

VISTA SHOPS AT GOLDEN MILE

FREDERICK, MD | 1080 WEST PATRICK STREET

BROAD STREET



Last Inline Space Available - 1,484 SF

With top performing ALDI and 12,000+ member Planet Fitness

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2022 DEMOGRAPHICS

2022
POPULATION

1 MILE	3 MILES	5 MILES
21,009	81,887	125,449

AVERAGE
HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$80,687	\$96,949	\$110,019

MEDIAN
AGE

1 MILE	3 MILES	5 MILES
36.3	38.2	39

DAYTIME
EMPLOYEES

1 MILE	3 MILES	5 MILES
5,738	52,969	77,012

TOTAL
CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
\$216M	\$1B	\$1.7B

TRAFFIC
COUNT

West Patrick Street
VPD: 45,689

DEMOGRAPHICS



2022 POPULATION BY RACE

CAUCASIAN

1 MILE	3 MILES	5 MILES
12K	54K	87K

**AFRICAN
AMERICAN**

1 MILE	3 MILES	5 MILES
5K	17K	22K

**AM. INDIAN
& ALASKAN**

1 MILE	3 MILES	5 MILES
390	790	958

ASIAN

1 MILE	3 MILES	5 MILES
1.8K	6K	8K

**HAWAIIAN
& PACIFIC ISLAND**

1 MILE	3 MILES	5 MILES
49	143	209

OTHER

1 MILE	3 MILES	5 MILES
932	3.4K	5K

**HISPANIC
ORIGIN**

1 MILE	3 MILES	5 MILES
6.5K	15K	20K

Note: Numbers are rounded up



VISTA SHOPS AT GOLDEN MILE

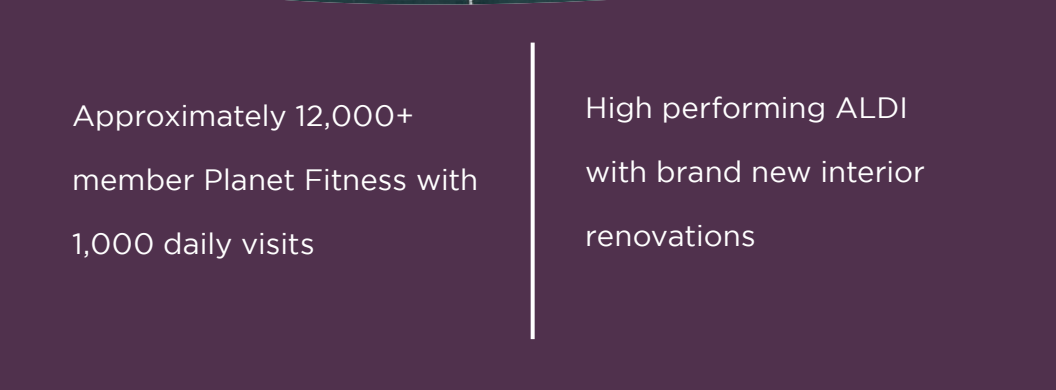
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THE CENTER



Domino's at Vista has seen a 30% increase in sales compared to previous location elsewhere on W. Patrick

Occupancy rate on Golden Mile is historically 90%+



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MARKET AERIAL



FREDERICK SHOPPER'S WORLD

- giant eagle
- petco
- McDonald's
- DOLLAR GENERAL
- SUBWAY

FREDERICK COUNTY SQUARE SHOPPING MALL

- JO-ANN fabric and craft stores
- Wawa
- Little Caesars
- BURGER KING

WILLOWTREE PLAZA SHOPPING CENTER

- PNC
- KFC
- Wendy's HAMBURGERS
- Denny's
- Gavigan's FURNITURE

WESTRIDGE SQUARE SHOPPING MALL

- Burlington
- MART
- CHASE
- OUTBACK STEAKHOUSE
- WINGSTOP

- AutoZone
- PEPSI BOYS
- TACO BELL
- BANK OF AMERICA

- DUNKIN' DONUTS

DISTRICT 40 SHOPPING MALL

- THE HOME DEPOT
- WAREHOUSE CINEMAS
- THE BAHAL GRILL & BAR
- Boscov's

VISTA SHOPS

- ALDI
- TACO BELL
- BANK OF AMERICA
- planet fitness
- DOLLAR TREE
- Domino's Pizza

