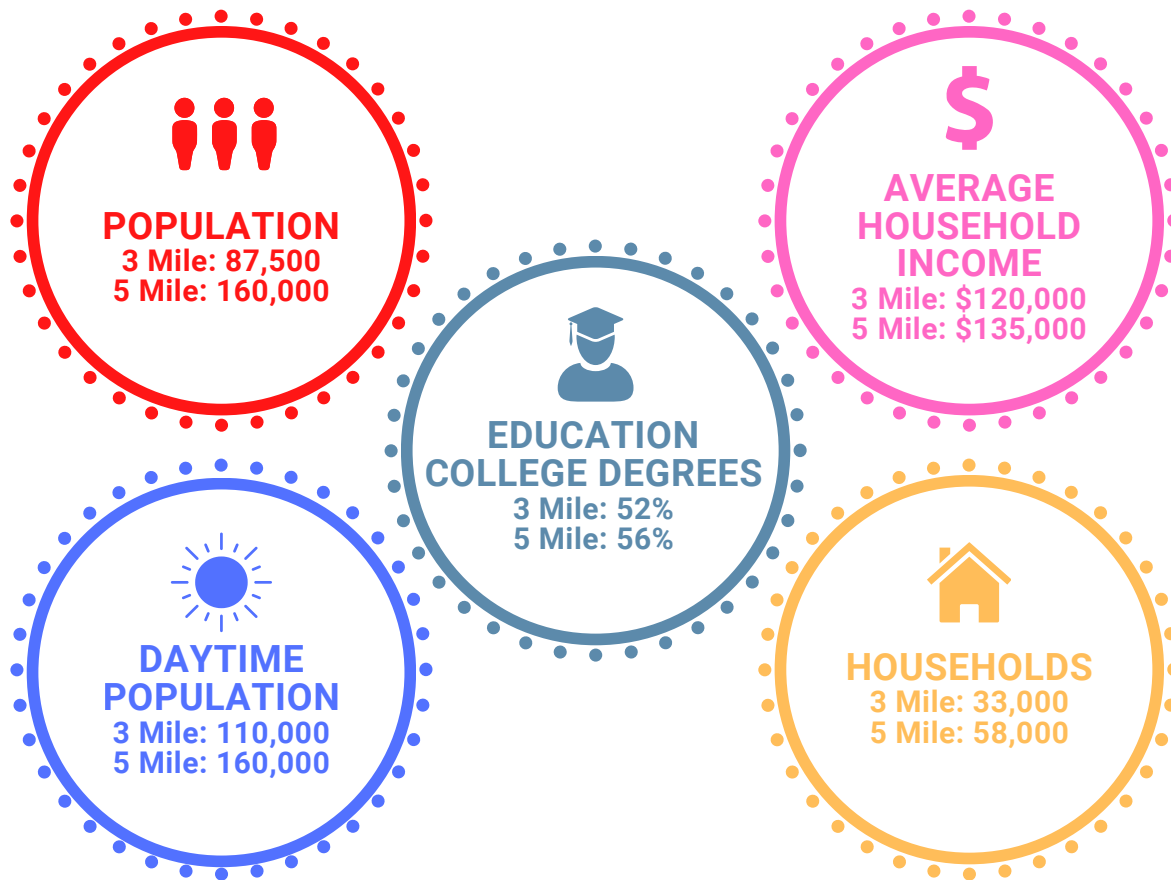


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F R E D E R I C K
BRICKWORKS

65-acre Whole Foods Market anchored,
mixed-use development in the heart of
Frederick, Maryland, adjacent to popular
Historic Downtown



