

**EXCLUSIVE OFFERING FROM CPG REALTY**

## **Woodside Retail Park**

Woodsboro, Maryland  
14.56 Acres of Land Zoned for  
Commercial Development

**MAIN STREET**

**MARYLAND  
194**

**SITE**

**PROPERTY ADDRESS:**

620 South Main Street, Woodsboro, MD 21798

**TOWN OF WOODSBORO:**

The Property lies within the incorporated Town of Woodsboro, a small, quaint town with a public elementary school, small local grocer, and several small town shops and restaurants.

**ZONING:**

14.56 Acres of land all zoned Neighborhood Mixed Use (NMX) permits a wide variety of uses including all types of residential, commercial, and retail development.

**CONVENIENT LOCATION:**

Property is located between Maryland Route 194 and Main Street within 10 miles of the City of Frederick.



4500 East West Highway, Suite 125

Bethesda, Maryland 20814

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

Aaron Lebovitz

(703) 576-7806

[alebovitz@cohnpropertygroup.com](mailto:alebovitz@cohnpropertygroup.com)

Andrew Brown

(301) 524-9362

[abrown@cohnpropertygroup.com](mailto:abrown@cohnpropertygroup.com)



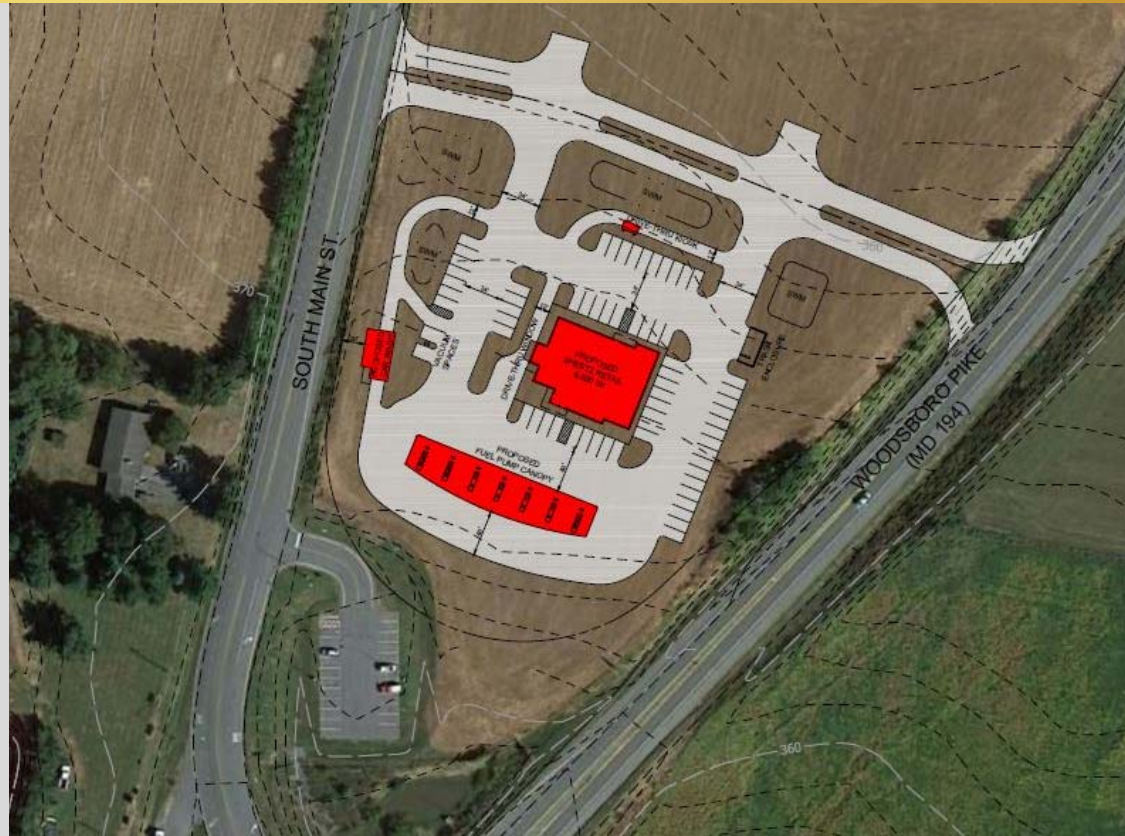
Executive Summary

CPG Realty, LLC (“CPG”), as exclusive representative, is pleased to offer for sale the 100% fee simple interest in Woodside Retail Park (the “Property”), 14.56 acres of land zoned NMX in Woodsboro, Maryland.

Woodside Retail Park is zoned land within the Town of Woodsboro situated along MD Route 194 between Walkersville and Taneytown. Woodsboro is at the crossroads of Maryland 194 and Maryland 550, and home to the Barrick & Sons Quarry which produces a lot of heavy truck traffic. The site sits on the morning side of Maryland 194 and is perfect for a gas and convenience store. The Town has its own public water and sewer.

