




FREDERICK
COMMERCIAL
REAL ESTATE

104 WEST RIDGEVILLE BLVD.
Mt. Airy, Maryland

SALE — Unmatched visibility in the heart of Mount Airy



PROPERTY OVERVIEW

Offering Price

\$675,000.00

Lot Size

.73± acres

Building Size

2,730 SF

Zoning

Community Commercial

FEATURES

Two-story free-standing building

Open floor plan

Upper level can be accessed by separate entrance

Large windows/natural light

9 paved parking spaces including handicap accessible

Public water & sewer

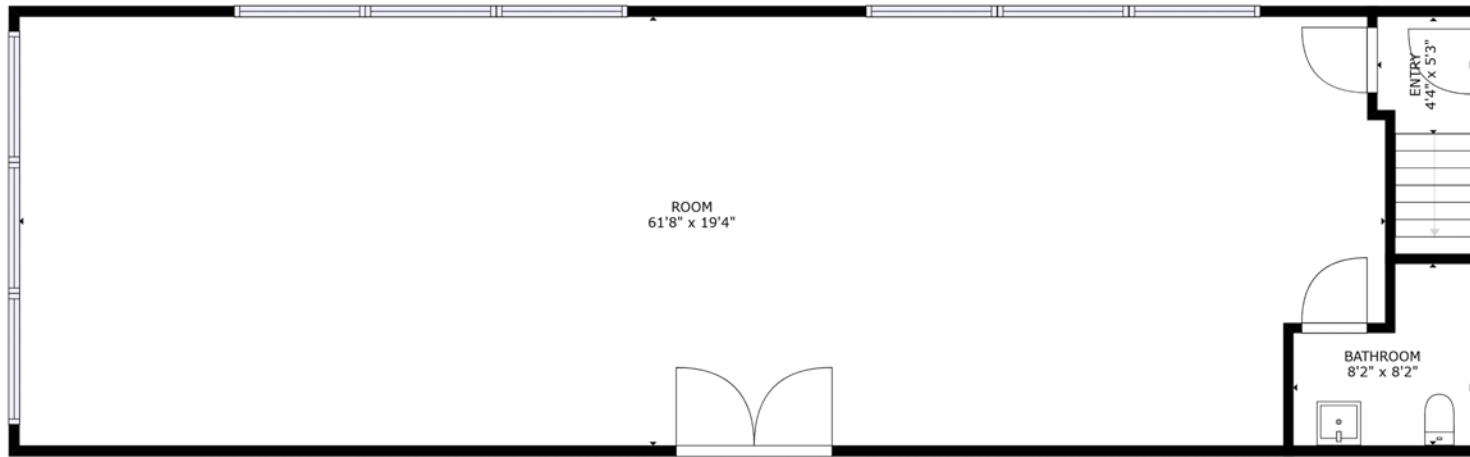
Central AC

Propane

Last mile to I-70

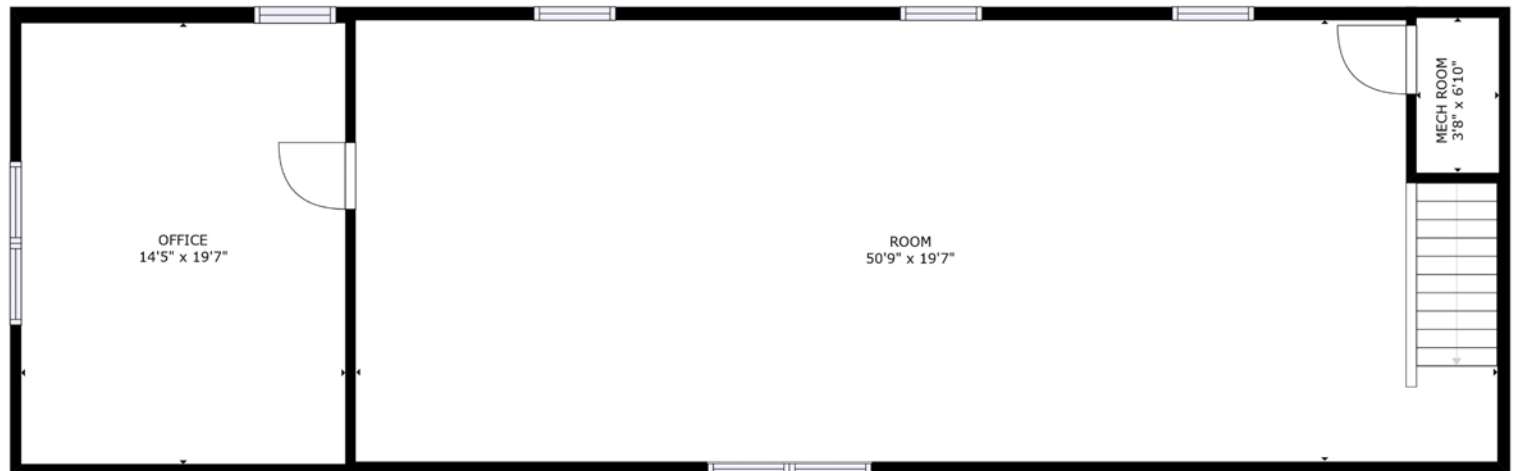
For more details about this property, contact Chris Kline
at (240) 457-4802 or CKline@FredCommercial.com





