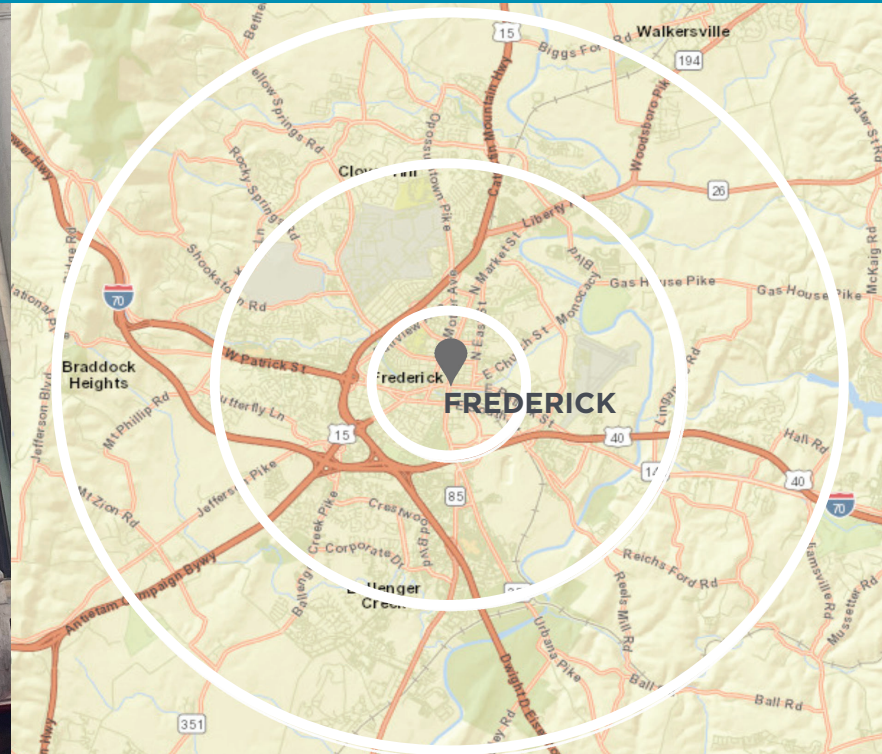




REAL ESTATE AND BUSINESS FOR SALE

4 EAST PATRICK STREET FREDERICK, MARYLAND 21701



“Downtown Frederick is here history meets martini bars, where shop owners really do know your name, where high tech mingles with old school and where you can always find the perfect plate to satisfy your hunger.”

PROPERTY HIGHLIGHTS

- ▶ Second generation Cafe on East Patrick Street for lease
- ▶ Excellent location in Downtown Frederick
- ▶ In the heart of over 200 walkable shops & restaurants nearby
- ▶ Many festivals, outdoor events and visitors in Frederick annually

