FOR LEASE

15 S CARROLL STREET, FREDERICK, MD 21701

VCRE.CO
VERITÀ COMMERCIAL REAL ESTATE

OFFERED AT:

$25 PSF NNN

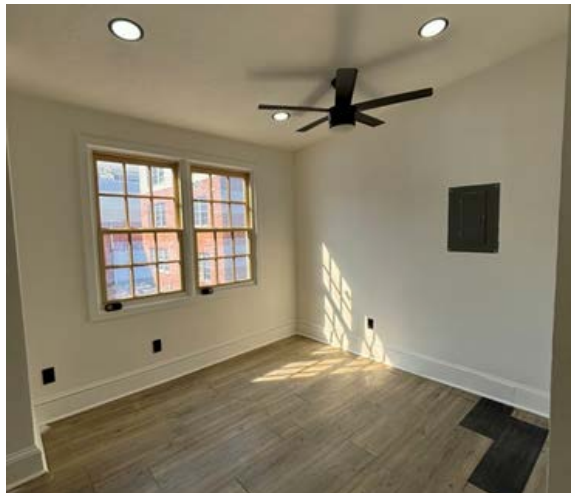
Unit Size: 1,458 +/- SF

Unbeatable Location! Situated directly across from the highly anticipated Downtown Hotel & Conference Center (Coming 2027), this property offers exceptional visibility and high foot traffic in the heart of Downtown Frederick.

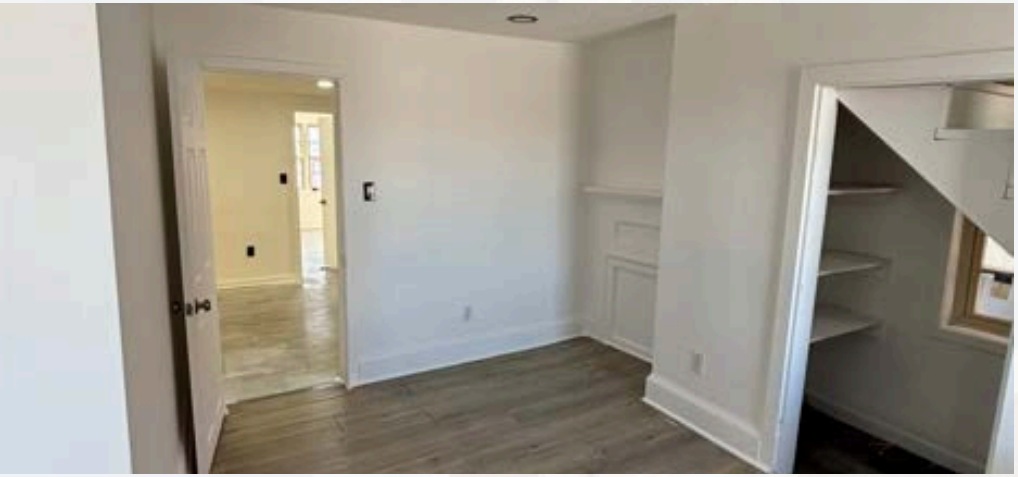
Property Highlights:

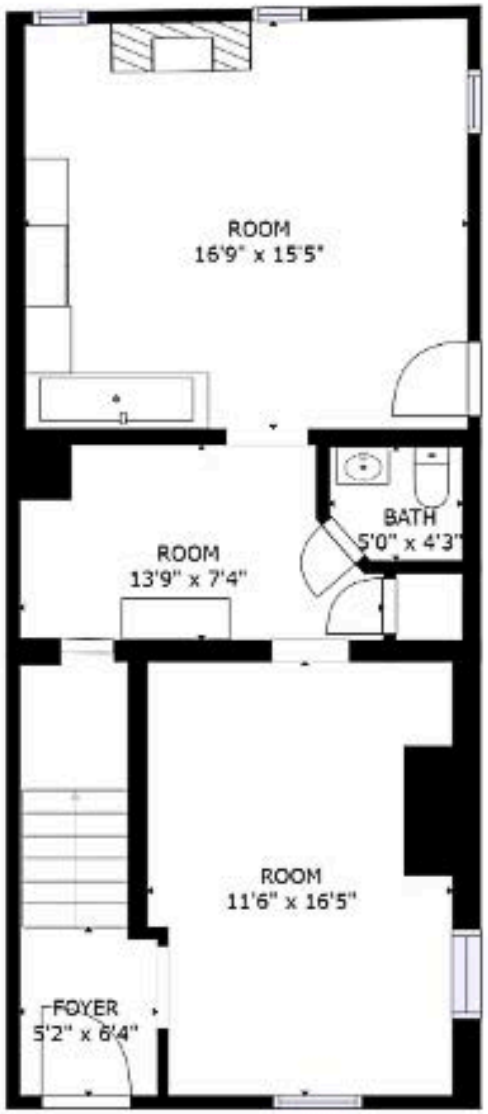
- **1,458 SF Two-Level Space –** Ideal for a boutique shop, coffee shop, café, bakery, salon, barber shop, art gallery, or more!
- **New Renovations –** Featuring new siding, windows, and hardwood flooring
- **Two Bathrooms**
- **Unfinished Basement**
- **Prime Walkability**