THE OPPORTUNITY

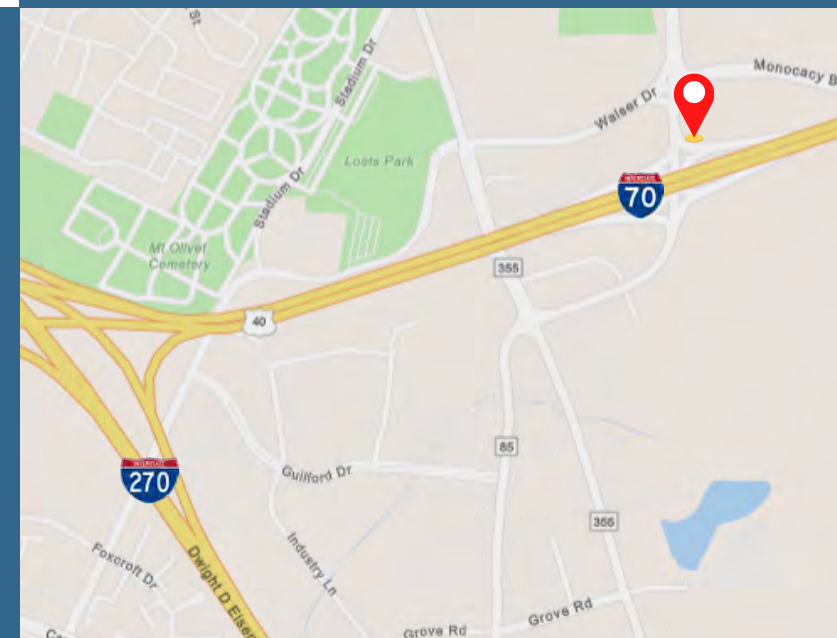
- Highly visible center from I-70 and easily accessible from surrounding highways

I-70:	88,000 VPD
I-270:	112,000 VPD
S. EAST STREET:	20,000 VPD

- 65-acre mixed-use project featuring approximately 100,000-120,000 SF of retail and a strong onsite residential pipeline planned for approximately 700 multi-family units, potential urban designed elementary school, and a 22-acre townhome opportunity which would boast +/- 325 townhomes
- Proposed Retail Opportunity Breakdown:
 - Executed +/- 35,000 SF Premier Grocer Lease
 - 2,000 - 5,000 SF Retail, Restaurant Spaces
- Ample traditional, surface parking with 520 spaces dedicated to retail
- Significant growth pipeline: projected 18,996 multifamily/townhome/single family units and 2,832,988 SF of office/industrial proposed and/or under construction coming to Frederick

THE RIGHT SETTING

- 65-acre site located directly off I-70 near intersection of East Street and Monocacy Blvd.
- Convenient and accessible! Located just four blocks from Historic Downtown Frederick and one block from the Frederick MARC Station, the site is easily accessible by car, train, or foot. An entry/exit ramp connects S East St with I-270 and I-70 one block south of the site, providing direct access to the main highways leading Baltimore and Washington, DC
- More than 65% of households in a 5-mile radius have a home value of \$400,000 or higher
- The county is home to three higher educational facilities: Hood College (2,450 students), Mount Saint Mary's University (2,450 students), and Frederick Community College (5,800 students)
- There are 6,800 businesses totaling 86,000 employees within a 5-mile radius



ILLUSTRATIVE RENDERING



VIEWPOINT FROM EAST STREET ROUNDABOUT FACING SOUTHWEST
TOWARDS RETAIL SHOPPING CENTER AND +/-330 UNIT MULTIFAMILY BUILDING