DEMOGRAPHICS

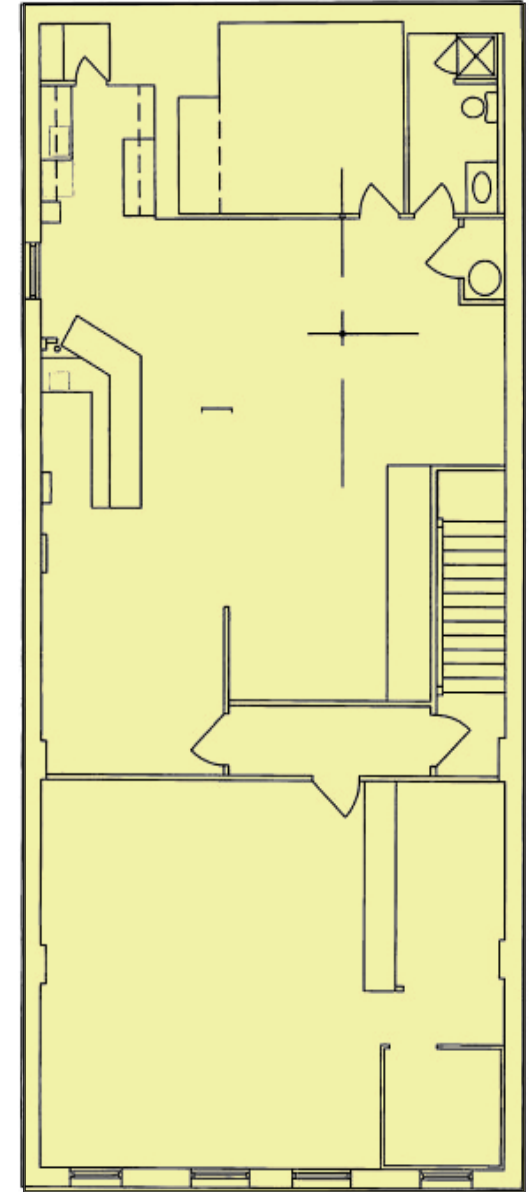
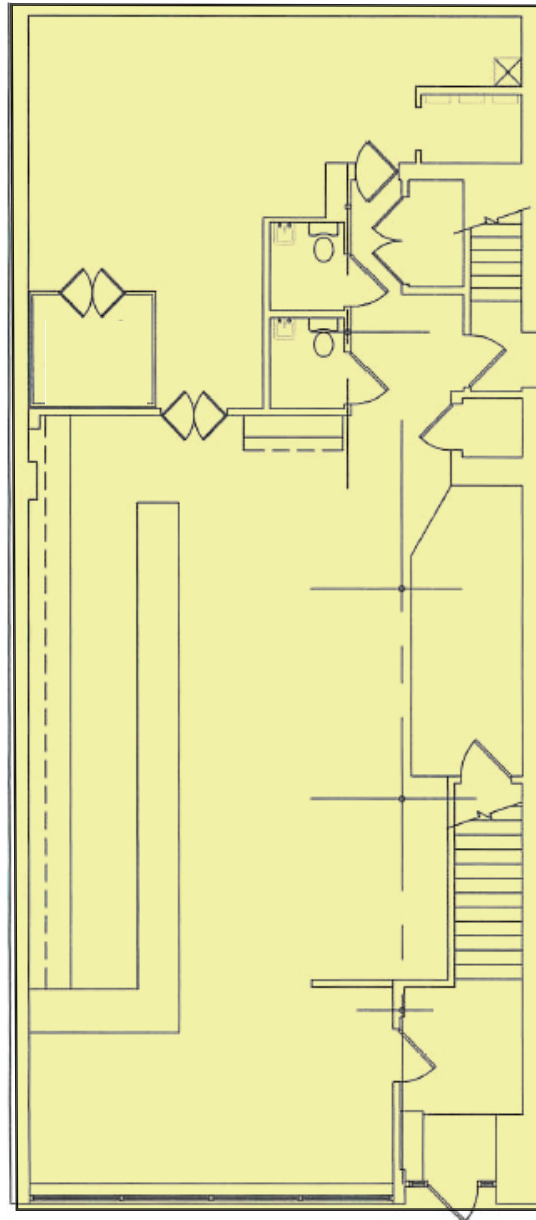
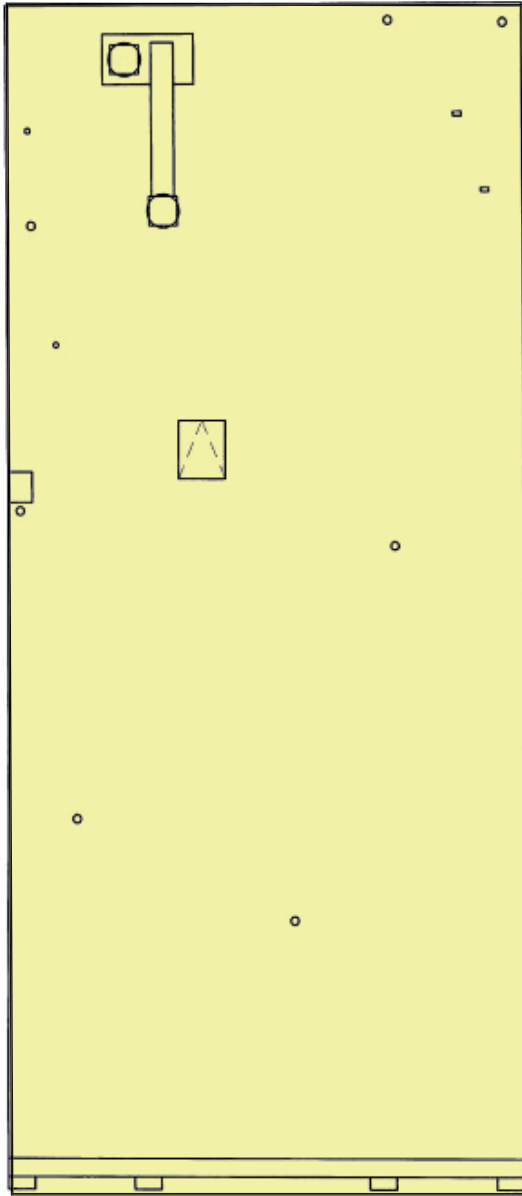
	1 MILE	3 MILE	5 MILE
POPULATION:	13,367	82,998	134,669
AVERAGE HH INC:	\$115,972	\$121,759	\$139,583
# OF EMPLOYEES:	17,440	71,120	81,538



