



## FINAL AVAILABILITY - SUITE 201 FOR LEASE!

2,200 Rentable SF - 2nd Floor Office/Retail Space  
New Reduced Rental Rate - \$17.50/SF NNN  
4% Co-Broker Fee

JOIN:



Opening Q2 2022

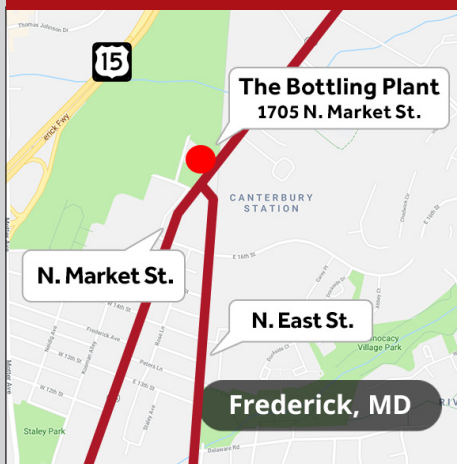


MAGNOLIA  
DENTISTRY

On Market

NOW OPEN

## WHERE WE ARE



## ADDRESS

1705 N. Market Street  
Frederick, MD 21701

## 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 FULLY LEASED!**
- Conveniently located along the busy North Market Street Corridor (13,500 VPD), with easy access to Route 15, Route 270, I-70, and 1 mile from Downtown Frederick
- Moments from Northern Frederick’s burgeoning retail district – which includes the 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.
- Well established 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!

## 2021 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 PLAN



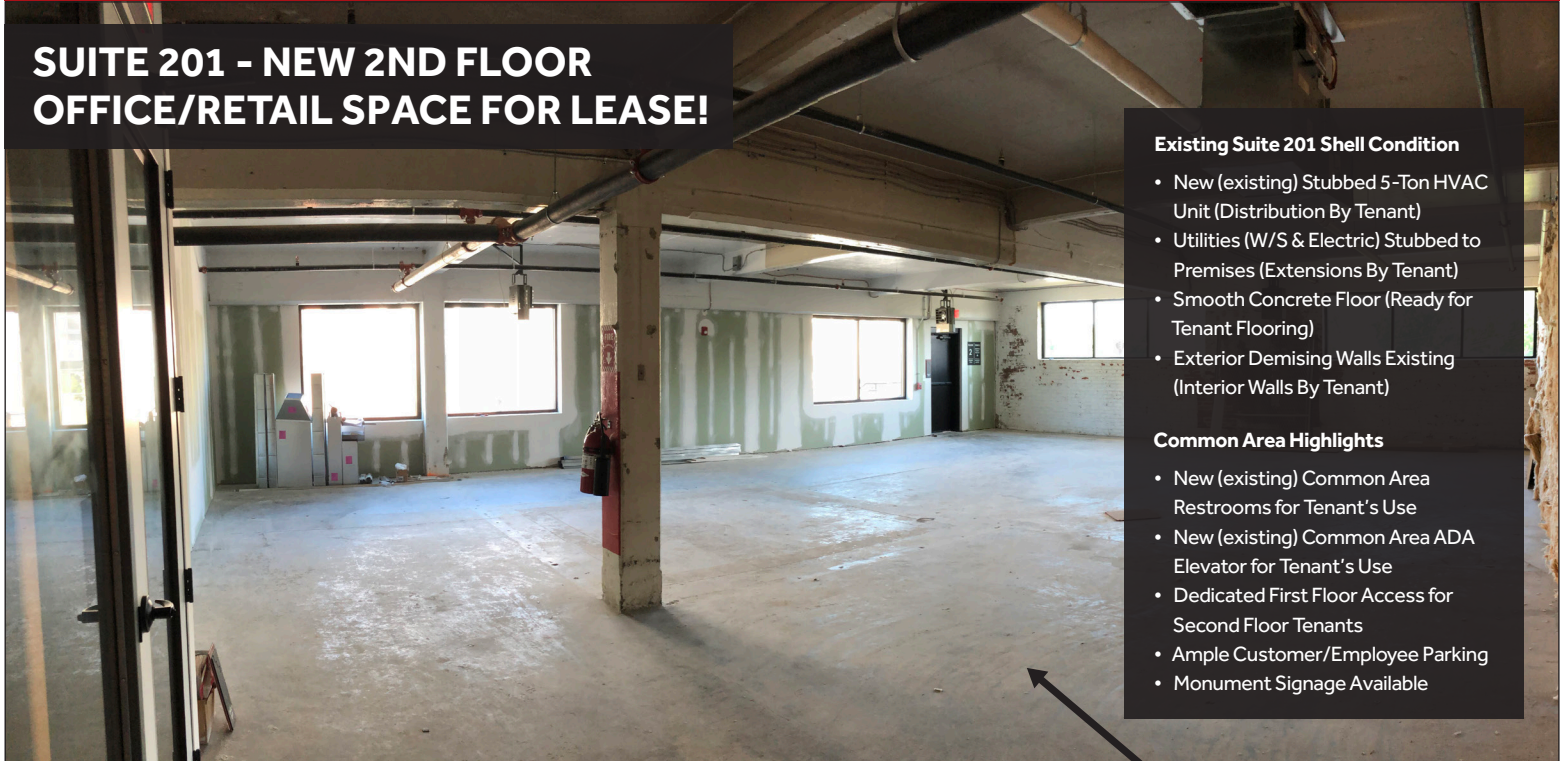
## AERIAL VIEW (Fronting N. Market)