ILLUSTRATIVE RENDERING



VIEWPOINT AT CORNER OF EAST STREET & MONOCACY BLVD.
FACING TOWARD GROCER

ILLUSTRATIVE RENDERING



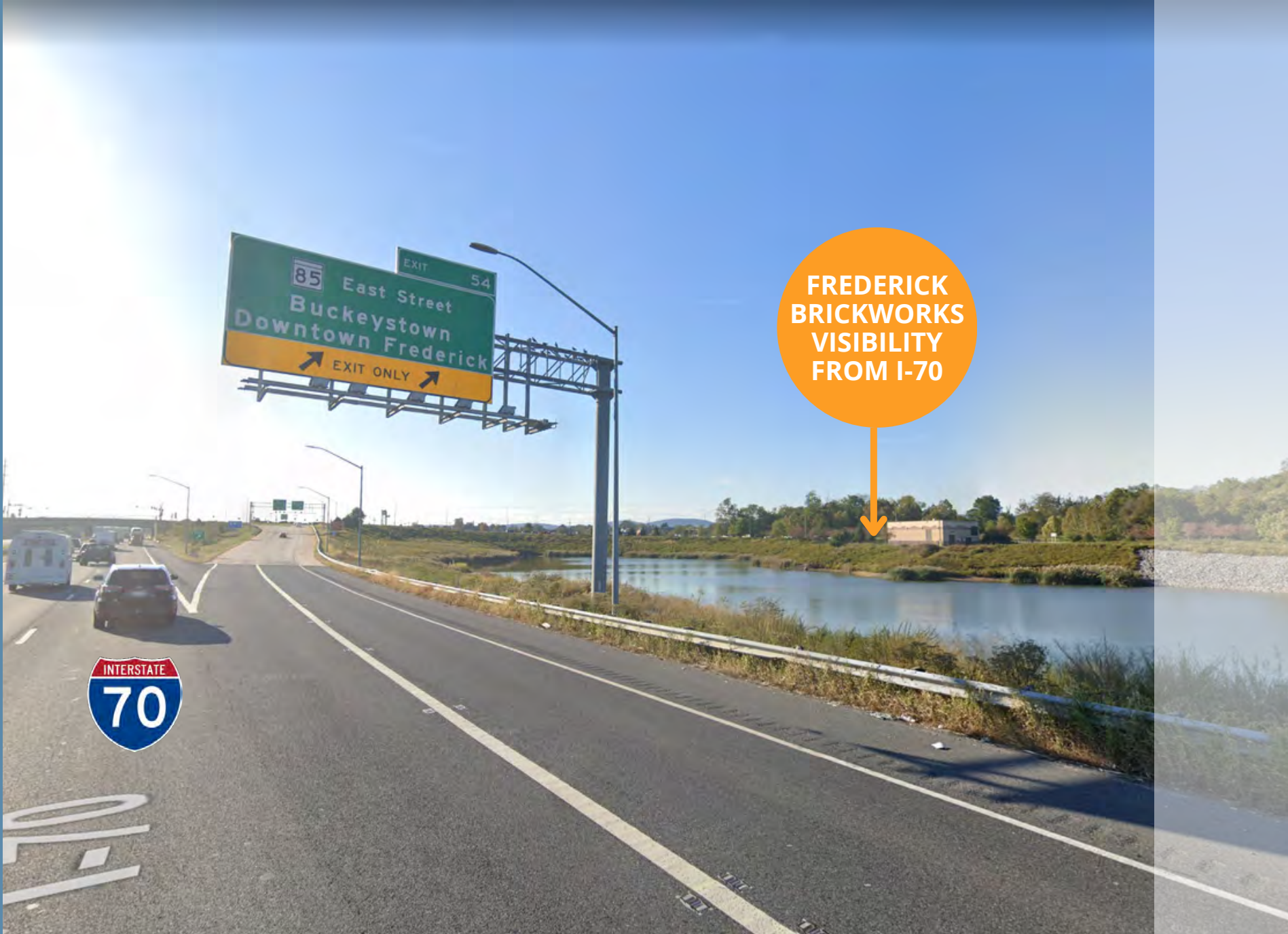
SPACE 601
VIEWPOINT FACING TOWARDS +/- 3,820 SF GROUND FLOOR
RETAIL WITH +/- 330 UNITS ABOVE

ILLUSTRATIVE RENDERING



VIEWPOINT AT CORNER OF EAST STREET & E. SOUTH STREET
FACING SOUTH TOWARDS PROJECT

STRONG VISIBILITY



SITE AERIAL

DOWNTOWN
FREDERICK

Transit-oriented
development: MARC
Station connects to
D.C., just steps away
from project.

20,000 VPD

EAST SOUTH STREET

★
BRICKWORKS
MIXED-USE SITE

5,800 VPD

MONOCACY BLVD.

