

# SALE / LEASE

## FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702

**SALE PRICE**

Subject To Offer

**LEASE RATE**

Negotiable



CLICK TO VIEW VIDEO



**COLDWELL BANKER  
COMMERCIAL**  
NRT

**Deniz Senyurt**

571 271 6604

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# SALE / LEASE

## FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702



### PROPERTY DESCRIPTION

This free-standing, 2-story medical building is located in a heavily populated Frederick market, next to Route 15, strategically positioned in Frederick Medical Corridor. Maryland Oncology Hematology, with 15 other locations, occupies the first floor of this building. The property has 104 parking spots. The ground floor is accessible from the back of the building has 10,000 SF is available to lease. The unit was built as a medical office. It can be leased fully or demised into two units.

### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Number of Units:	2
Available SF:	10,000 SF
Lot Size:	1.89 Acres
Building Size:	20,000 SF
NOI:	\$314,487.00
Zoning:	C3

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## FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702



### PROPERTY HIGHLIGHTS

- Adjacent to Route 15, visible by 11,000 Vehicle Per Day
- Right across from John Hopkins Community Physicians Building
- Demographics of 66,136 Population, \$87,432 Median Household Income, and \$212,274 Median Net Worth in 10 min drive time.
- In the 187 million dollars worth medical healthcare market

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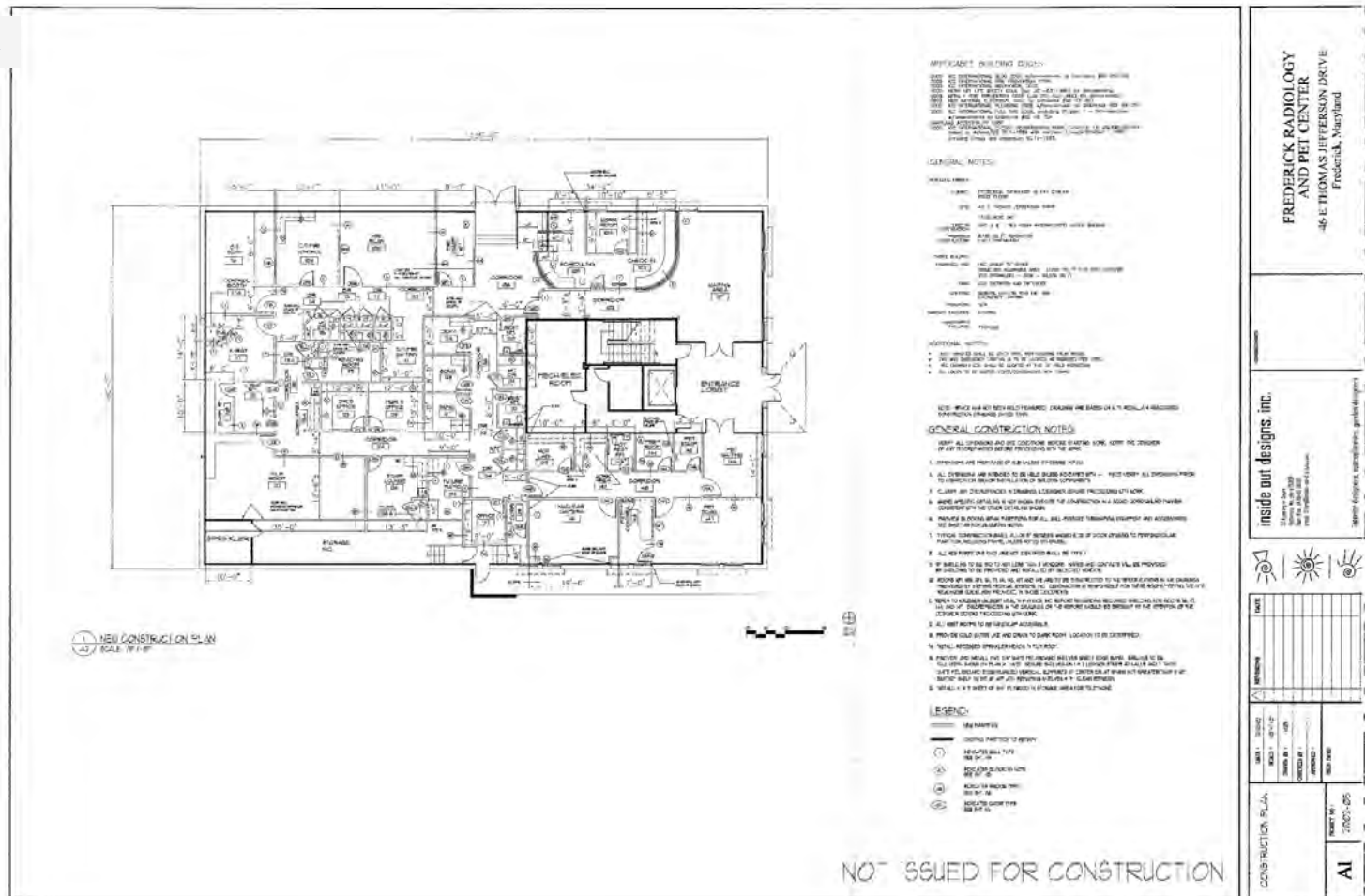
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# SALE / LEASE

## FREDERICK PROFESSIONAL MEDICAL CENTER

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VIDEO TOUR



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# SALE / LEASE

## FREDERICK PROFESSIONAL MEDICAL CENTER

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### INCOME SUMMARY

NET INCOME	\$364,191
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### EXPENSES SUMMARY

