



Jesserson Place



FREDERICK'S NEWEST | ENTERTAINMENT DESTINATION

S. | CBRE

PROJECT OVERVIEW

The Market

Frederick, MD has seen explosive growth in recent years. Commuters continue to move to the city from the Washington suburbs in droves, making it the third-largest city in Maryland. Its affordability, low crime, and beautiful views of the Blue Ridge Mountains are just a few of the many reasons why people have been drawn to the area. Many new industries have also planted roots in the area. Frederick represents its own miniature metropolitan area, with a strong downtown core surrounded by an affluent suburban ring. While other historic downtowns have dried up and lost business with the development of a suburban culture, Frederick's has continued to thrive with a cosmopolitan atmosphere.

The Project

Over the past several years, the Frederick County Office of Economic Development has envisioned a development within the MD 340/MD 180 corridor west of Frederick. Having both the Office/Research Industrial (ORI) Regional Plan designation and zoning in place for some 200± acres. Jefferson Place has made this a reality with the construction of a new interchange, road improvements, water and sewer to set the tone for development of the Counties premier employment center.

In keeping with the most recent trends of successful employment centers around the country, Jefferson Park envisions a truly mixed-use community designed to a higher standard where people can live, work and recreate. The neo-traditional development concepts presented herein will provide a focal point for the entire project.

Comprehensive thematic streetscape and architectural guidelines and covenants will assure build-out of this critical initial phase occurs in an aesthetic and harmonious fashion to set the standard and enhance the long-term value of the overall project. The inclusion of an urban mixed-use center not only raises the bar, but provides the private infrastructure funding mechanism needed to implement the County's employment growth objectives.



DEMOGRAPHICS

	POPULATION 2015	GROWTH 2010 - 2015	PROJECTED GROWTH 2015 - 2020	MEDIAN HH INCOME 2015	DAYTIME POPULATION 2015
ONE MILE	7,563	8.57%	7.38%	\$93,791	1,584
THREE MILES	59,701	5.05%	4.81%	\$69,039	45,449
FIVE MILES	96,104	4.84%	4.65%	\$71,895	83,164

While demographics are facts and figures about income, education, population and the like, psychodemographics indicate the true nature of how a population lives.

UP-AND-COMERS 2,499 HOUSEHOLDS*

Up-and-Comers is a stopover for younger, upper-midscale singles before they marry, have families, and establish more deskbound lifestyles. Found in second-tier cities, these mobile adults, mostly age 25 to 44, include a disproportionate number of recent college graduates who are into athletic activities, the latest technology, and nightlife entertainment.

