



**RELATIONSHIP
DRIVEN
REAL ESTATE**

EXCLUSIVE OFFERING FROM CPG

Jefferson Technology Park Retail Lots A & D For Sale



Jefferson Station Boulevard
Frederick, MD



Jefferson Technology Park (JTP) is a large mixed use community along the south border of the City of Frederick, comprised of 825 residential units including multifamily and townhomes, and a new 500,000 sf life science campus situated along US 340 / 15 (57,281 AADT) with its own direct interchange, and backing to Maryland 180. JTP is also adjacent to Harrington Terrace, an ongoing 235 unit residential development and Jefferson Station Distribution Center, a 500,000 sf+ active distribution facility to the northeast.

Retail Outparcels A & D are now available for sale, totaling 3.52 acres, and planned for 34,268 SF of inline retail.

**JEFFERSON TECH PARK
RETAIL LOTS A & D**

FUTURE LIFE
SCIENCE
CAMPUS

57,281 AADT



7272 Wisconsin Avenue, 10th Floor
Bethesda, MD 20814



(301) 945 0154



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CONTENTS

EXECUTIVE SUMMARY	03
PROPERTY & PROJECT INFO	04-06
COMPS & MARKET INFO	07-08
DEMOGRAPHICS	09
MAPS	10-11
DEAL TEAM	112

BUSINESS TERMS

SALES PRICE	\$3,500,000
OFFERS DUE BY	ROLLING
STUDY PERIOD	60 DAYS
TERMS	CASH AT SETTLEMENT
DEPOSIT	5% OF PURCHASE PRICE
SETTLEMENT	NEGOTIABLE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.

CPG Realty, LLC, “CPG” as exclusive representative to the Seller, is pleased to present for sale Lots A & D of the Jefferson Technology Park (JTP), the (“Property”). The Property consists of two, retail outparcels in a master planned community, conceptually planned for 34,268 sf of inline, neighborhood retail. The residential component, which is 825 total units and featuring the 228 unit Jefferson Place Apartments, is complete, and construction is underway on the adjacent 235 unit, Harrington Terrace. Ryan Homes is offering townhomes starting at \$550,000 and has been selling quickly. JTP also features a 500,000 sf life science campus with two tenants in toe to start construction in 2024.

There is significant leasing interest from groups such as Dunkin Donuts, who want to serve this newly built community, with quick and easy access direct from US 340 / 15. This area of Frederick is continuing to grow, and has been a retail desert for many years. Between the life science park, and the adjacent Jefferson Distribution Park, there are 1,000+ jobs planned within walking distance, in addition to the 1,000 new homes / apartments. JTP recently added InventWood, an innovative business producing alternative wood products for construction and leasing ~88k sf on Jefferson Station Court.

Frederick has experienced positive population growth of over 5% for consecutive years, and is home to major employers such as Fort Detrick, AstraZeneca, Lonza, Kite Pharma, MedImmune, and the National Cancer Institute.




**34,258 sf
Proposed**



**3.52 Acres
Retail Land**



**1,000+
Existing Homes**

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Address: Jefferson Station Blvd, Frederick, MD