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SITE PLAN



RECENTLY SIGNED:
1,570 SF Unit 16
Naz's HALAL
Naz's Halal Food

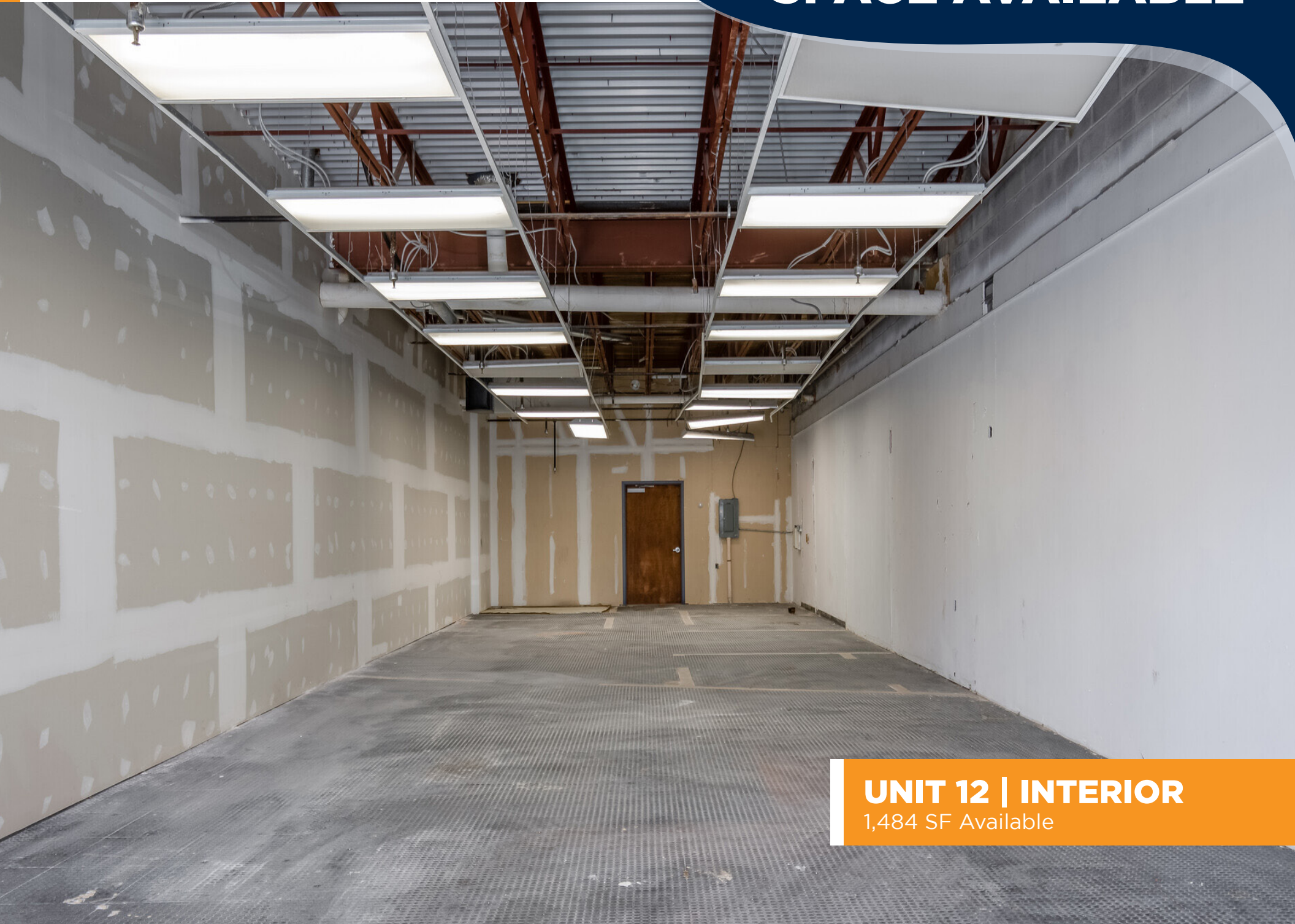
RECENTLY SIGNED!

