



# WESTRIDGE SQUARE

1005-1077 West Patrick St, Frederick, MD 21702



Westridge  
Square

GLEAM AND THRIVE  
*IN THE HEART OF*  
FREDERICK  
ON THE VIBRANT  
*“GOLDEN MILE”*





1005-1077 West Patrick St  
Frederick, MD 21702

JOIN



### PROPERTY HIGHLIGHTS

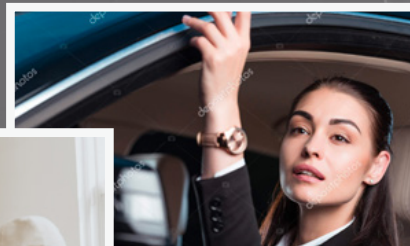
- » Currently undergoing redevelopment and extensive facade updates, Westridge Square is poised for a vibrant transformation.
- » Transforming to a dynamic mixed-use hub featuring residential and retail.
- » Nestled in the heart of Frederick, MD, this property claims its spot on the revered 'Golden Mile' along Route 40 West.
- » Strategically positioned just a quarter-mile from Interstate-270, ensuring a steady flow of traffic at 53,535 vehicles per day.
- » The City of Frederick is experiencing a surge in popularity, especially among millennials.

### DEMOGRAPHICS

Drive Time	Population	Households	Average Household Income	Median Household Income	Per Capita Income
10 min	96,795	37,781	\$98,207	\$87,282	\$38,549
15 min	150,656	56,899	\$110,533	\$99,821	\$41,900



## Westridge Square



Within an hour's drive of Baltimore and Washington D.C. lies the historic city of Frederick, Maryland, which has experienced remarkable population growth.

Over the past two decades, this growth has propelled Frederick from a small town into the second-largest city in the state, now home to over 70,000 residents. Boasting more than 3,500 businesses, people are drawn to Frederick for its diverse atmosphere, lively nightlife, outstanding public schools, and family-friendly environment.

The strategic location of Westridge Square on the 'Golden Mile' presents a prime opportunity for retailers to engage with this dynamic community in a newly renovated mixed-use center.







# Available Opportunity



Epicenter opportunity: 1,851 SF centralized space ideal for restaurant and services.



Endcap opportunity: 1,600 SF endcap location with patio space ideal for fast casual restaurants and coffee users.



# Westridge Square

mcbrealestate.com



Frederick MD



# WESTRIDGE SQUARE



CONTACT:

**Adam Rabin | Vice President, Retail Leasing**

240.497.0520 ext. 153

[arabin@mcbrealestate.com](mailto:arabin@mcbrealestate.com)



[www.mcbrealestate.com](http://www.mcbrealestate.com)