Tax ID.: Lot A: 23-591661, Lot D: 23-591655

Municipality: Frederick County

Property Size: Lot A: 2.17 Acres, Lot D: 1.35 Acres

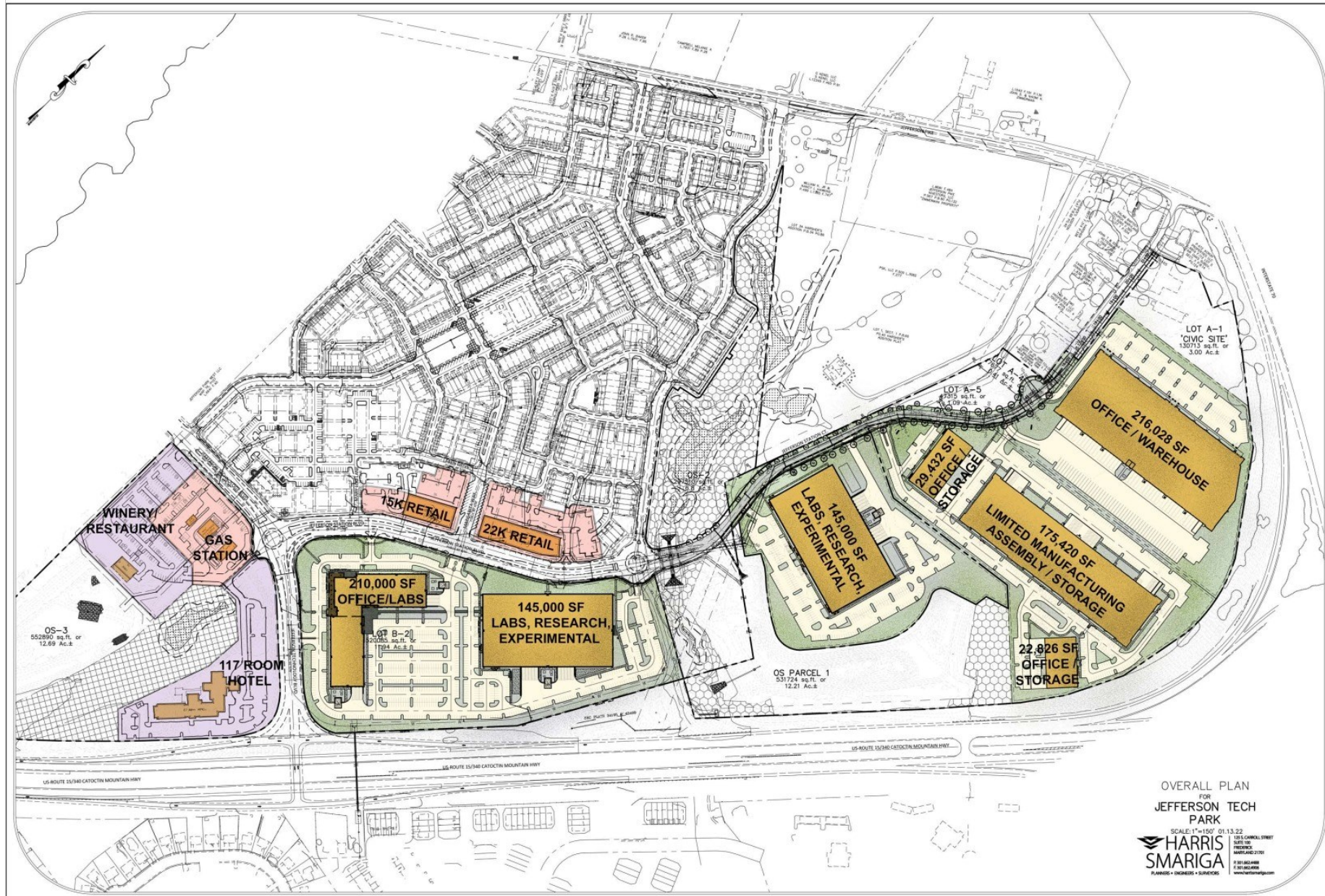
Site Condition: Rough Graded w/ Utilities Stubbed and SWM Quantity in Place.

Zoning: MXD (Mixed Use Development)

Permitted Uses:

- Retail
- Liquor Store
- Financial Institution
- Medical Clinic
- Office
- Medical Supplies
- Restaurant
- Veterinary Clinic
- Health Club
- Child Care
- Indoor Sports / Recreation