OPERATING EXPENSES	\$49,704
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NET OPERATING INCOME	\$314,487
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# SALE / LEASE

## FREDERICK PROFESSIONAL MEDICAL CENTER

46B Thomas Johnson Frederick , MD 21702

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
200	Maryland Oncology Hematology	10,000 SF	50%	\$36.42	-	-	\$364,191	2017	2028
100	Vacant	10,000 SF	50%	\$24.00	-	-	\$240,000	Vacant	Vacant
<b>TOTALS</b>		<b>20,000 SF</b>	<b>100%</b>	<b>\$60.42</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$604,191</b>		

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Key Facts

46B Thomas Johnson Dr, Frederick, Maryland, 21702 3 (5 minutes)

46B Thomas Johnson Dr, Frederick, Maryland, 21702

Drive time of 5 minutes

Prepared by Esri

Latitude: 39.45424

Longitude: -77.40098

KEY FACTS

10,160

Population



2.8

Average Household Size

38.3

Median Age

\$97,308

Median Household Income

EDUCATION

8%

No High School Diploma



21%

High School Graduate



27%

Some College



44%

Bachelor's/Grad /Prof Degree

BUSINESS



507



6,634

EMPLOYMENT



White Collar

73.7%

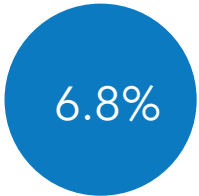


Blue Collar

11.9%



14.4%



Unemployment Rate

Total Businesses

Total Employees

Services

## INCOME



\$97,308

Median  
Household  
Income

\$41,154

Per Capita Income



\$274,257

Median Net  
Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (29.6%)

The smallest group: &lt;\$15,000 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.2%	-0.7%	
\$15,000 - \$24,999	4.1%	+0.7%	
\$25,000 - \$34,999	5.4%	+0.6%	
\$35,000 - \$49,999	11.9%	+3.0%	
\$50,000 - \$74,999	12.0%	-1.8%	
\$75,000 - \$99,999	14.7%	+1.5%	
\$100,000 - \$149,999	29.6%	+4.5%	
\$150,000 - \$199,999	9.5%	-3.6%	
\$200,000+	9.6%	-4.2%	

Bars show deviation from

Frederick County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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November 9, 2022

## Key Facts

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46B Thomas Johnson Dr, Frederick, Maryland, 21702

Drive time of 10 minutes

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Latitude: 39.45424

Longitude: -77.40098

## KEY FACTS

## EDUCATION



66,136

Population



Average  
Household Size

39.5

Median Age

\$87,432

Median  
Household  
Income

9%

No High School  
Diploma



22%

High School  
Graduate



25%

Some College



44%

Bachelor's/Grad  
/Prof Degree

## BUSINESS



3,217

Total Businesses



46,478

Total Employees

## EMPLOYMENT



73.5%

White Collar



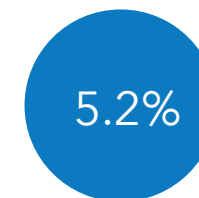
13.3%

Blue Collar



13.2%

Services



Unemployment  
Rate

## INCOME



### Households By Income

The largest group: \$100,000 - \$149,999 (22.9%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator ▲	Value	Diff		
<\$15,000	4.7%	+0.8%		■
\$15,000 - \$24,999	4.0%	+0.6%		■
\$25,000 - \$34,999	5.8%	+1.0%		■



\$87,432

Median  
Household  
Income



\$43,468

Per Capita Income



\$212,274

Median Net  
Worth

\$35,000 - \$49,999	11.8%	+2.9%		
\$50,000 - \$74,999	15.1%	+1.3%		
\$75,000 - \$99,999	15.0%	+1.8%		
\$100,000 - \$149,999	22.9%	-2.2%		
\$150,000 - \$199,999	10.6%	-2.5%		
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November 9, 2022

## Key Facts

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### KEY FACTS

130,101

Population



2.6

Average

38.5

Median Age

\$88,058

Median

### EDUCATION

9%

No High School  
Diploma



23%

High School



27%

Some College



41%

Bachelor's/Grad



Household Size

Household  
Income

Graduate

/Prof Degree

## BUSINESS



6,061

Total Businesses



83,523

Total Employees

## EMPLOYMENT



69.6%

White Collar



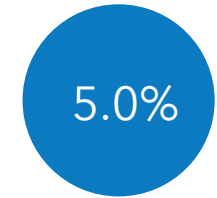
16.0%

Blue Collar



14.4%

Services



Unemployment Rate

## INCOME



\$88,058

Median  
Household  
Income



\$41,194

Per Capita Income



\$213,119

Median Net  
Worth

## Households By Income

The largest group: \$100,000 - \$149,999 (24.2%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator ▲	Value	Diff		
<\$15,000	4.8%	+0.9%		
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\$200,000+	9.2%	-4.6%		

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**DENIZ SENYURT, CCIM**  
**Commercial Real Estate**  
**Associate Broker**  
[deniz.senyurt@cbcnrt.com](mailto:deniz.senyurt@cbcnrt.com)  
**Direct: 571.271.6604**

## PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in retail, office, retail, and industrial property leasing and sales. Aside from being the President of Mid Atlantic Real Estate Marketing Association, and Vice Chair of the Commercial Council of NVAR, Deniz serves as DC Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, and NVAR Platinum Top Producer Award Winner.

## EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

## MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Rotary Club of Vienna, Asean American Chamber of Commerce





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