

FOR SALE



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201 Thomas Johnson Drive Suite 202 | Frederick, MD 21701 | [AUSHCO.COM](http://AUSHCO.COM)



OFFICE CONDOMINIUM

# 186 THOMAS JOHNSON DRIVE, SUITE 204

FREDERICK, MD 21702

# 186 THOMAS JOHNSON DRIVE, SUITE 204

FREDERICK, MD 21702



## OFFERING SUMMARY

Sale Price:	\$299,000
Building Size:	1,581 SF
Price / SF:	\$189.12

## PROPERTY OVERVIEW

186 Thomas Johnson Drive is an office condominium located along the premier medical and professional office corridor in Frederick, Maryland. This is a small but efficient use of space for a medical or professional office. The space is split between two floors with the majority of the space on the first floor. The first floor has four large private offices, a private restroom and kitchenette. The upper floor is currently designed as a large conference room with another private restroom and skylights for ample natural light.

## PROPERTY HIGHLIGHTS

- 1,581 square feet built as office space
- Reception area
- Two private restrooms
- Kitchenette
- Large upper level conference room
- Private offices
- Free and unassigned parking



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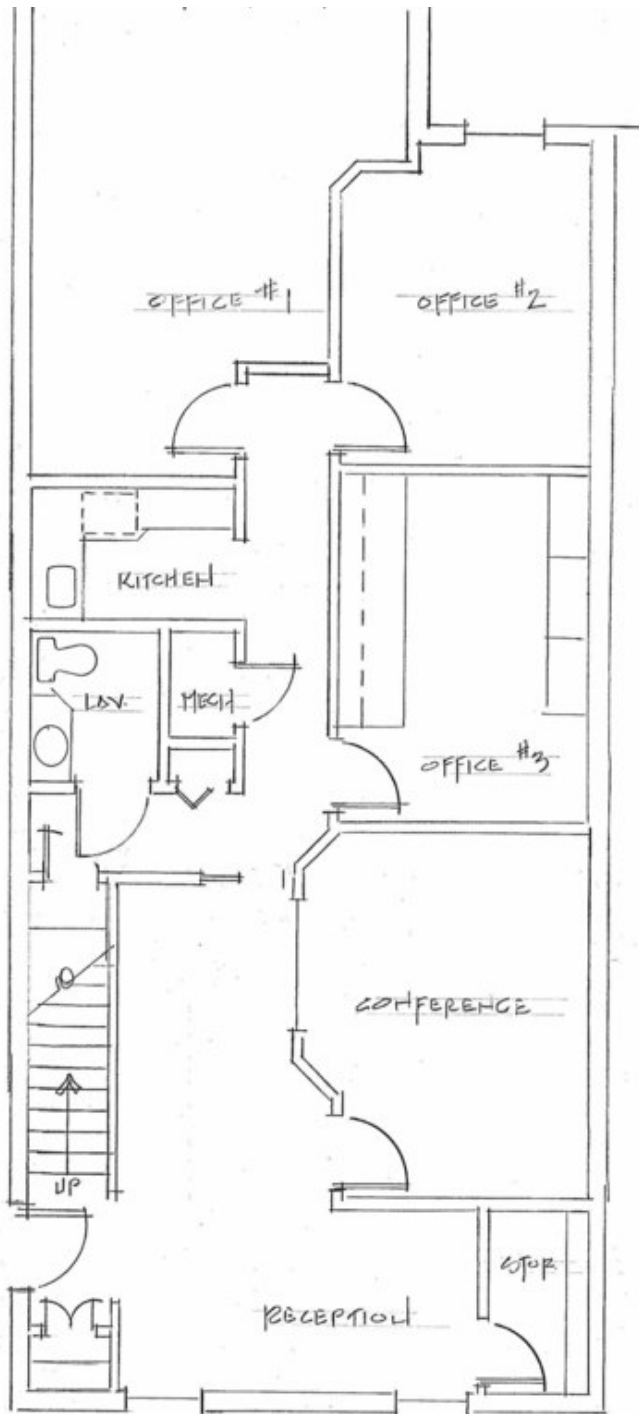
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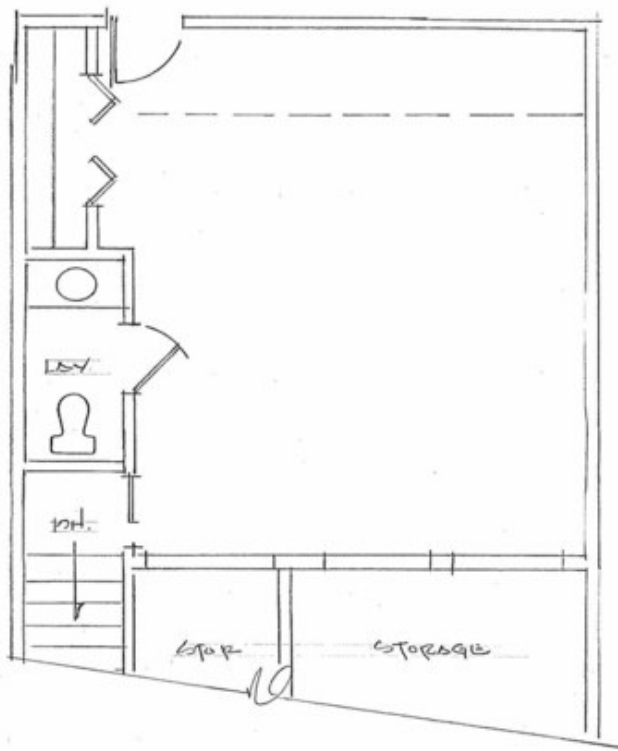
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LOWER LEVEL FL. PLAN