CONCEPTUAL PLAN

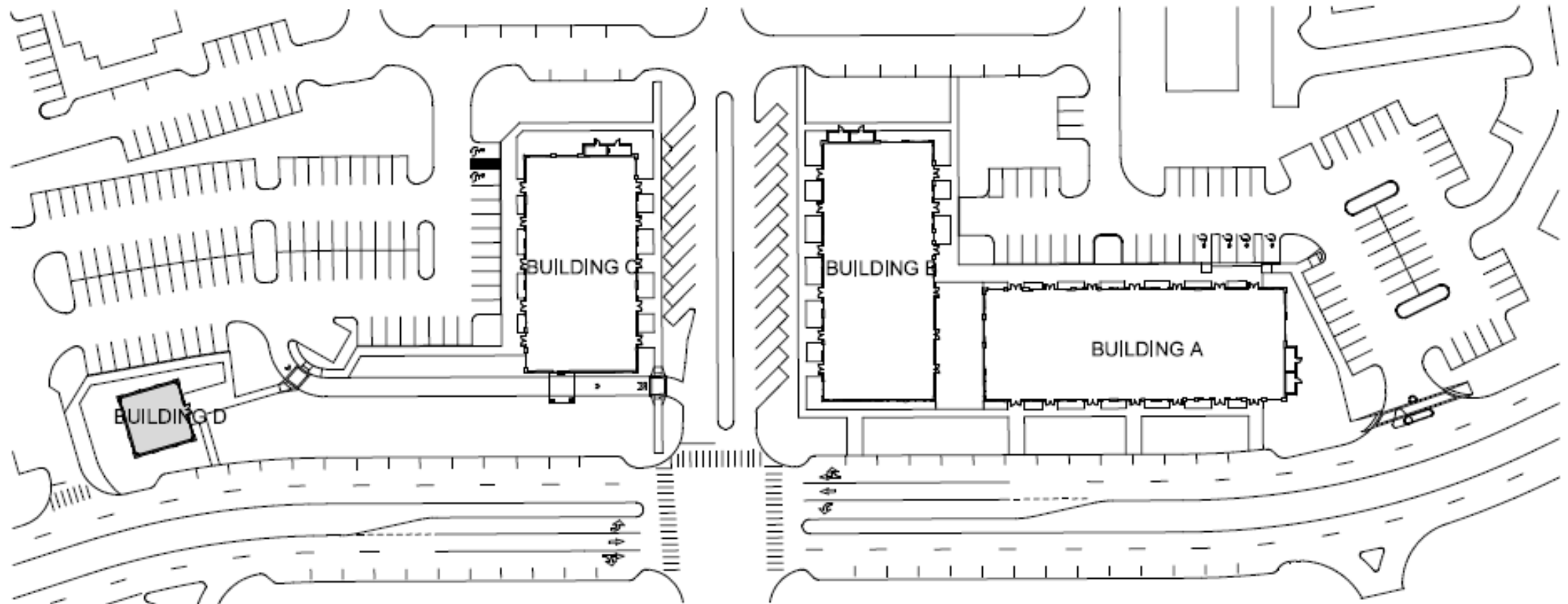
Building A: 12,909 SF

Building B: 11,078 SF

Building C: 9,427 SF

Building D: 1,394 SF

Lots A & D have flexibility to be designed by the Purchaser as they see fit. The Site Plan process in Frederick County is 6-8 months, and Construction Plans are typically another 4-6 months beyond Site Plan approval. The below Conceptual Plan is merely one plan for the property and features a drive thru on Building C. A construction budget has been prepared by Morgan Keller and is available in our Due Diligence Folder.



Recently Built Neighborhood Retail

VILLAGE SQUARE AT URBANA

SIZE	43,300 SF
YEAR BUILT	2021
ASKING RENT	\$41 PSF NNN
% LEASED	100%
TENANT MIX	CREDIT & FRANCHISEE



WESTVIEW SOUTH

SIZE	20,751 SF
YEAR BUILT	2016
ASKING RENT	\$38 PSF NNN
% LEASED	100%
TENANT MIX	FRANCHISEE



Cross Stone Commons

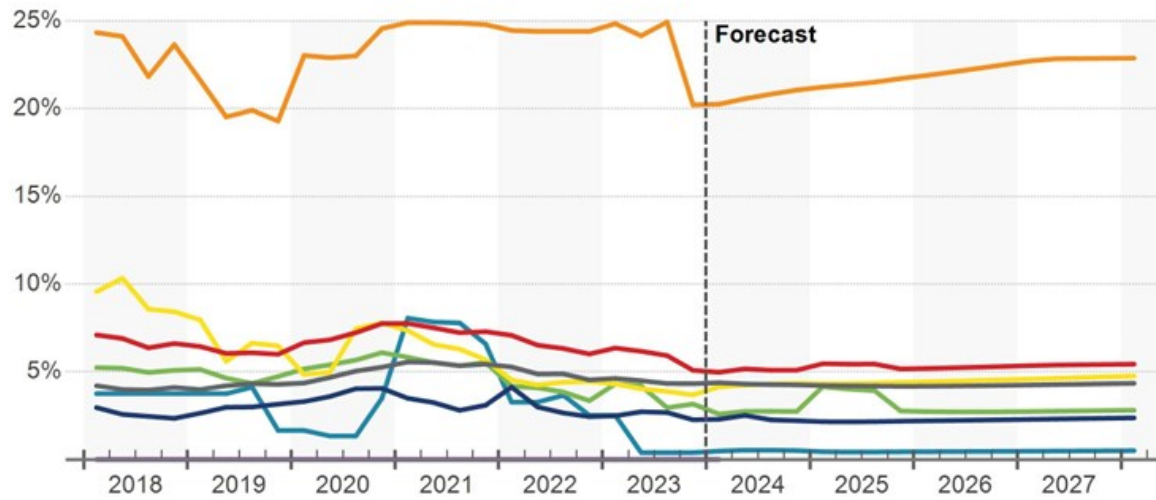
SIZE	30,800 SF
YEAR BUILT	2017
ASKING RENT	\$30 PSF NNN
% LEASED	80%
TENANT MIX	FRANCHISEE



