

**FOR LEASE** Available Immediately



# Waverley Center

45 Waverley Drive, Frederick, MD 21702

## Overview

- Strong neighborhood strip off the Golden Mile in Frederick, MD
- Rare small shop vacancy with stable, high performing tenants
- Across from District 40 (redevelopment of Frederick Towne Mall)
- Monument signage available
- Additional parking / storage lot available in rear

## Quick Facts

<b>Availability</b>	Immediately
<b>Size</b>	900 square feet
<b>Rental Rate</b>	Negotiable
<b>Net Charges</b>	\$4.25 per square foot
<b>Tenants</b>	Waverley Beer & Wine, Los Comadres Supermarket, Front Line Driving School, Hot Wok

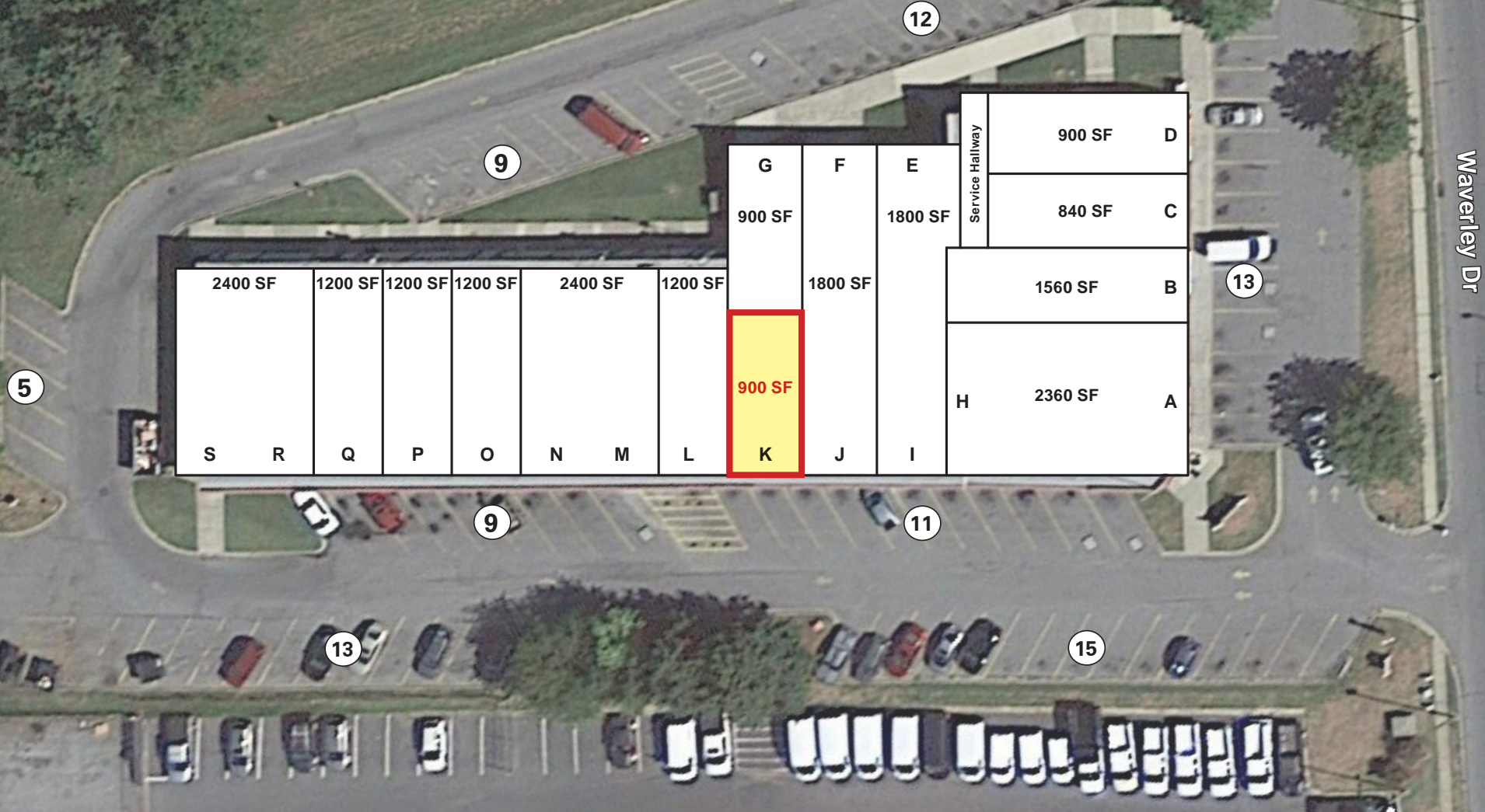


2023 Demographics	1 mile	3 miles	5 miles
POPULATION	17,964	76,515	133,358
HOUSEHOLDS	5,896	29,253	50,629
AVG. HH INCOME	\$92,770	\$109,604	\$122,288
DAYTIME POPULATION	13,101	79,034	151,231
TRAFFIC COUNT	5,032 AADT (Waverley Dr)	47,580 AADT (W Patrick St)	