LOFT LEVEL FL. PLAN



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## Demographic Summary Report

Ambers Professional Center - Bldg 1			
186 Thomas Johnson Dr, Frederick, MD 21701			
Building Type: <b>Class C Office</b>	Total Available: <b>4,472 SF</b>		
Class: <b>C</b>	% Leased: <b>80.8%</b>		
RBA: <b>15,054 SF</b>	Rent/SF/Yr: <b>Negotiable</b>		
Typical Floor: <b>1,000 SF</b>			
			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	12,258	71,649	129,064
2020 Estimate	11,479	67,673	121,628
2010 Census	9,767	61,036	108,066
Growth 2020 - 2025	6.79%	5.88%	6.11%
Growth 2010 - 2020	17.53%	10.87%	12.55%
<b>2020 Population by Hispanic Origin</b>			
2020 Population	1,762	10,132	18,014
2020 Population	11,479	67,673	121,628
White	8,017 69.84%	47,241 69.81%	88,077 72.42%
Black	2,324 20.25%	13,091 19.34%	20,683 17.01%
Am. Indian & Alaskan	67 0.58%	496 0.73%	866 0.71%
Asian	559 4.87%	4,061 6.00%	7,289 5.99%
Hawaiian & Pacific Island	23 0.20%	112 0.17%	169 0.14%
Other	489 4.26%	2,672 3.95%	4,544 3.74%
U.S. Armed Forces	22	450	549
<b>Households</b>			
2025 Projection	5,019	28,101	49,414
2020 Estimate	4,700	26,543	46,523
2010 Census	4,023	24,110	41,336
Growth 2020 - 2025	6.79%	5.87%	6.21%
Growth 2010 - 2020	16.83%	10.09%	12.55%
Owner Occupied	2,767 58.87%	16,555 62.37%	30,415 65.38%
Renter Occupied	1,933 41.13%	9,987 37.63%	16,108 34.62%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	847 18.02%	3,335 12.56%	5,558 11.95%
Income: \$25,000 - \$50,000	1,101 23.43%	5,201 19.60%	8,738 18.78%
Income: \$50,000 - \$75,000	631 13.43%	4,056 15.28%	6,849 14.72%
Income: \$75,000 - \$100,000	752 16.00%	3,920 14.77%	6,951 14.94%
Income: \$100,000 - \$125,000	608 12.94%	3,219 12.13%	5,969 12.83%
Income: \$125,000 - \$150,000	354 7.53%	1,777 6.70%	3,167 6.81%
Income: \$150,000 - \$200,000	232 4.94%	2,473 9.32%	4,681 10.06%
Income: \$200,000+	175 3.72%	2,561 9.65%	4,610 9.91%
<b>2020 Avg Household Income</b>	<b>\$79,715</b>	<b>\$101,131</b>	<b>\$103,517</b>
<b>2020 Med Household Income</b>	<b>\$65,484</b>	<b>\$79,330</b>	<b>\$82,612</b>

