

# PAD SITE OPPORTUNITY

Buckeystown Pike at Westview Drive, Frederick, MD 21704



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## PROPERTY FEATURES:

- ▶ .75-acre pad site opportunity
- ▶ Direct access and visibility from Buckeystown Pike
- ▶ High local traffic count: 52,840 vehicles per day
- ▶ Clear, rough-graded site with utilities available
- ▶ Surrounded by a mix of hotels, restaurants, and other retail amenities

## TRAFFIC COUNT (MDOT)

Executive Way at Buckeystown Pike: 52,840 ADT  
 Shockley Drive at Buckeystown Pike: 44,450 ADT

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,490	34,427	110,058
Avg. Household Income	\$135,250	\$119,365	\$124,812

**For more information on this opportunity, contact:**

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