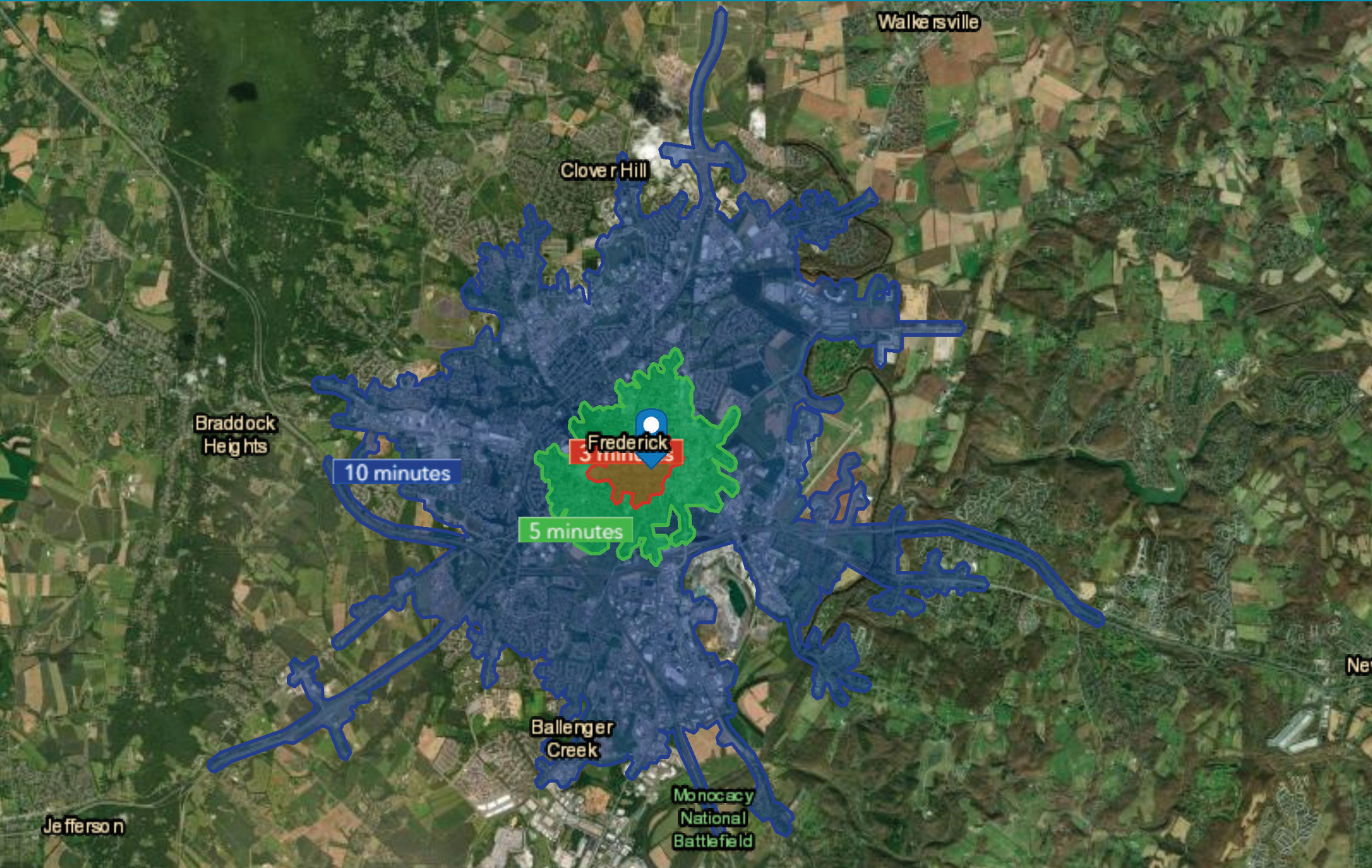
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