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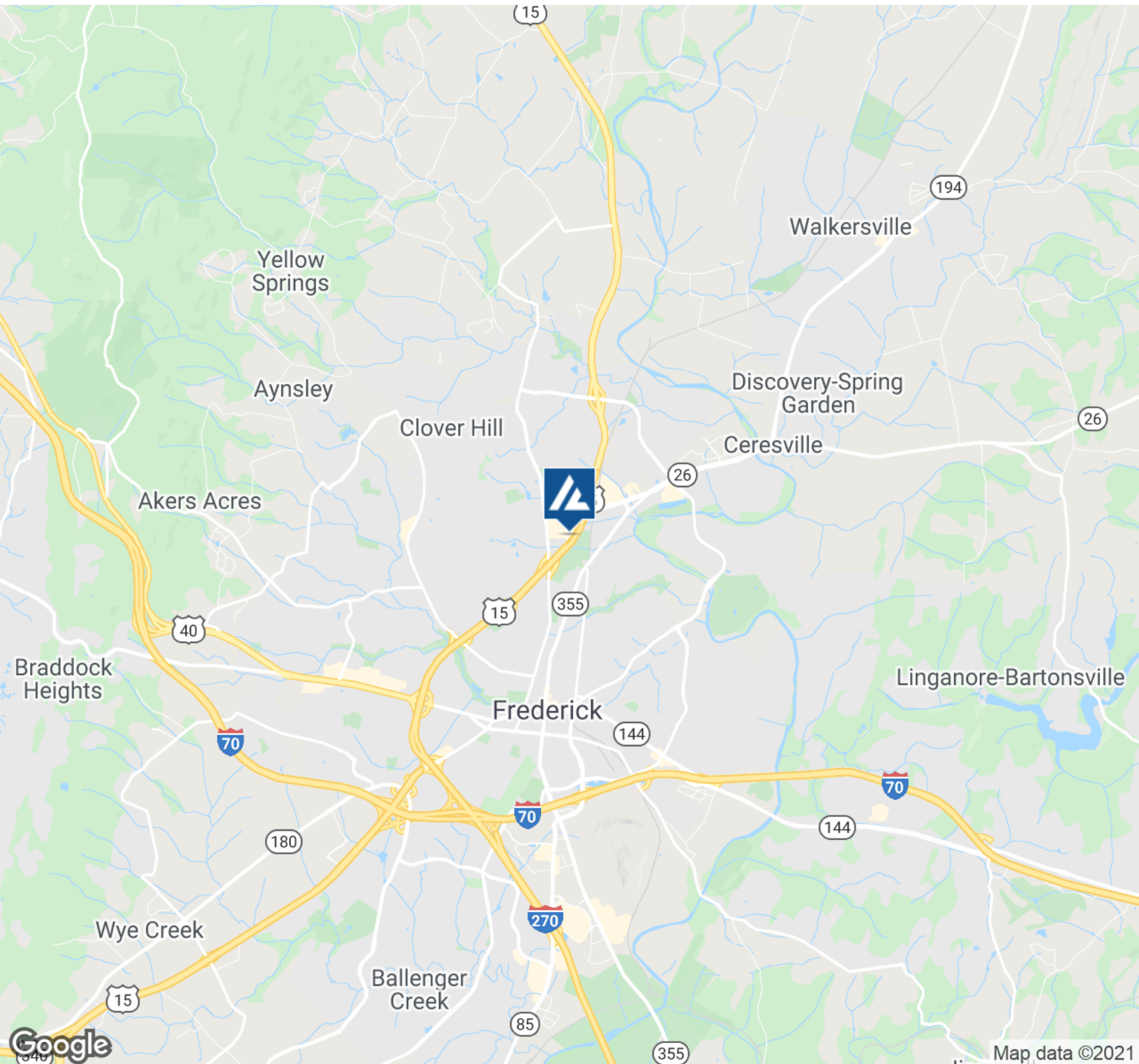
