

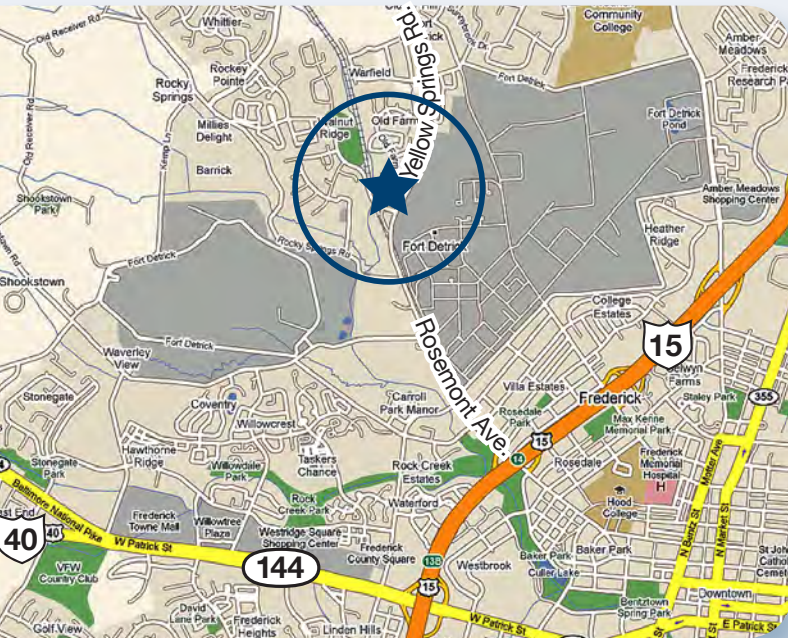
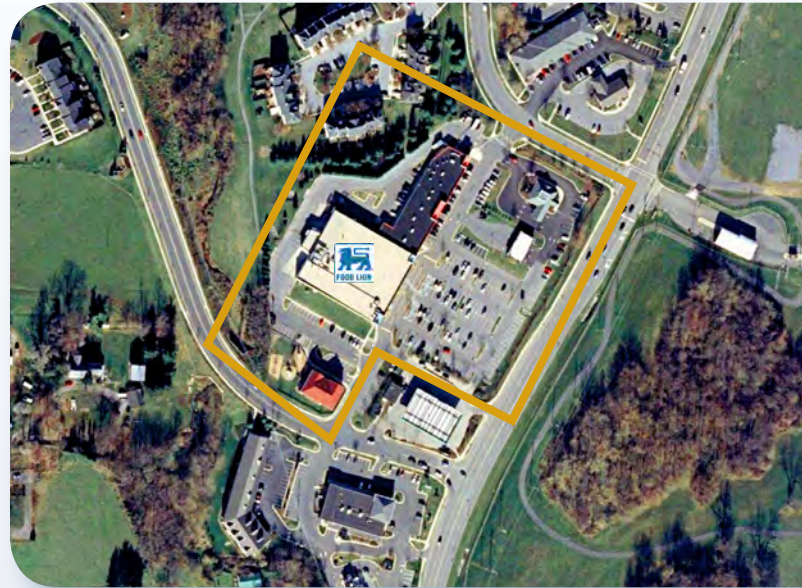
# WALNUT RIDGE SHOPPING CENTER

2060 YELLOW SPRINGS ROAD, FREDERICK, MARYLAND 21702

## NEIGHBORHOOD RETAIL CENTER SERVING FREDERICK, MD AREA

### SPACE FOR LEASE

- General retail space and pad site now available
- Pad site offers flexible design and drive-thru options and is ideal for fast food restaurants and other convenience services
- Center anchored by Food Lion grocery store
- Captive & growing residential market adjacent to center
- Located across the street from the frontgate to Frederick's largest employer - Fort Detrick/National Cancer Institute
- Located minutes from Rte. 15 in Frederick County, the 3rd fastest-growing county in Maryland



### CENTER FACTS

#### TYPE

Community Retail Center

#### LOCATION

Yellow Springs Road, Frederick, MD/Frederick County

**SIZE** 52,000 square feet

**PARKING SPACES** 284

**SERVING** Frederick, Baltimore and Washington, DC

**TENANTS** Optical, hair salon, nail salon, dry cleaners, mexican, italian, florist, Goddard preschool.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,934	64,588	97,714
Households	1,293	25,191	37,414
Average HH Income	\$103,000	\$82,091	\$85,334

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**PATTI REYNOLDS** 410.531.4809 | cell 443.838.8925 | preynolds@cre360.com | www.cre360.com

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Walnut Ridge Shopping Center is a popular, grocery-anchored shopping center offering a combination of services and restaurants serving the growing communities surrounding Frederick. Accessible from Route 15 and Rosemont Avenue in Frederick, Maryland, this vibrant area is home to a growing base of destination and convenience shoppers drawing from nearby neighborhood communities, Fort Detrick and beyond. The center enjoys a mix of retail services and restaurants including Food Lion grocery store, several restaurants and various retail goods and services. Join the tenant community at Walnut Ridge Shopping Center today!



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