Contact VCRE if interested in property purchase potential.



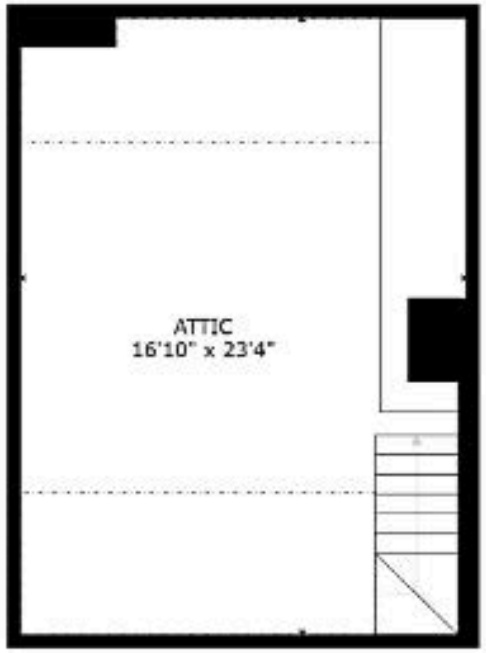
EXIT





FLOOR 1

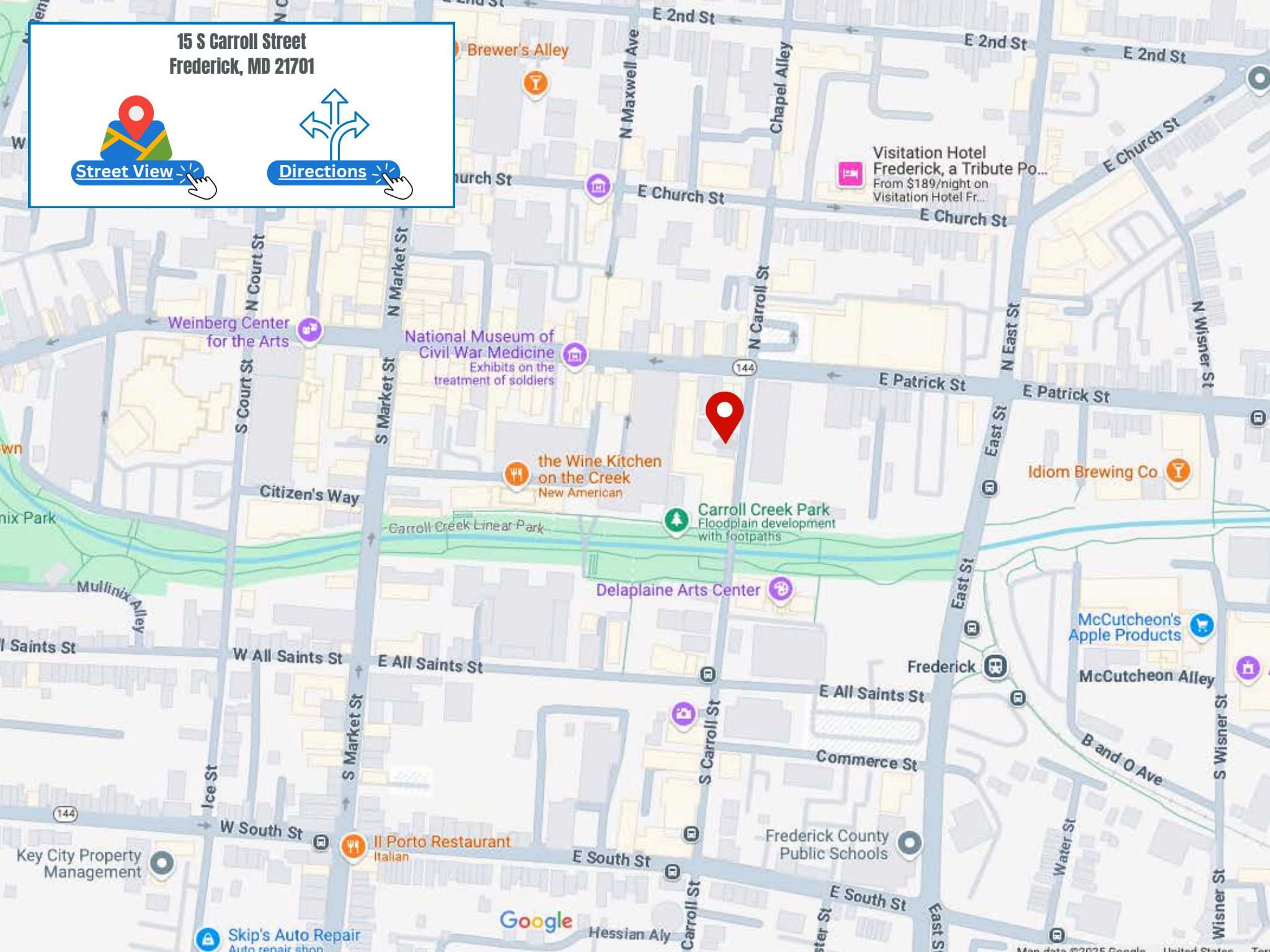
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 672 sq ft, FLOOR 2: 665 sq ft
FLOOR 3: 238 sq ft, EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 147 sq ft
TOTAL: 1575 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport


15 S Carroll Street
Frederick, MD 21701
Street View
Directions
Brewer's Alley
E 2nd St
N Maxwell Ave
Chapel Alley
Visitation Hotel Frederick, a Tribute Po...
From $189/night on Visitation Hotel Fr...
E Church St
N Court St
N Market St
N Carroll St
N East St
N Wisner St
Weinberg Center for the Arts
National Museum of Civil War Medicine
Exhibits on the treatment of soldiers
144
E Patrick St
S Court St
S Market St
East St
the Wine Kitchen on the Creek
New American
Idiom Brewing Co
Citizen's Way
Carroll Creek Park
Floodplain development with footpaths
Carroll Creek Linear Park
Delaplaine Arts Center
Mullinix Alley
McCutcheon's Apple Products
W All Saints St
E All Saints St
Frederick
McCutcheon Alley
S Carroll St
Commerce St
B and O Ave
S Wisner St
Ice St
W South St
Il Porto Restaurant
Italian
Key City Property Management
Frederick County Public Schools
E South St
Water St
Google
Hessian Aly
Skip's Auto Repair

LET'S GET STARTED

TONY "C" CHECCHIA
FOUNDER & BROKER

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FREDERICK CITY

OVERVIEW

Frederick, Maryland, located in Frederick County, is a city rich in history with a perfect blend of modern amenities and a prime location. Positioned at the intersection of major highways like I-70, I-270, and several U.S. routes, it offers excellent connectivity. Just 46 miles west of Baltimore and 50 miles north of Washington, D.C., Frederick is home to a population of 78,171 (according to the 2020 census).

Downtown Frederick, known as the Frederick Historic District, is a lively center boasting over 200 shops, restaurants, and antique stores. The dining scene is diverse, featuring Italian-American, Thai, Vietnamese, and Cuban cuisines, alongside popular spots like The Tasting Room and Olde Towne Tavern.

Beyond its retail and dining appeal, downtown Frederick is a bustling business hub with around 600 companies employing nearly 5,000 people.

Historic buildings have been repurposed to accommodate the growing tech industry, while modern office spaces around Carroll Creek Park further highlight the city's development. This mix of historical charm and modern growth makes Frederick an attractive destination for commercial real estate, providing businesses with the perfect environment to thrive.