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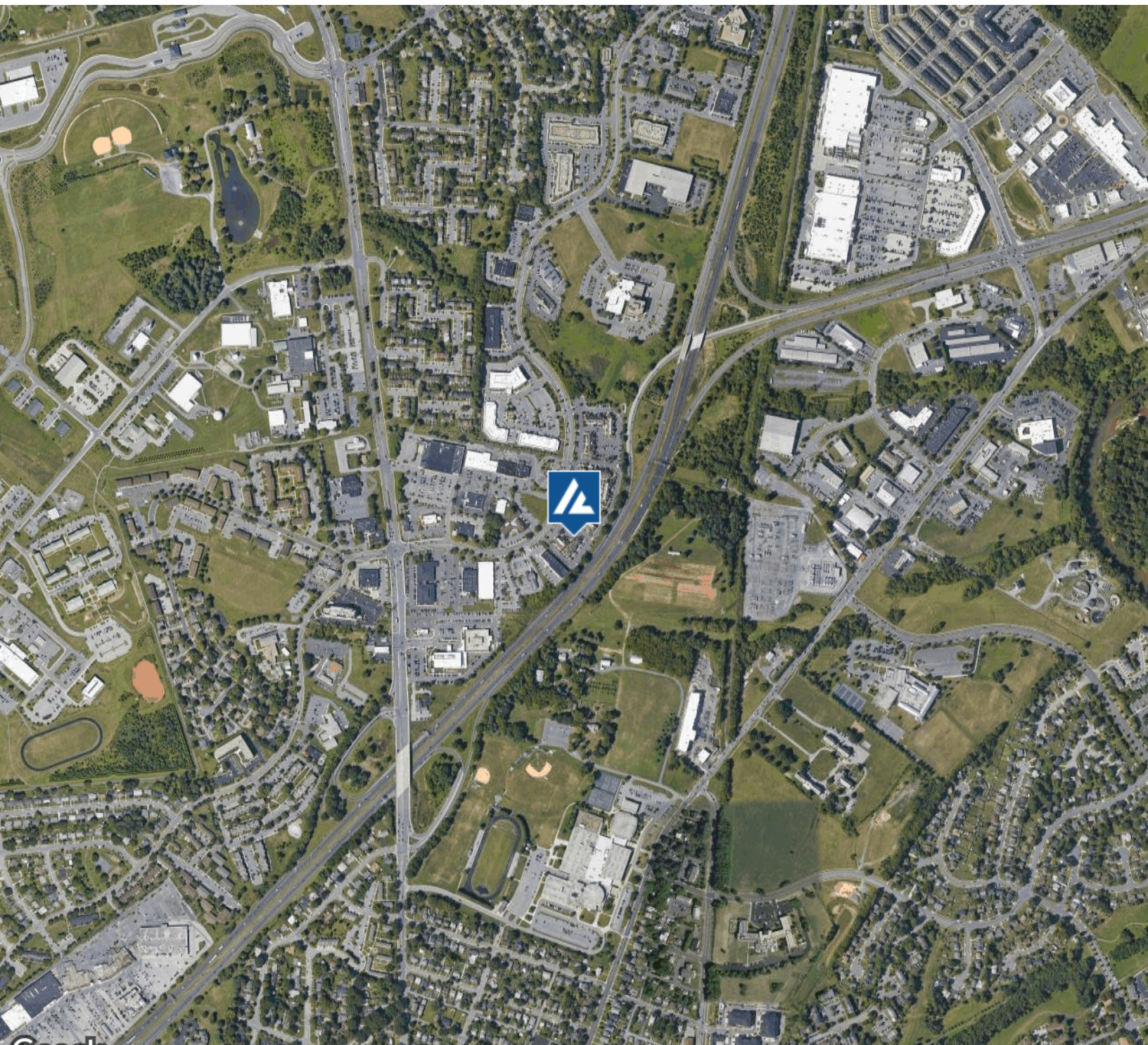
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