INTERSTATE
70

88,000 VPD

I 70 BALTIMORE NATIONAL PIKE



65

ACRE MIXED-USE SITE

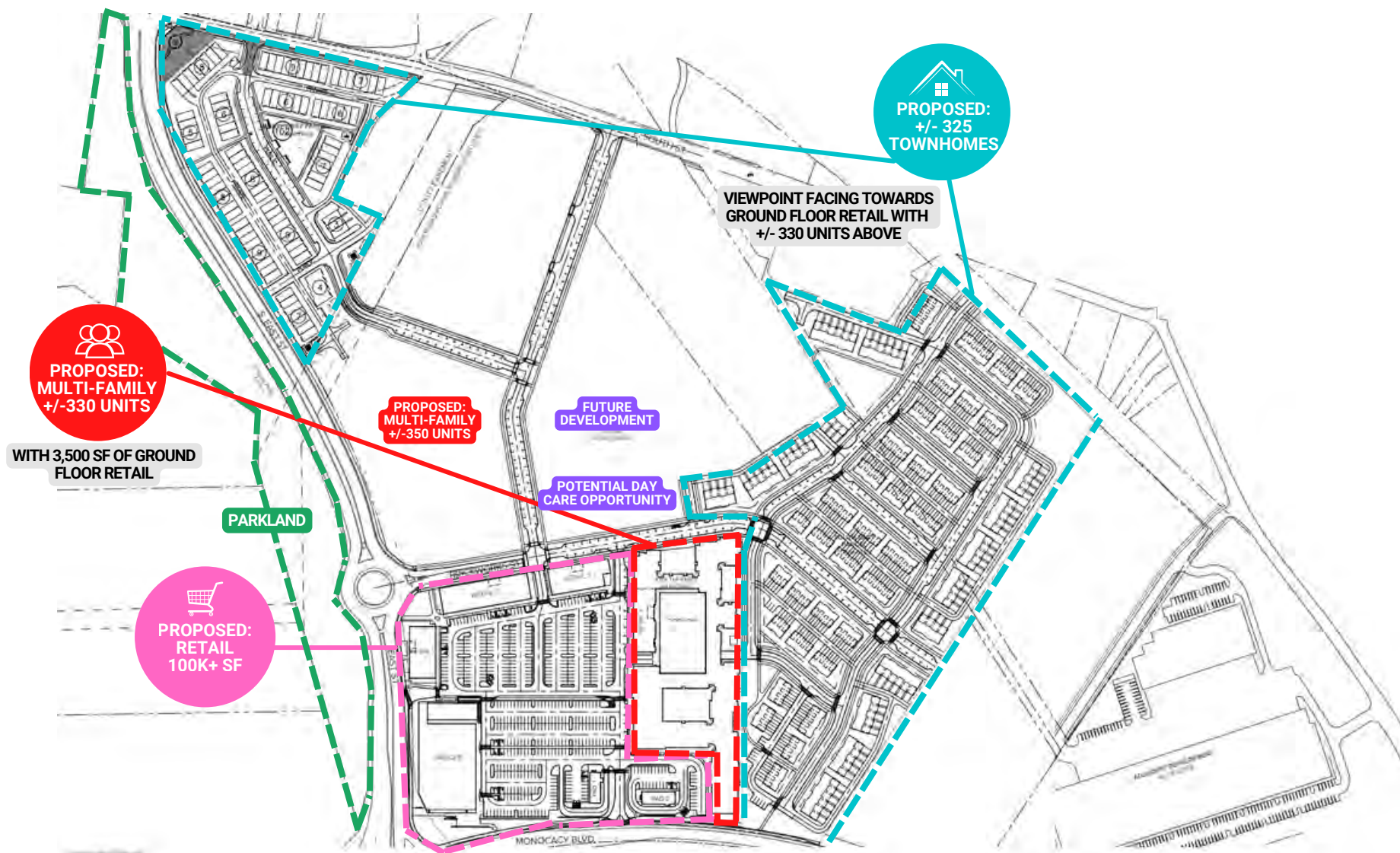
— FEATURING —

+/-

9.17

ACRE RETAIL SITE





PROPOSED PLAN

- 700-Unit Multi-Family Development Over Two Phases
- +/- 25 Acre Townhome Development Opportunity (+/- 325 Townhomes)
- 750-Student Elementary School or 145-Unit Senior Living Facility
- 100,000 SF of Retail; including
 - 2,000 - 5,000 SF Retail, Restaurant Spaces Available (Standalone or In-line)
 - Executed +/- 35,000 SF Grocer Lease

RETAIL LEASE PLAN



PROPOSED RETAIL PLAN

- 100,000 SF of Retail; including
 - 2,000 - 5,000 SF Retail, Restaurant Spaces Available (Standalone or In-line)
 - Executed +/- 35,000 SF Grocer Lease

MARKET MAP





GREENBERG GIBBONS

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INSPIRING EXPERIENCES
ENGAGING DESTINATIONS