



NEARBY RETAILERS

RETAIL/ PAD SITES FOR LEASE



- New multi-use development under construction (344 apartment units and 105 townhomes).
- Three pad sites available: 0.72 acres, 0.91 acres and 1.27 acres.
- Up to 15,100 SF of brand-new retail for lease.
- Access off Monocacy Boulevard, Mill Pond Road (new expansion will connect from Wegmans Center to Worman's Mill Village Square) and Worman's Mill Road.

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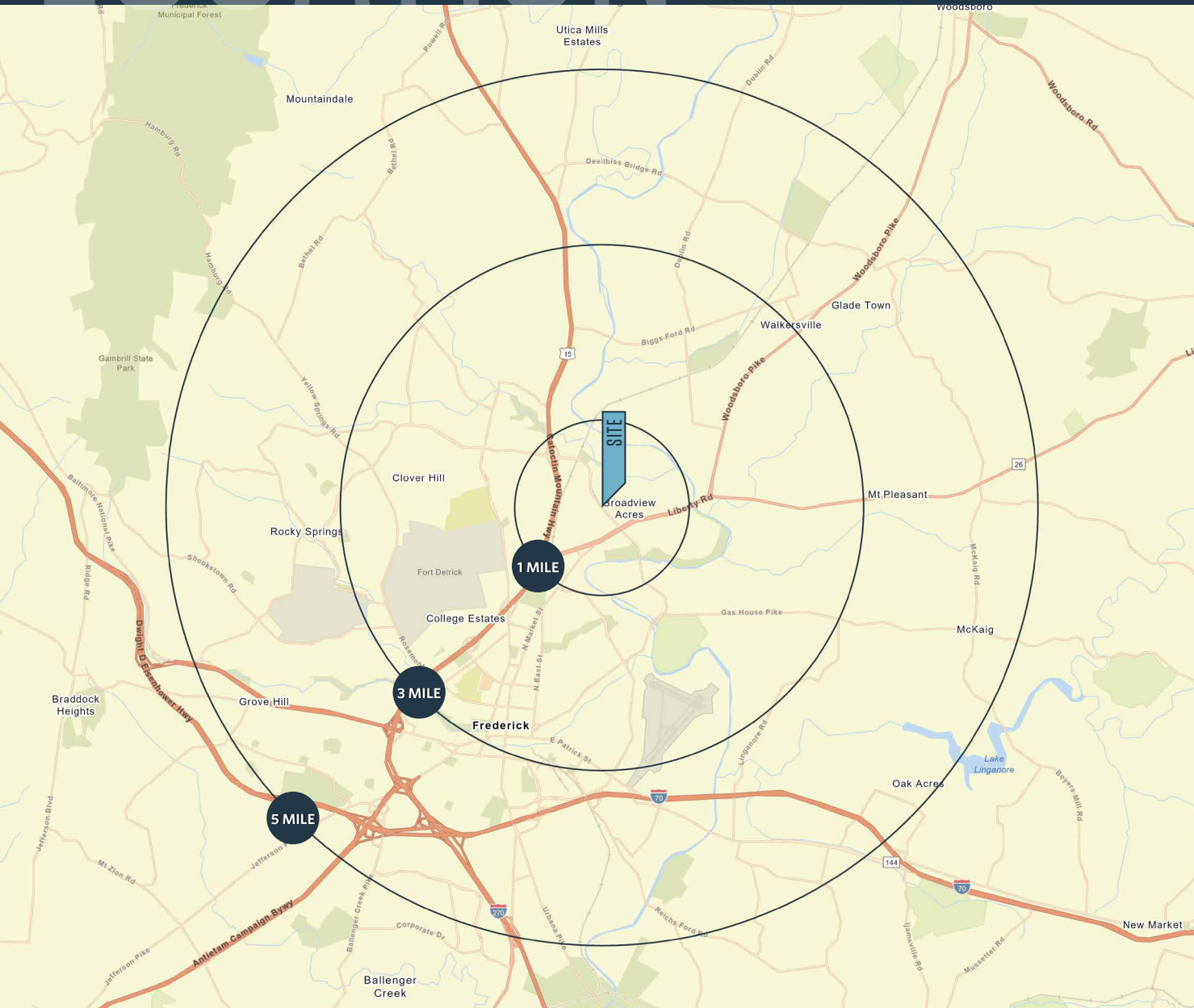
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LOCATION

MARKET COMMONS AT WORMAN'S MILL

MONOCACY BLVD & MILL POND ROAD, FREDERICK, MD, 21701, FREDERICK COUNTY



PROPERTY HIGHLIGHTS:

- Pad sites for lease: 0.72 acres, 0.91 acres and 1.27 acres.
- Up to 15,100 SF of retail for lease.

DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
8,747	48,817	113,746
Daytime Population		
6,611	42,773	72,540
Households		
3,612	19,227	44,100
Average HH Income		
\$124,055	\$115,073	\$107,785

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Monocacy Blvd	13,431 ADT
Liberty Rd	32,551 ADT

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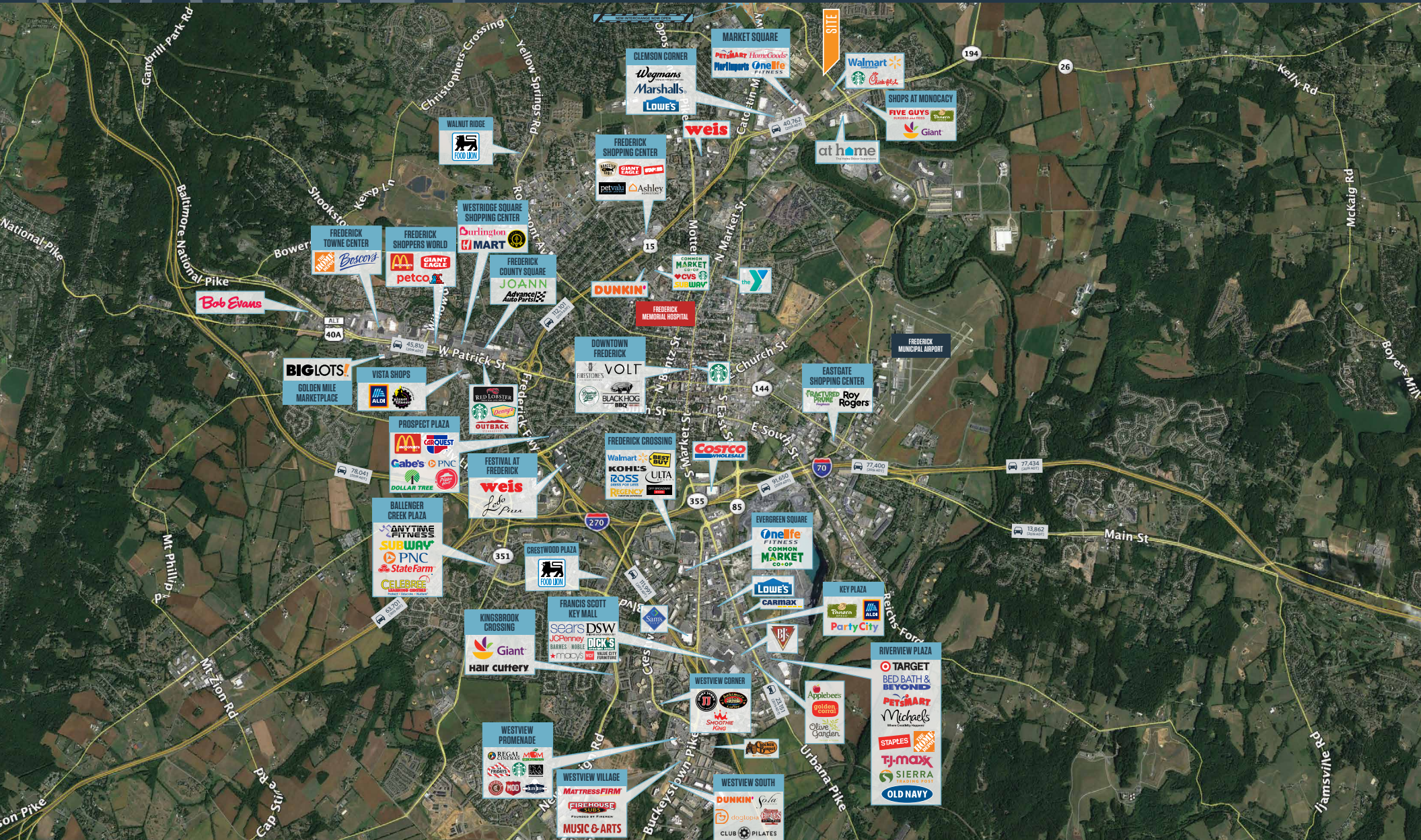
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MARKET