Frederick County Retail per CoStar

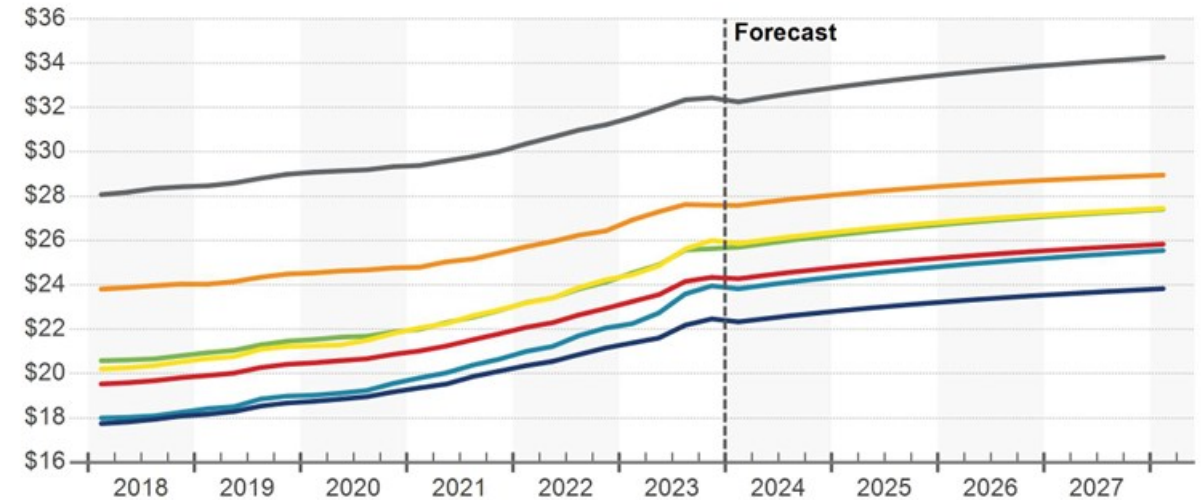
12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
0	161K	5.1%	4.9%

VACANCY RATE



■ Mall ■ Neighborhood Center ■ General Retail ■ Other Retail ■ Frederick ■ Washington
■ Power Center ■ Strip Center

MARKET ASKING RENT PER SQUARE FEET



■ Mall ■ Neighborhood Center ■ Strip Center ■ General Retail ■ Frederick ■ Washington
■ Power Center

Description	2 Mile Radius	5-Mile Radius	10-Mile Radius
2023 Population	32,159	91,603	170,087
2028 Projected Population	44,661	123,867	235,185
2023 Households	15,017	43,777	79,828
Average Household Size	2.7	2.5	2.7
Owner Occupied Households	10,710	29,886	63,945
Renter Occupied Households	5,683	17,731	23,161
Median Age	37.2	38.7	39.4
Bachelor's Degree or Higher	33%	37%	42%
Average Household Income	\$102,670	\$107,230	\$125,604
Median Household Income	\$91,960	\$89,824	\$107,462
Median Home Value	\$275,753	\$295,564	\$348,871
Median Year Built	1994	1989	1993

Top Employers
Fort Detrick
Frederick County Public Schools
Frederick Health
Frederick County Government
Leidos
Frederick Community College
Thermo Fisher Scientific
AstraZeneca
Costco Wholesale
Mount Saint Mary's University
Legal & General America
NVR, Inc.
Lonza

Prospect Plaza

Gabe's
DOLLAR TREE
THE LUBE CENTER
McDonald's
DUNKIN' DONUTS

Festival at Frederick

weis
VET URGENCY
Urgent Care for Pets
Lobo PIZZA
HobbyTown

Major Employers

AstraZeneca
MedImmune

Ballenger Creek Pad Sites

Wawa
CVS pharmacy
PNC
Advance Auto Parts
Roy Rogers

Ballenger Creek Plaza

urbanAir ADVENTURE PARK
DOLLAR GENERAL
ANYTIME FITNESS
Celebree SCHOOL
SUBWAY
State Farm