UNIT	SF	TENANT
Unit 1/2A/2B	4,122	Hillcrest Laundromat
Unit 3A/3B	20,123	Planet Fitness
Unit 3C	10,666	Dollar Tree
Unit 3D	18,000	Aldi Supermarket
Unit 4	2,478	David Trone for Congress
Unit 5/6	3,000	Choi's Martial Arts
Unit 7	1,500	L&B Beauty
Unit 8	1,500	Cali Spa
Unit 9	1,500	El Eden Restaurant
Unit 10	1,500	Hillcrest Pharmacy
Unit 11	1,500	Domino's
Unit 12	1,484	VACANT
Unit 13/14	3,786	Vireo Health Dispensary
Unit 15	1,670	Restoration Chiropractic
Unit 16	1,570	Naz's Halal Food
Unit 17/18	3,230	Sabor Casero Bakery
Unit 19/20/21	4,100	Care Animal Rehab
Unit 22	4,805	Latino Market
Unit 23/24	1,640	Ana's Pupuseria
Unit 25	820	Family Foot Care MC
Unit 26	820	Check Cashing RM
Unit 27	820	Latino Services
Unit 28	820	David Trone for Congress
Unit 29	820	Ana's Salon
Unit 30	820	Communication Concepts
Unit 31/32	5,752	Crossroads Animal Referral & Emergency

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SPACE AVAILABLE



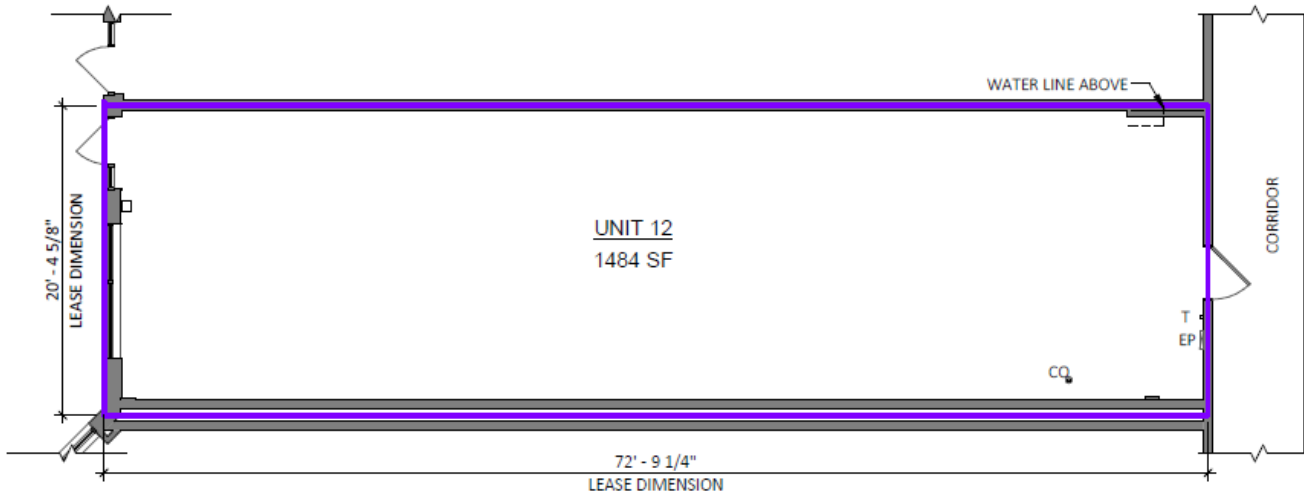
UNIT 12 | INTERIOR

1,484 SF Available

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SPACE AVAILABLE



LEASABLE AREA	1,484 SF
SPRINKLERED	YES
FIRE ALARM	NO
NO. OF EXITS	2
EXISTING USE	
FL TO U/S STRUCT HT	+/- 13'- 10" FT
RESTROOMS	0 DEMO
CEILINGS	
FRAMING	9' 6 1/4" AFF, ACT
STOREFRONT	
ALUMINUM	9'- 0 1/4" H

LEGEND

(W)	WATER METER	DF	DRINKING FOUNTAIN
EP	ELECTRIC PANEL	MS	MOP SINK
F	FIRE ALARM	WH	WATER HEATER
T	THERMOSTAT	FD	FLOOR DRAIN
M	ELECTRIC METER	CQ	CLEAN OUT

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About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 18 shopping centers and 2.1 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Maryland, Virginia and Colorado.



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