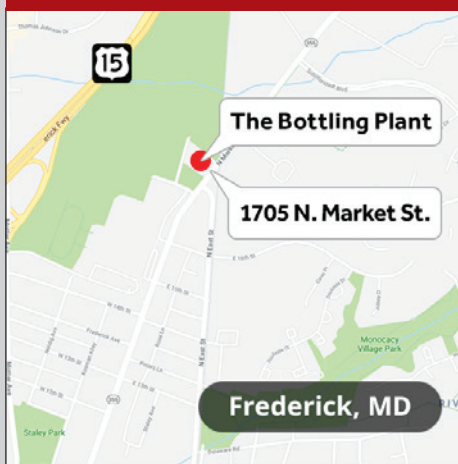


## RETAIL, RESTAURANT, AND OFFICE SPACE FOR LEASE

### 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



**MAGNOLIA DENTISTRY  
OPENING 2020 Q3**  
3,878 SF AND 2,000 SF FOR LEASE

### 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**



## ARTISTIC RENDERINGS

### FRONT ELEVATION

(Traveling North on N. Market)



### REAR ELEVATION

(From Parking Area)



### FRONT ELEVATION

(Traveling South on N. Market)

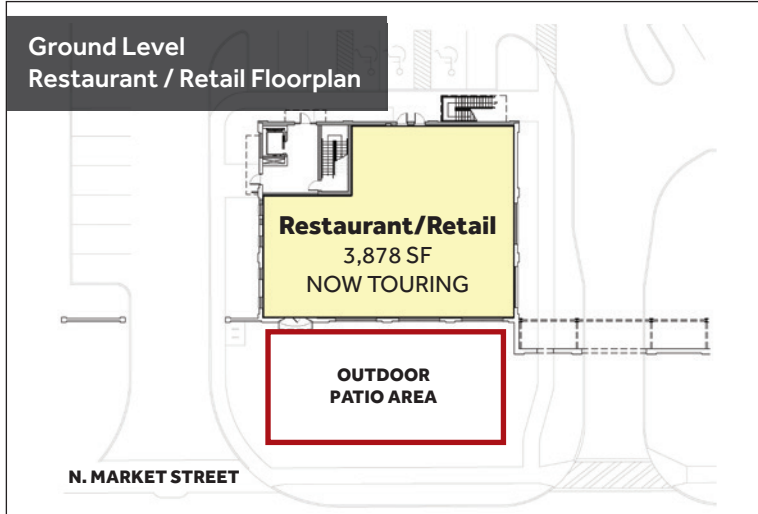


## INTERIOR & FLOORPLANS

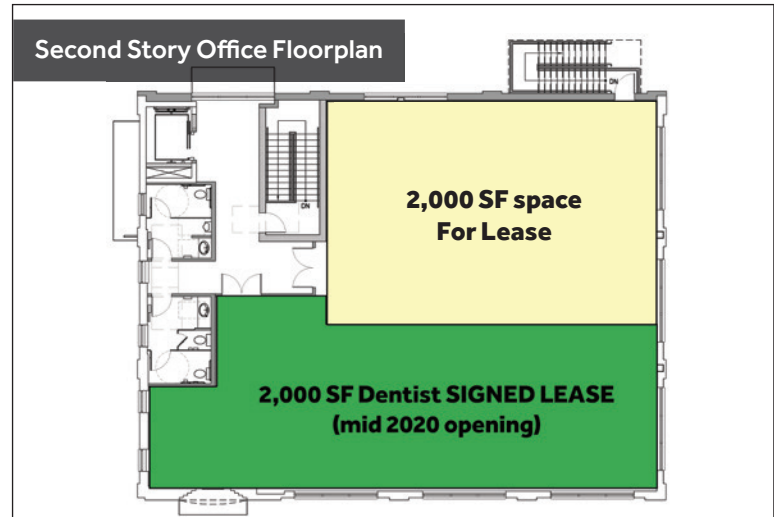
### ARTIST'S RENDERING OF GROUND LEVEL RESTAURANT INTERIOR (Conceptual)



#### Ground Level Restaurant / Retail Floorplan



#### Second Story Office Floorplan



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