## SUITE 201 AVAILABILITY

### SUITE 201 - NEW 2ND FLOOR OFFICE/RETAIL SPACE FOR LEASE!



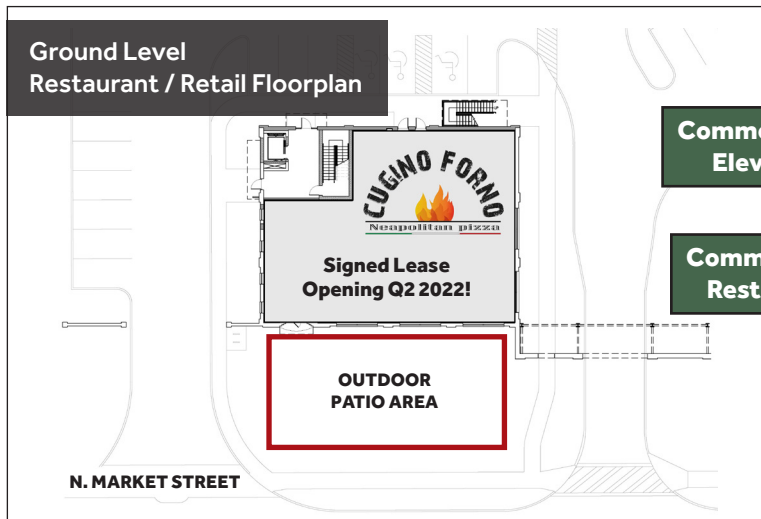
#### Existing Suite 201 Shell Condition

- New (existing) Stubbed 5-Ton HVAC Unit (Distribution By Tenant)
- Utilities (W/S & Electric) Stubbed to Premises (Extensions By Tenant)
- Smooth Concrete Floor (Ready for Tenant Flooring)
- Exterior Demising Walls Existing (Interior Walls By Tenant)

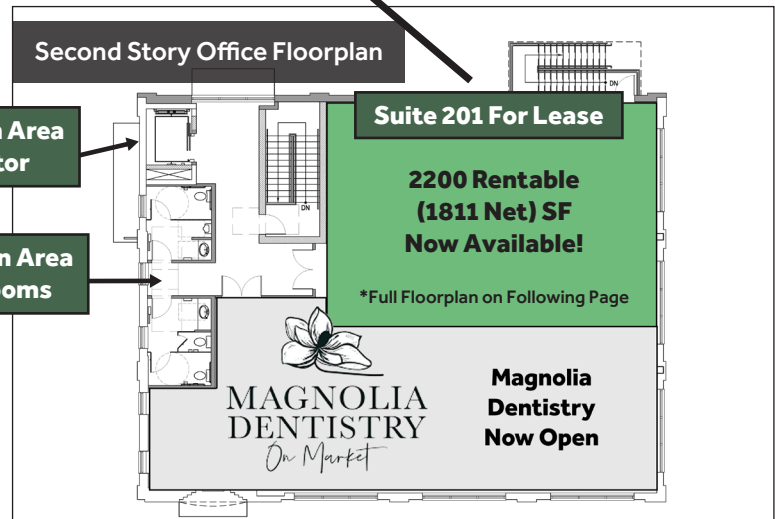
#### Common Area Highlights

- New (existing) Common Area Restrooms for Tenant's Use
- New (existing) Common Area ADA Elevator for Tenant's Use
- Dedicated First Floor Access for Second Floor Tenants
- Ample Customer/Employee Parking
- Monument Signage Available