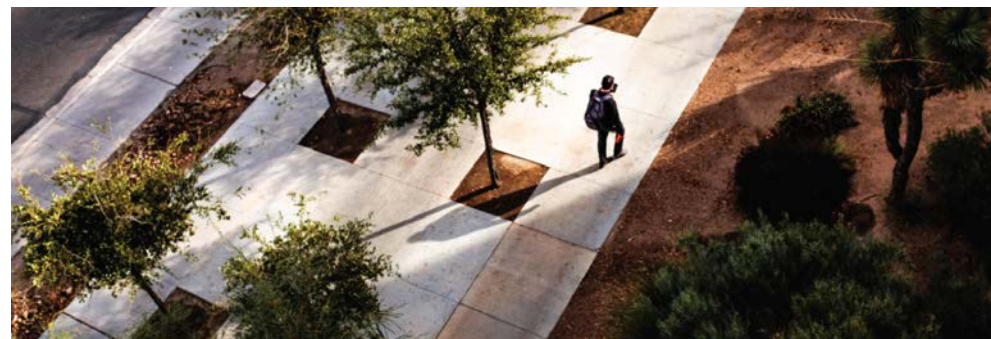
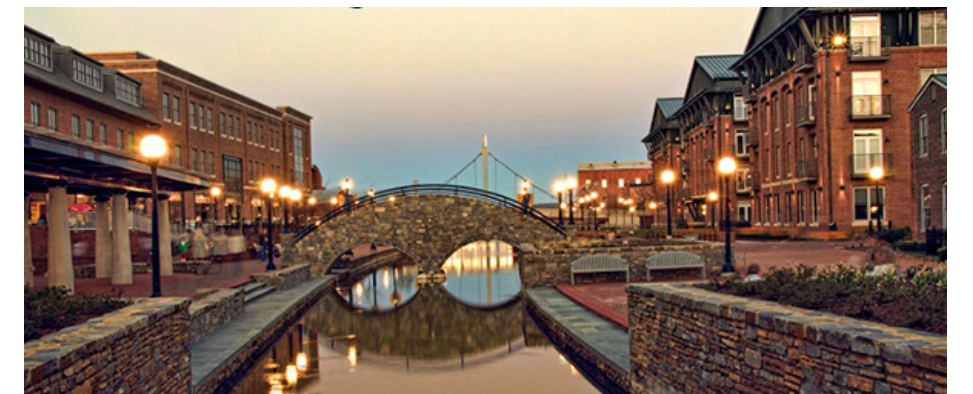
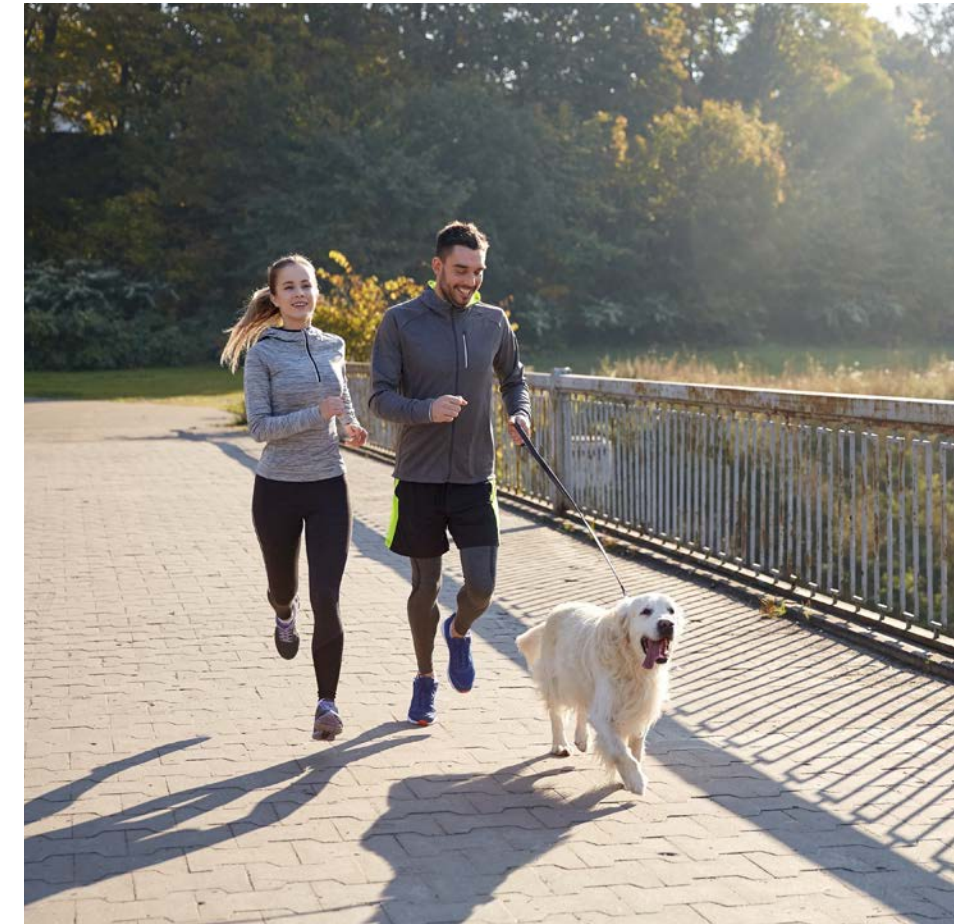
BRITE LIGHTS, LI'L CITY 2,226 HOUSEHOLDS*

Not all of America's chic sophisticates live in major metros. Brite Lights, Li'l City is a group of well-off, middle-aged couples settled in the nation's satellite cities. Residents of these typical DINK (double income, no kids) households have college educations, well-paying business and professional careers, and swank homes filled with the latest technology.