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CLOSE-UP

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GLEMSON CORNER

- The UPS Store
- GameStop
- CHIPOTLE
- Wegmans
- Marshalls
- LOWE'S

- QUICKWAY
- noodles
- tropical CAFE
- Moe's
- BUFFALO WILD WINGS

- The UPS Store
- GameStop
- Advance Auto Parts
- HomeGoods
- FIVE BELOW

SHOPS AT MONOCACY

- FIVE GUYS
- Giant
- COLD STONE
- FIREHOUSE SUBS

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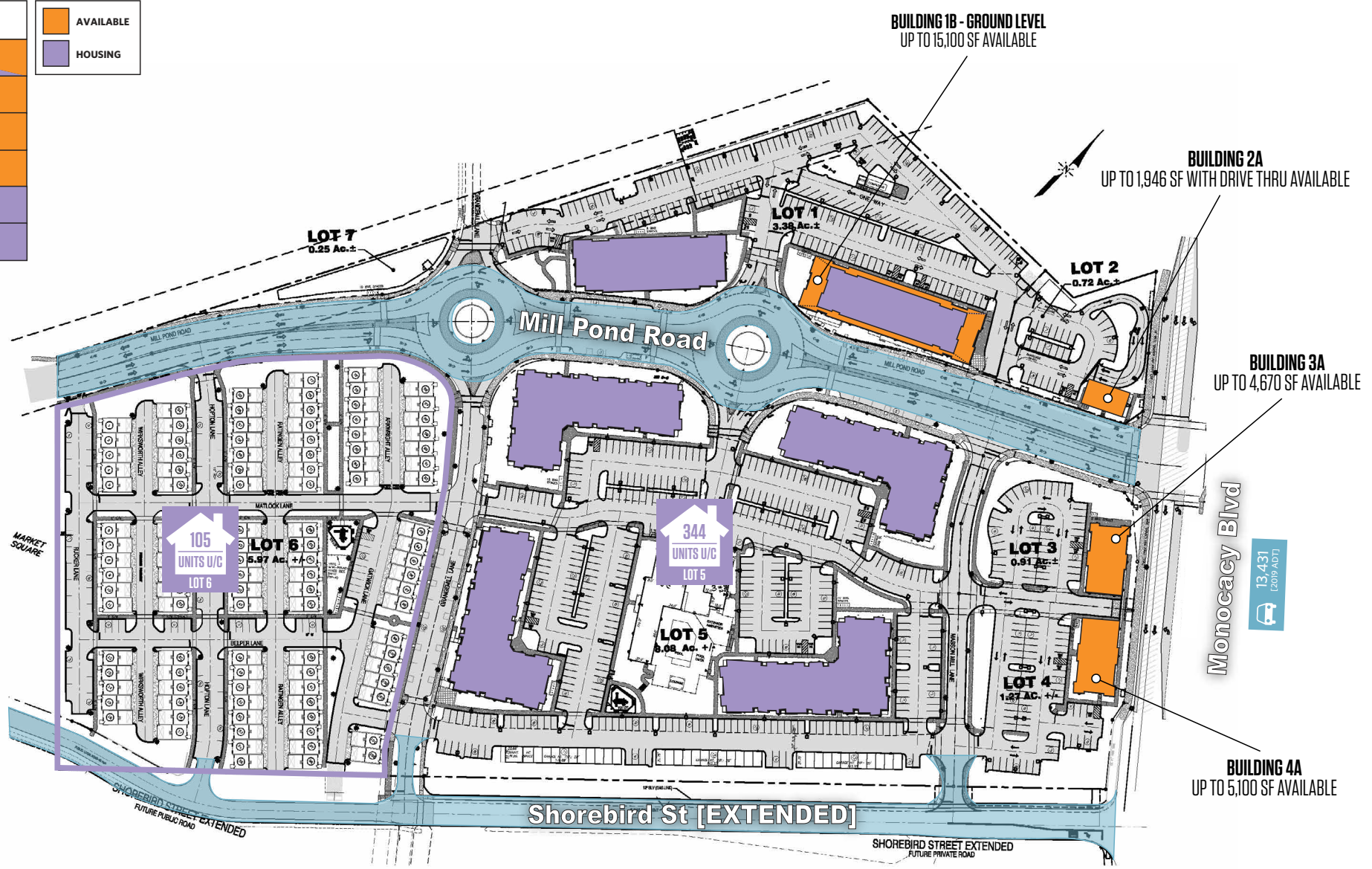


SITE PLAN

MARKET COMMONS AT WORMAN'S MILL

MONOCACY BLVD & MILL POND ROAD, FREDERICK, MD, 21701, FREDERICK COUNTY

LOT	ACRES	AVAILABLE	HOUSING
1	3.38 ±	AVAILABLE	HOUSING
2	0.72 ±	AVAILABLE	HOUSING
3	0.91 ±	AVAILABLE	HOUSING
4	1.27 ±	AVAILABLE	HOUSING
5	8.08 ±	HOUSING	HOUSING
6	5.97 ±	HOUSING	HOUSING



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RENDERINGS

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MONOCACY BLVD & MILL POND ROAD, FREDERICK, MD, 21701, FREDERICK COUNTY

BUILDING 1B



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RENDERINGS

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BUILDING 2A



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RENDERINGS | MARKET COMMONS AT WORMAN'S MILL

MONOCACY BLVD & MILL POND ROAD, FREDERICK, MD, 21701, FREDERICK COUNTY

BUILDINGS 3A & 4A



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