



## LEASE

**801 TOLL HOUSE AVE, UNIT A3**  
**Frederick, MD**

*Professional Office Space for Lease  
 in Frederick Medical Center Near  
 Downtown Frederick*

## PROPERTY OVERVIEW

Building Size  
**1,521 SF +/-**

Zoned  
**Professional Business**

Lease Rate  
**\$17.50 PSF NNN**  
 (\$6.30 NNN PSF)

### Features

- .2 miles from Frederick Health Hospital
- .4 miles from Hood College
- Minutes away from US Route 15, I-70 and I-270
- ADA compliant
- Natural light
- Unit is visible from Toll House Ave







## FREDERICK COUNTY DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population*	46,145	135,038	218,443
2023 Total Households	18,641	51,603	80,836
Median Household Income	\$96,842	\$111,399	\$125,817

\*Source: Costar.com

  
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 opportunity or learn more online.*

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