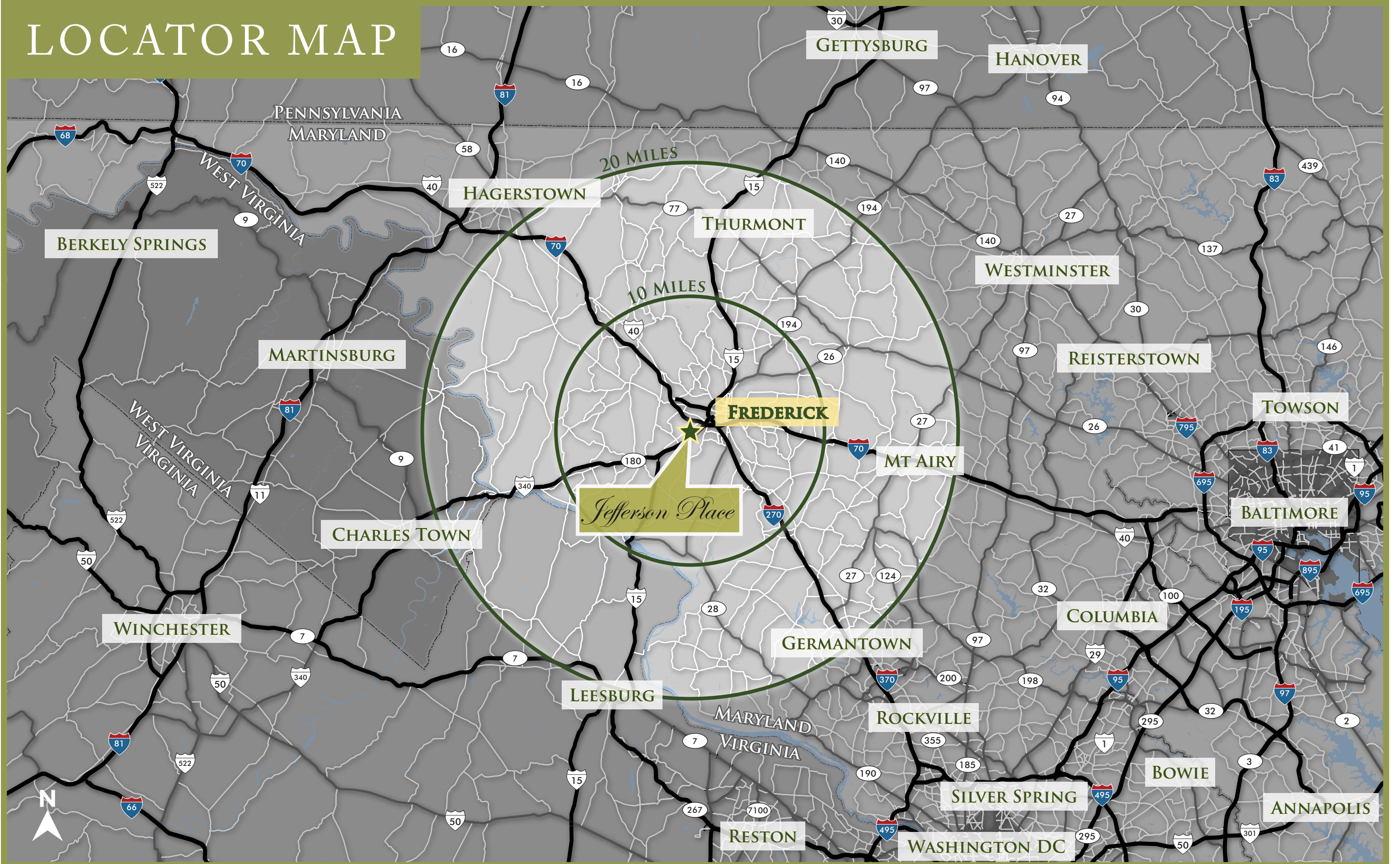
UPWARD BOUND 2,049 HOUSEHOLDS*

More than any other segment, Upward Bound appears to be the home of those legendary soccer moms and dads. In these small satellite cities, upscale families boast dual incomes, college degrees, and new split-level colonials. Residents of this segment tend to be kid-focused, with heavy purchases of computers, action figures, dolls, board games, bicycles, and camping equipment.

*IN THREE MILES



LOCATOR MAP



MARKET AERIAL



FREDERICK MUNICIPAL AIRPORT
 -133,000 Flights Per Year
 -234 Permanent Aircraft
 -165,000 Flights Per Year Expected by 2025

FREDERICK MEMORIAL HOSPITAL
 -294 Beds
 -1216 Full-Time Staff
 -804 Part-Time Staff
 -18,318 Admissions/Year

HOOD COLLEGE
 -2,493 Students
 -124 Full-Time Faculty

FREDERICK TOWNE MALL
 BON-TON
 Boscov's
 THE HOME DEPOT
 CARRABBA'S

GOLDEN MILE MARKETPLACE
 TOYS R US
 Ruby Tuesday

HILLCREST CENTER SC
 ALDI
 TACO BELL

FREDERICK SHOPPERS WORLD
 GIANT EAGLE
 McDonald's
 petco
 DOLLAR GENERAL
 F&W

VISTA SC
 FedEx Office
 Starbucks
 7 ELEVEN
 SUBWAY

HARRY GROVE STADIUM
 Home of the Single A
 Frederick Keys
 2013 Attendance: 312,045

FREDERICK CROSSING
 Walmart
 KOHLS
 AC MOORE
 BEST BUY
 hngregg
 ROSS

CRESTWOOD PLAZA
 bottom dollar
 RITE AID

GATEWAY SHOPS
 Party City
 Office DEPOT

RIVERVIEW PLAZA
 Target
 Michaels
 PET SMART
 BED BATH & BEYOND
 STAPLES
 SPORTS AUTHORITY
 Chick-fil-e
 UNO
 CHICAGO GRILL