**Tenant List**

A (and H).....	Waverley Beer & Wine	K.....	Available 900 SF
B.....	Afristar Barbershop	L.....	Shipley's TV & Audio
C.....	Front Line Driving School	M / N.....	Frederick Bazaar
D.....	Hot Wok	O.....	Tobacco Times
E (and I).....	Escobar Insurance	P.....	Photography
F (and J).....	Church	Q.....	C&K Nail Spa
G.....	Shentel	R (and S).....	Las Comadres







WAVERLEY CENTER

16  
ADDITIONAL PARKING /  
STORAGE LOT AVAILABLE  
17

5  
SUPER MARKET  
LAS COMADRES

C&K NAIL SPA

9  
PHOTOGRAPHY

9  
FREDERICK BAZAAR

SHIPLEYS TV SALES  
& SERVICE

900 SF

11  
SHENTEL  
ESCOBAR  
INSURANCE AGENCY

12  
HOT WOK

DRIVING SCHOOL

13  
BARBERSHOP

13  
WAVERLEY  
BEER & WINE

PARKING: 87 SPACES

Waverley Drive

5,032 AADT











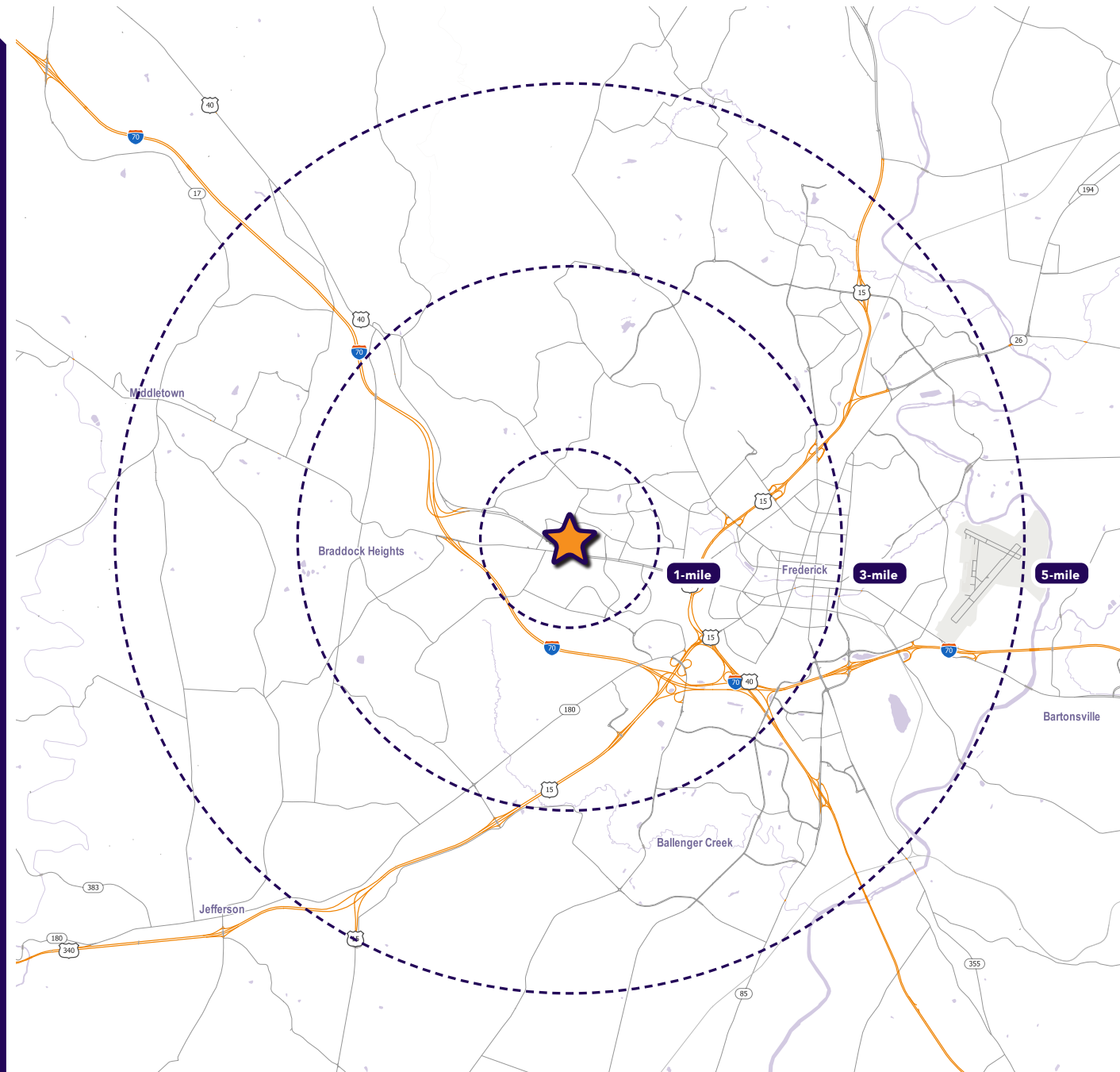
# Interested? Contact:

**Rob Meeks**

 rmeeks@segallgroup.com

 202.741.8394

 202.352.2306



## Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

## DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

## Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

## Online

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

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