

## RETAIL, RESTAURANT, AND OFFICE SPACE FOR LEASE

### WHERE WE ARE



### ADDRESS

**1705 N. Market Street  
Frederick, MD 21701**

### CONTACT INFO

**Judd Bostian**  
jbostian@nvretail.com  
703.448.4312

**Patrick Hayden**  
phayden@nvretail.com  
703.448.4307



## FINAL 2000 +/- SF 2ND STORY OFFICE SPACE FOR LEASE

**CUGINO FORNO PIZZERIA SIGNED AND  
MAGNOLIA DENTISTRY NOW OPEN**

### HIGHLIGHTS

- **The Bottling Plant** at North Market is a **Class A re-development** of the iconic **"Coca-Cola" Bottling Plant** – located in the heart of Frederick, MD.
- Featuring **9,200 SF of Restaurant, Retail, and Office Space**, as well as 86 Trophy Apartment Units **NOW ACTIVELY LEASING!** (Approximately 50% Leased)
- Conveniently located along the busy North Market Street Corridor (13,500 VPH), with easy access to route 15, Route 270, I-70, and 1 mile from Downtown Frederick
- Just minutes from Northern Frederick's burgeoning retail district – which includes 400,000 SF Clemson Corner (Wegmans) and 200,000 SF Market Square.
- High Population Density of **116,000** and Average Household Incomes of **\$95,000** within a five mile trade area radius.
- Mature work/live trade area with major area employers such as Fort Dietrich (11,000 employees), Leidos, AstraZeneca, FC County Government, FC Board of Education, and more!

### 2019 DEMOGRAPHICS

| DISTANCE RING  | 1 Miles  | 3 Miles  | 5 Miles  |
|----------------|----------|----------|----------|
| Population     | 10,935   | 65,430   | 116,674  |
| Households     | 4,594    | 25,908   | 44,491   |
| Avg. HH Income | \$75,363 | \$89,253 | \$94,215 |



## SITE PLANS



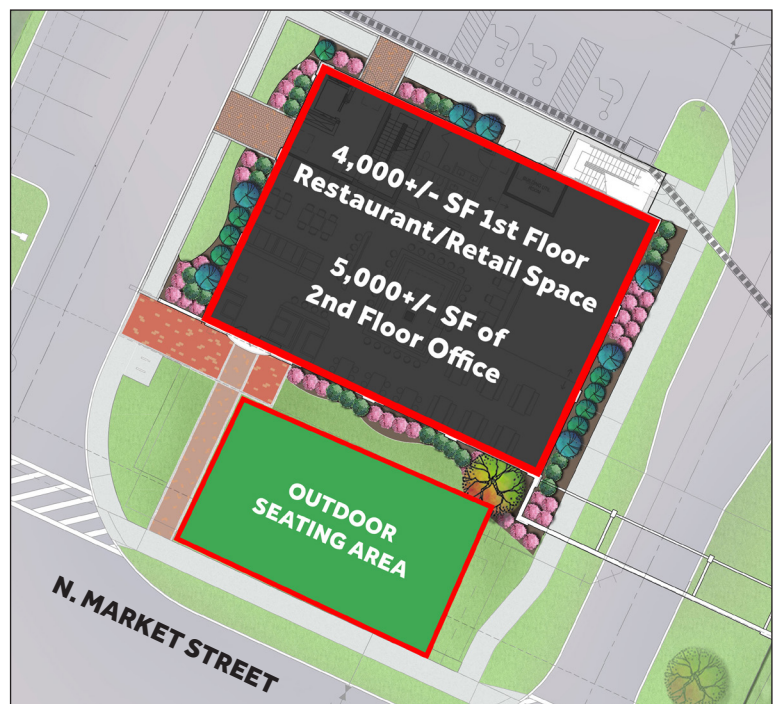
### FIRST FLOOR RETAIL/RESTAURANT SPACE AVAILABLE

3,878 SF plus Patio Seating

### SECOND FLOOR RETAIL/OFFICE SPACE AVAILABLE

-2,000 SF Dentist  
Signed Lease (2020 Opening)  
-2,000 SF Space For Lease

**CALL FOR DETAILS**







## FRONT ELEVATION

(Traveling North on N. Market)



## ARTISTIC RENDERINGS

### REAR ELEVATION

(From Parking Area)



### FRONT ELEVATION

(Traveling South on N. Market)



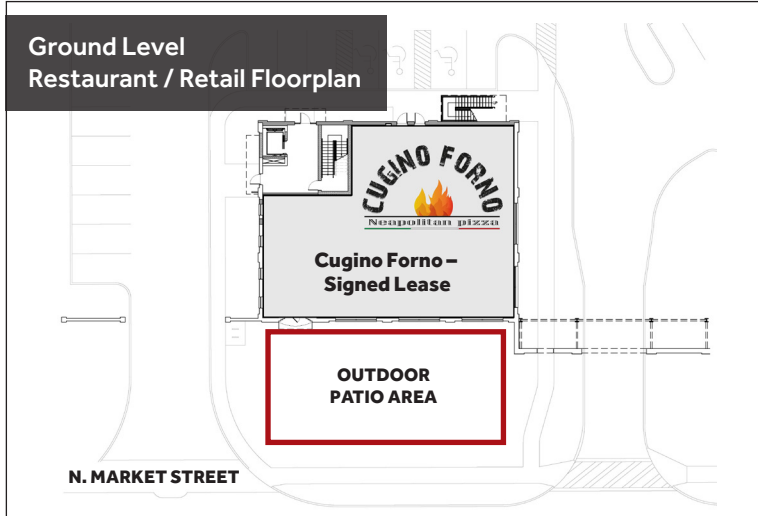


## INTERIOR & FLOORPLANS

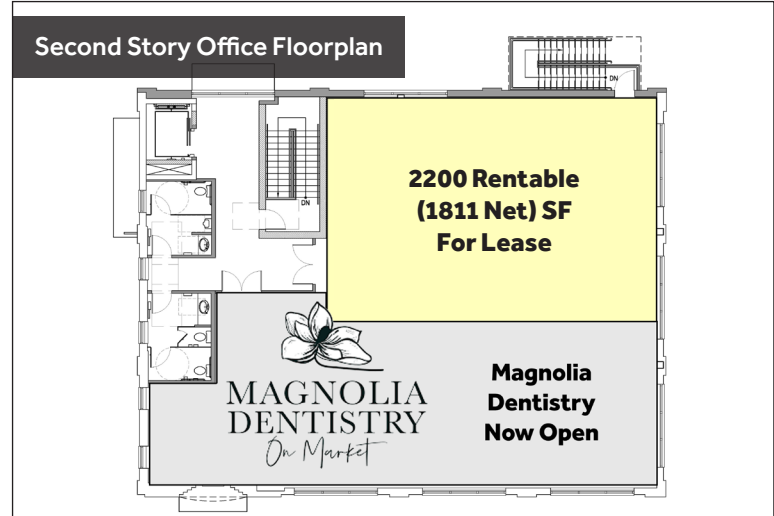
### ARTIST'S RENDERING OF GROUND LEVEL RESTAURANT INTERIOR (Conceptual)



#### Ground Level Restaurant / Retail Floorplan



#### Second Story Office Floorplan



## CONTACT INFO

**JUDD BOSTIAN**

[jbostian@nvretail.com](mailto:jbostian@nvretail.com)

**703.448.4312**

**PATRICK HAYDEN**

[phayden@nvretail.com](mailto:phayden@nvretail.com)

**703.448.4307**