WESTVIEW PROMENADE
 REGAL GROUP
 Starbucks
 MOM
 IHOP
 P.S.A. BANK
 FRIDAYS
 Macaroni GRILL
 PAPA JOHN'S
 CHILUPPER

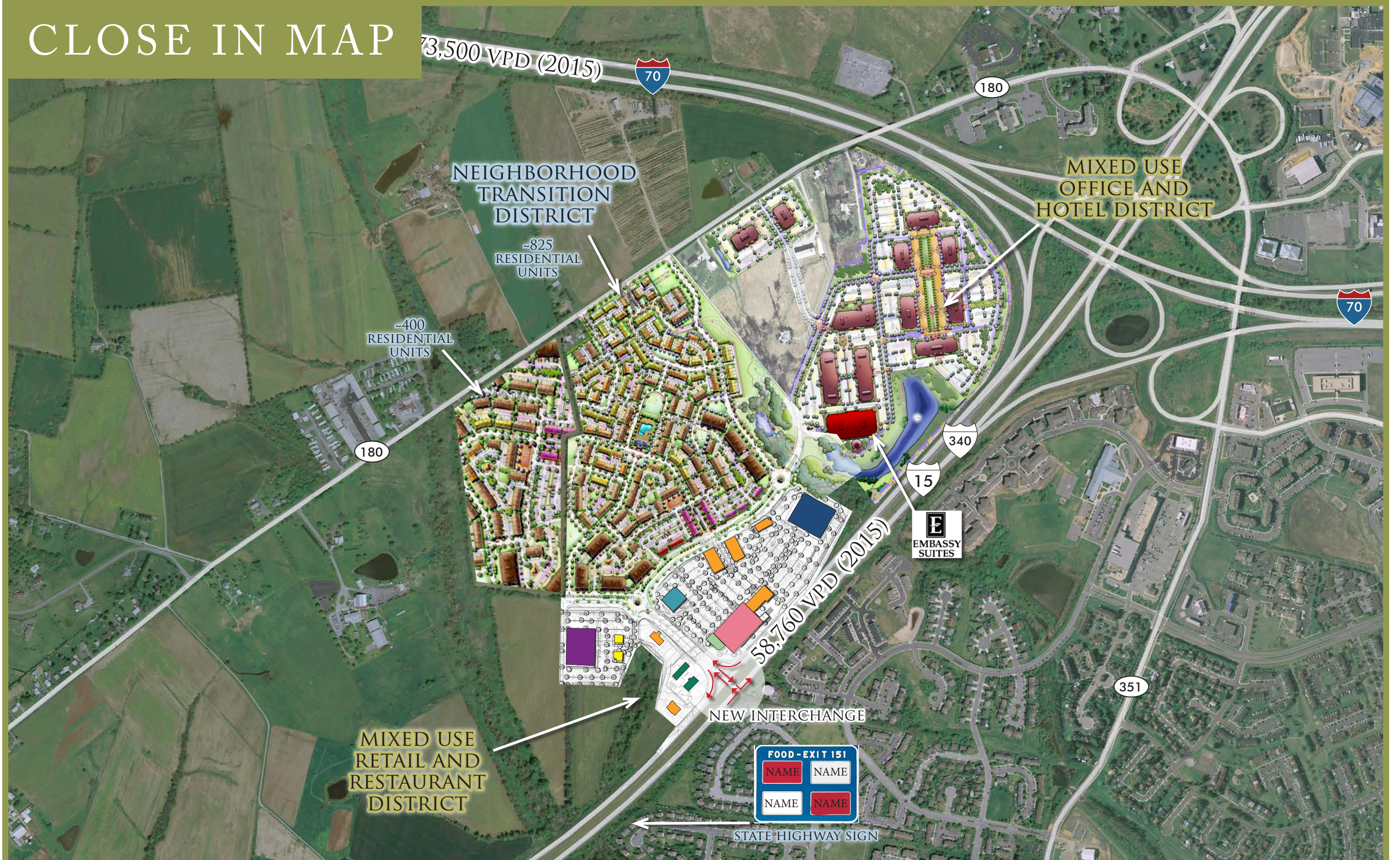
FSK MALL
 sears
 macy's
 DSW
 VALUE CITY Furniture
 B.J.'S
 DICK'S
 BARNES & NOBLE
 jcp