#### Ground Level Restaurant / Retail Floorplan



#### Second Story Office Floorplan

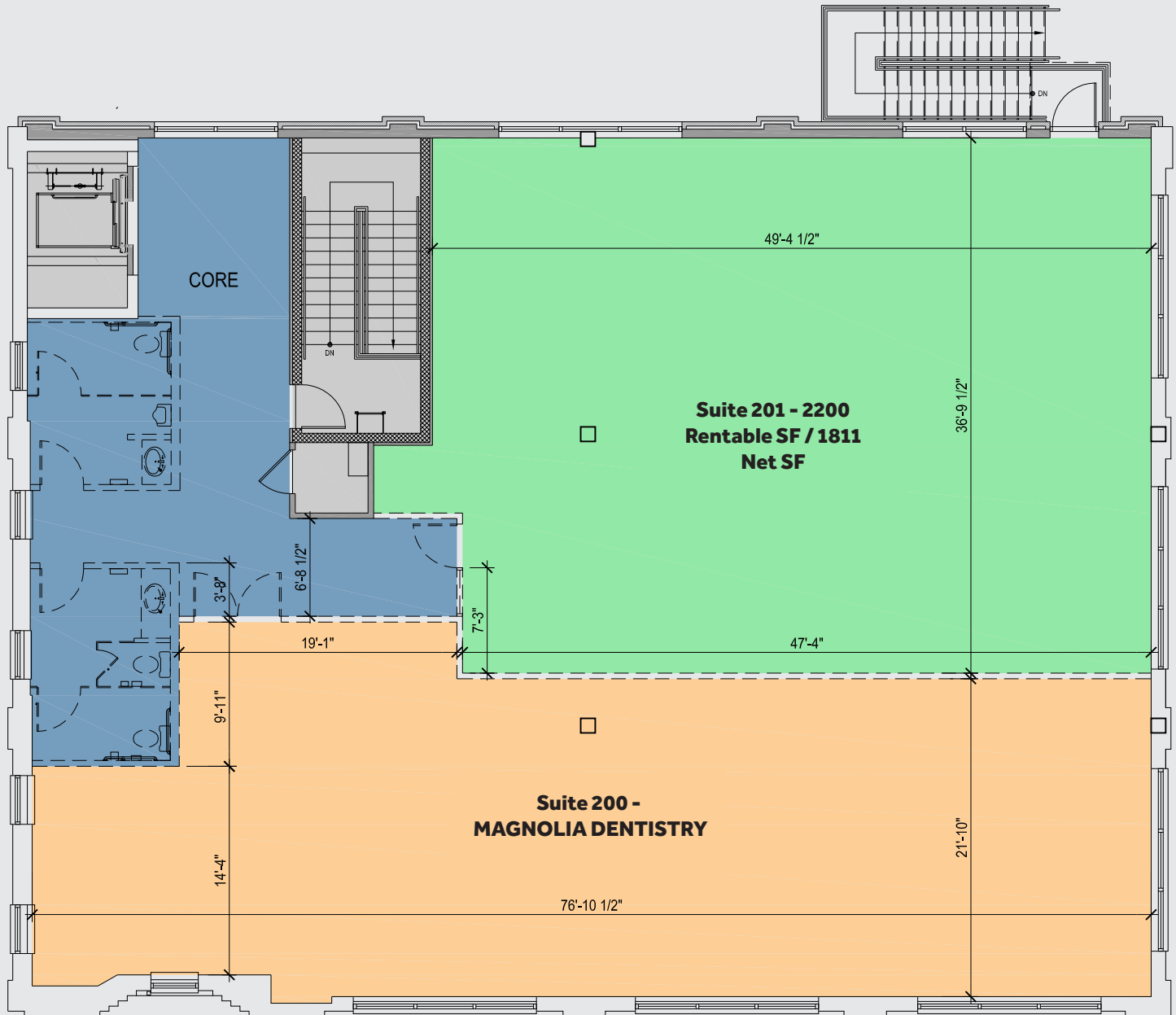


## CONTACT INFO

**JUDD BOSTIAN**  
jbostian@nvretail.com  
**703.448.4312**

**PATRICK HAYDEN**  
phayden@nvretail.com  
**703.448.4307**

## 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**