FIRST FLOOR

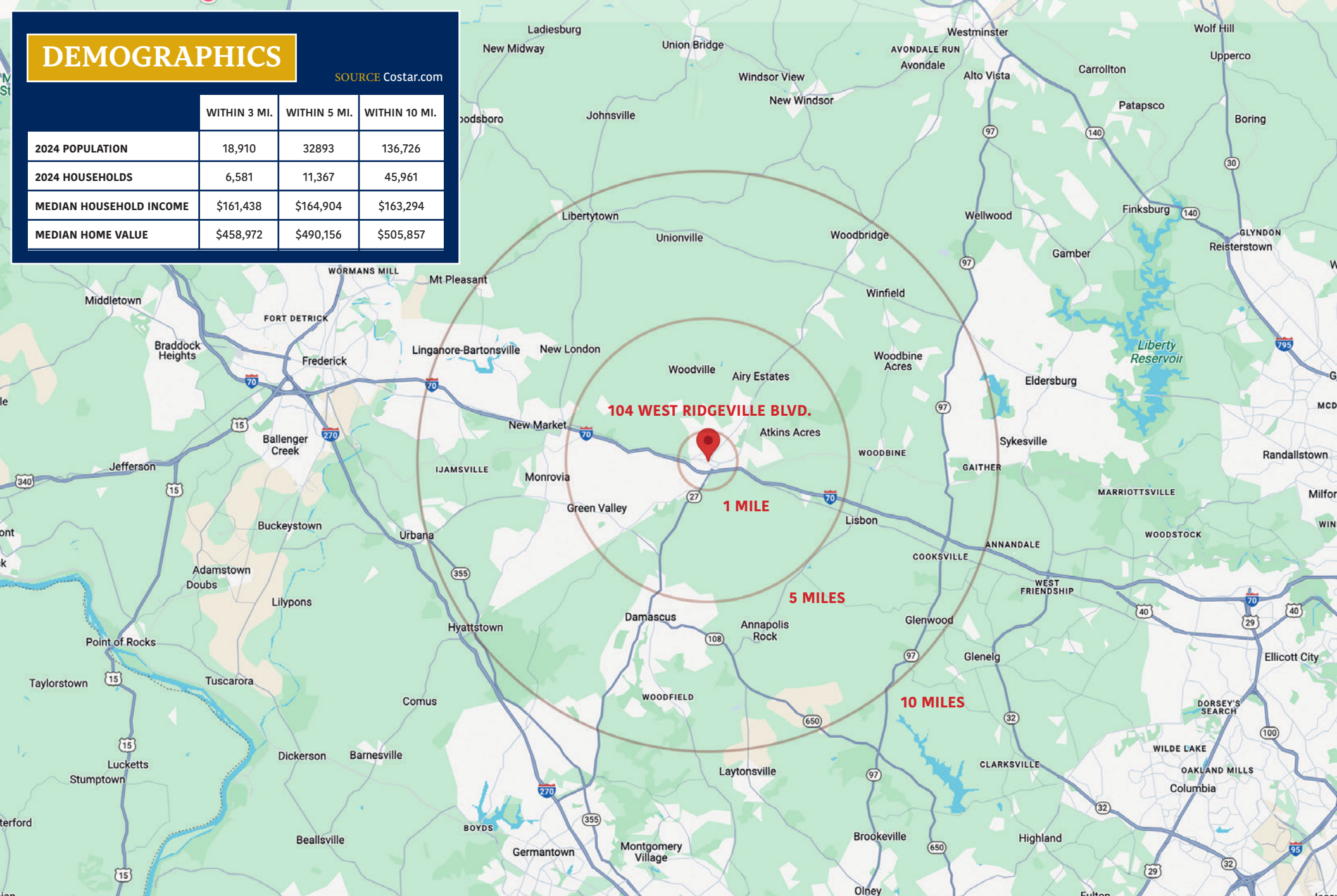
SECOND FLOOR



DEMOGRAPHICS

SOURCE Costar.com

| | WITHIN 3 MI. | WITHIN 5 MI. | WITHIN 10 MI. |
|-------------------------|--------------|--------------|---------------|
| 2024 POPULATION | 18,910 | 32893 | 136,726 |
| 2024 HOUSEHOLDS | 6,581 | 11,367 | 45,961 |
| MEDIAN HOUSEHOLD INCOME | \$161,438 | \$164,904 | \$163,294 |
| MEDIAN HOME VALUE | \$458,972 | \$490,156 | \$505,857 |





CHRIS KLINE, JR.

President/Broker of Record

CKline@FredCommercial.com

(301)401-4106



SHELLEY SULLIVAN

Sales and Leasing Associate

SSullivan@FredCommercial.com

(240)691-2545

||||| ||||| ||||| ||||| |||||
**FREDERICK
COMMERCIAL
REAL ESTATE**

Frederick-Commercial.com

(240)457-4802

Call us about this fantastic opportunity
or learn more online.