It is anticipated that it will take 12 months to develop and entitle the property.

This property is one of the few properties left in Frederick County, Maryland that has existing commercial zoning ripe for development. Frederick County has experience positive, sustained growth over the past 10 years and is the home to the Fort Detrick Campus, the Leidos Biomedical Research facility, Wells Fargo Home Mortgage and a variety of other major employers.



BUSINESS TERMS

SALES PRICE..... \$1,200,000  
 STUDY PERIOD..... 90 DAYS  
 SETTLEMENT ..... 45 DAYS  
 SELLING ENTITY ..... JOHN TROUT, LLC  
 COMMISSION ..... TO BE PAID BY SELLER

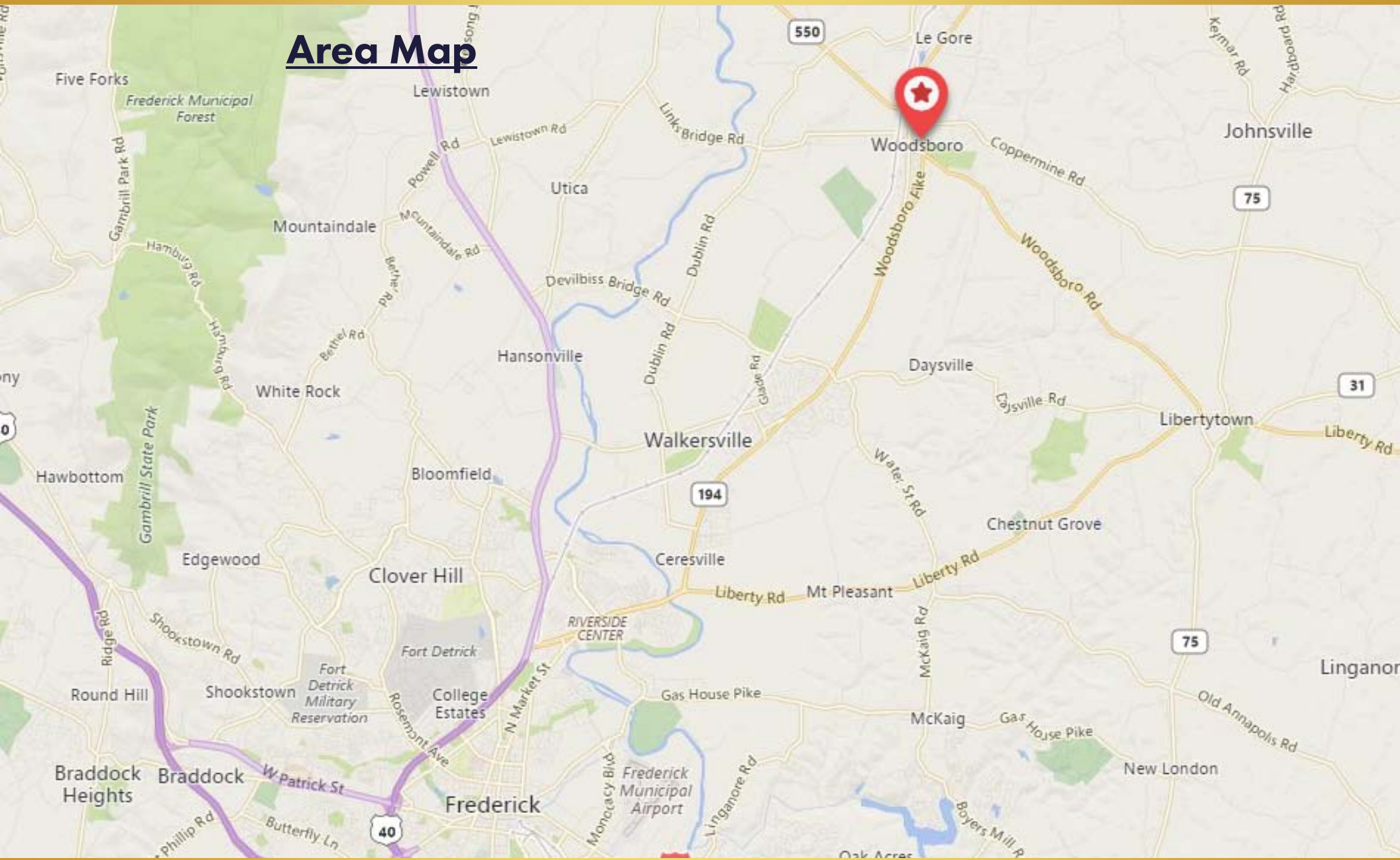
Demographics Overview	3-Mile Radius	5-Mile Radius
2017 Population	5,567	16,039
Average Household Income	\$90,480	\$85,461
HH Growth 2017-2022	3.19%	2.78%
Median Home Value	\$322,746	\$308,374
Median Year Built	1984	1978



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## Area Map



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