Jefferson Place

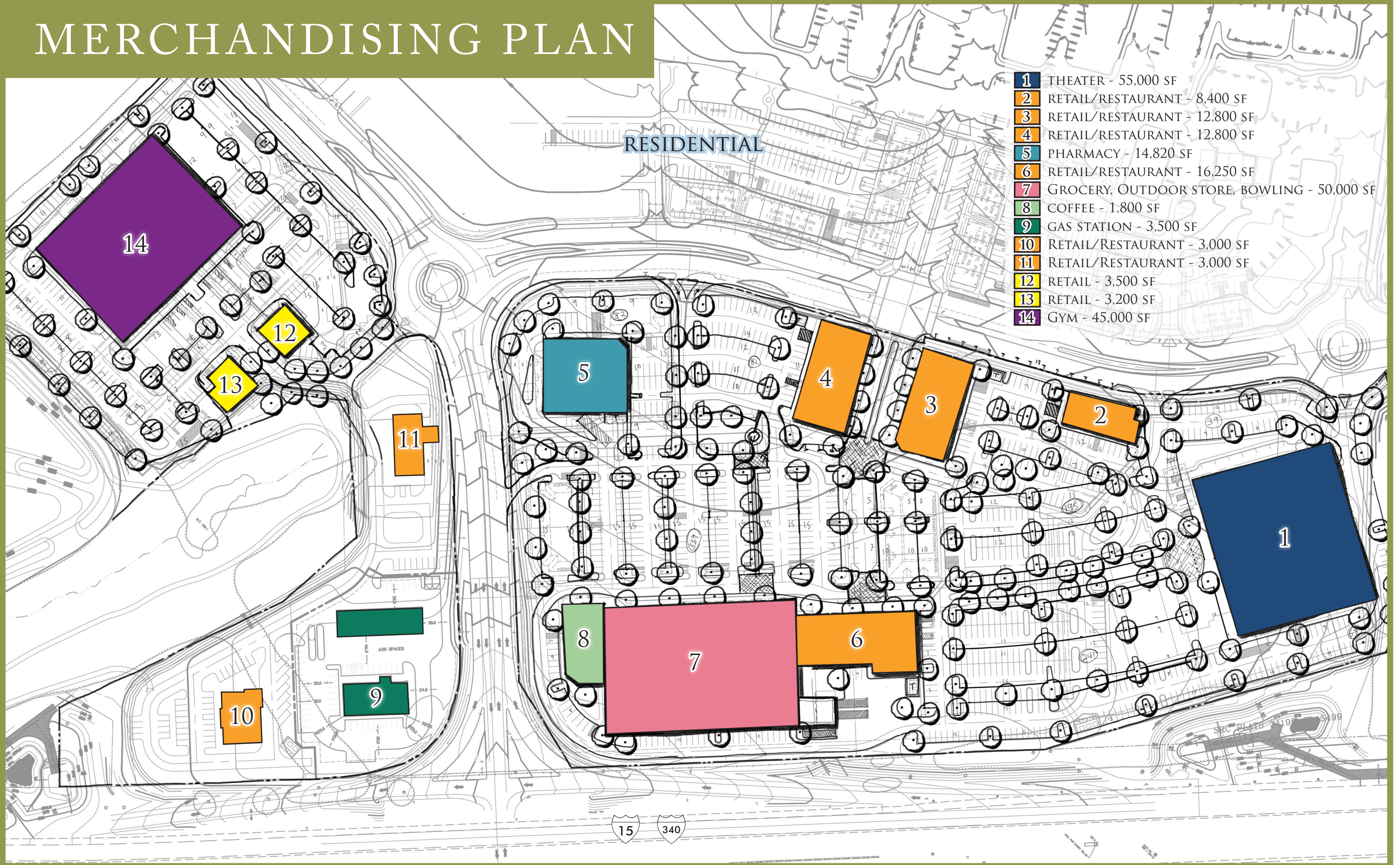
173 ACRE MIXED USE COMMUNITY
 825 RESIDENTIAL UNITS
 20 ACRES COMMERCIAL
 55 ACRES OFFICE



CLOSE IN MAP



MERCHANDISING PLAN



RESIDENTIAL

- 1 THEATER - 55,000 SF
- 2 RETAIL/RESTAURANT - 8,400 SF
- 3 RETAIL/RESTAURANT - 12,800 SF
- 4 RETAIL/RESTAURANT - 12,800 SF
- 5 PHARMACY - 14,820 SF
- 6 RETAIL/RESTAURANT - 16,250 SF
- 7 GROCERY, OUTDOOR STORE, BOWLING - 50,000 SF
- 8 COFFEE - 1,800 SF
- 9 GAS STATION - 3,500 SF
- 10 RETAIL/RESTAURANT - 3,000 SF
- 11 RETAIL/RESTAURANT - 3,000 SF
- 12 RETAIL - 3,500 SF
- 13 RETAIL - 3,200 SF
- 14 GYM - 45,000 SF



Jefferson Place

LEE ENGLE
301-651-0070
LEE.ENGLE@CBRE.COM

REILLY HUDSON
301-758-6197
REILLY.HUDSON@CBRE.COM

©2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

S. | CBRE