LOTS A & D

FUTURE REGIONAL PARK

FUTURE BUSINESS PARK

FUTURE LIFE SCIENCE CAMPUS

MARYLAND 180

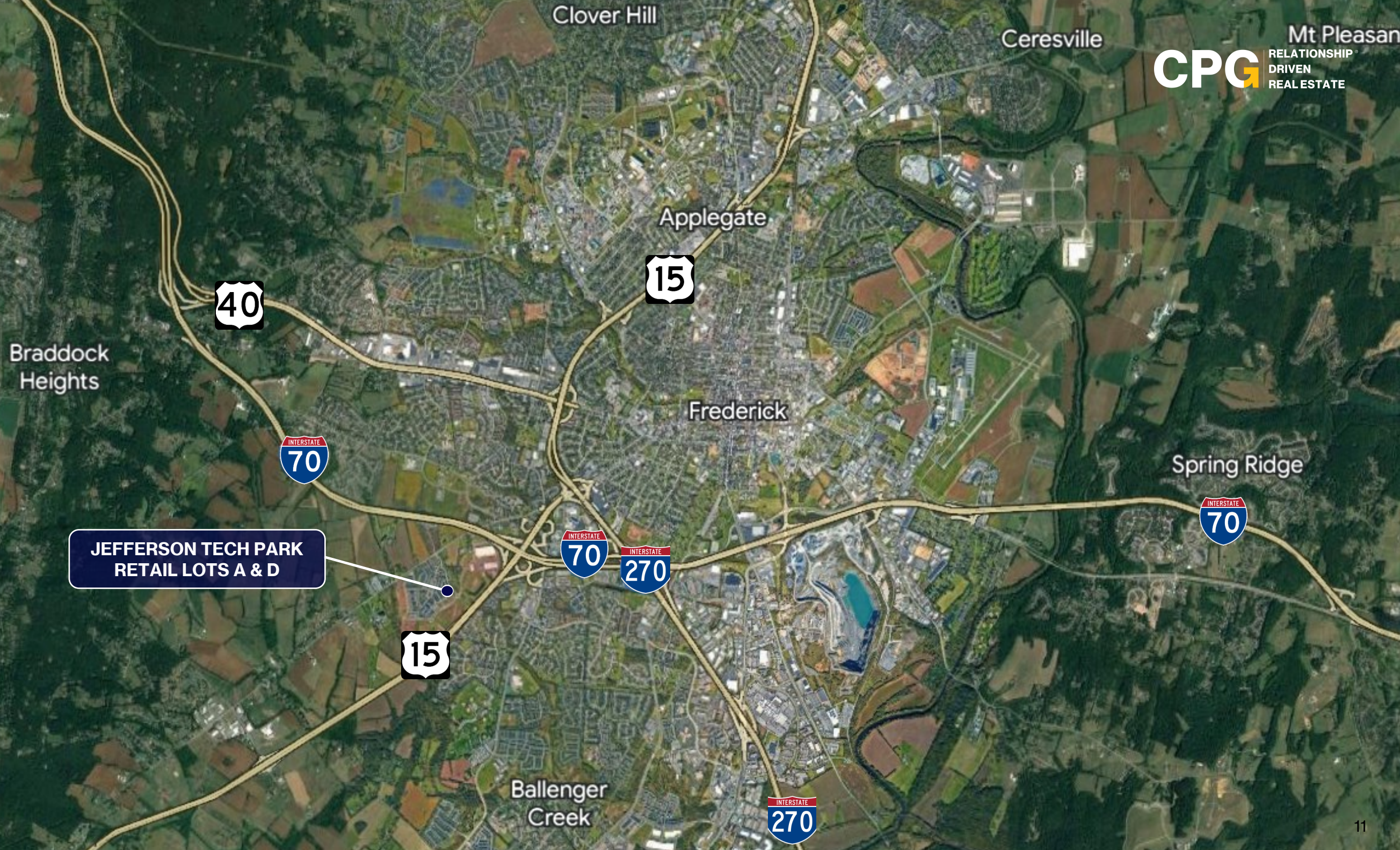
15

340

15

INTERSTATE 70

INTERSTATE 270



**JEFFERSON TECH PARK
RETAIL LOTS A & D**

Clover Hill

Ceresville

Applegate

Braddock
Heights

Frederick

Spring Ridge

Ballenger
Creek



MYCHAEL COHN

Founder & CEO
301-523-7191
mcohn@cohnpropertygroup.com



ANDREW BROWN

Vice President
301-524-9362
abrown@cohnpropertygroup.com

PLEASE CONTACT CPG FOR MORE INFORMATION

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