



Carroll Creek Square

Site Plan and Program Mix

Neighborhood Design



Unleveraged IRR (Before Taxes) 11.35%  
Leveraged IRR (Before Taxes)\* 53.82%

TOTAL BUILDOUT: 221,000 Square Feet

Retail	50,000 sf	4 Stores
Residential	171,000 sf	180 Units

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MRED

Spring 2019

## Carroll Creek Square

Modern Living in Downtown Frederick

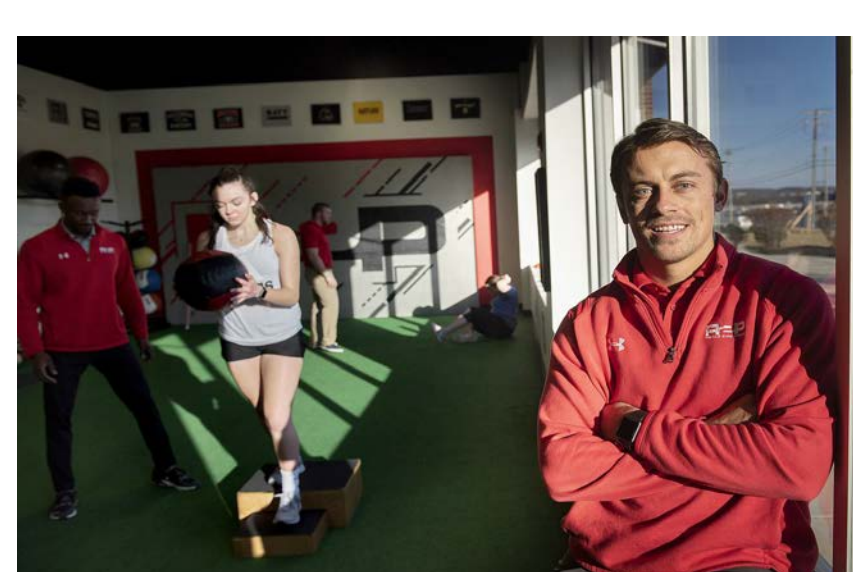
### Nicholas Shank

Carroll Creek Square is an exciting new mixed-use development offering cosmopolitan living in the heart of downtown Frederick. Just steps from the majestic Carroll Creek Linear Park, Carroll Creek Square offers modern amenities in a classic American setting. Featuring a MOM's organic market, CVS pharmacy and Cross Fit training gym, residents have everything needed just steps from their front door. You can workout, shop for

fresh produce and pick up prescriptions all without leaving the house. Luxury townhomes are paired with upscale apartments offering a unique mix of living options. The result is a fully urbanized community tailored to the needs of families and busy young professionals. Minutes from I-70, and two blocks from a MARC train station the development's location is perfectly situated at the Gateway to Downtown

Frederick. The city of Frederick is repeatedly recognized in national surveys ranking American Cities on quality of life. It is a desirable location attracting millennials looking for an authentic urban experience without the overpriced rents in Washington, D.C. and families who want their children to attend some of the best public schools in the nation. Downtown Frederick is on the rise. Carroll Creek Square will play a

critical part in a dynamic urbanization process marrying historical ambience with contemporary style to create an attractive place to call home.



Preserve the Past

Nurture Families

Inspire Professionals

Attract Millennials

Connect the Riverwalk