

FREDERICK, MD | 1080 WEST PATRICK STREET



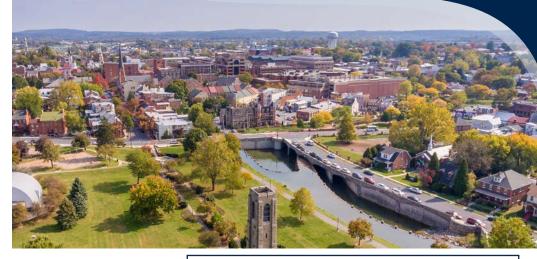
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	2022 DEMOGRAPHICS		
	1 MILE	3 MILES	5 MILES
2022 POPULATION	21,009	81,887	125,449
AVERAGE HOUSEHOLD INCOME	\$80,687	\$96,949	\$110,019
MEDIAN AGE	36.3	38.2	39
DAYTIME EMPLOYEES	5,738	52,969	77,012
TOTAL CONSUMER SPENDING	\$216M	\$1B	\$1.7B
	West Patrick Street VPD: 45,689		

VPD: 45,689



# DEMOGRAPHICS



## 2022 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
CAUCASIAN	12K	54K	87K
AFRICAN AMERICAN	5K	17K	22K
AM. INDIAN & ALASKAN	390	790	958
ASIAN	1.8K	6K	8K
HAWAIIAN & PACIFIC ISLAND	49	143	209
OTHER	932	3.4K	5K
HISPANIC ORIGIN	6.5K	15K	20K

Note: Numbers are rounded up

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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%+

Approximately 12,000+ member Planet Fitness with 1,000 daily visits High performing ALDI with brand new interior renovations











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and a contract in the

## MARKET AERIAL



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## **SITE PLAN**



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	1,500	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 20	820	Ana's Salon
Unit 30	820	Communication Concepts
Unit 31/32	5,752	Crossroads Animal Referra
		Emergency

### VISTA SHOPS AT GOLDEN MILE FREDERICK, MD | 1080 WEST PATRICK STREET



## **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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