



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 7,351 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.

JOHN MEYER

jmeyer@klnb.com | 443-632-2052

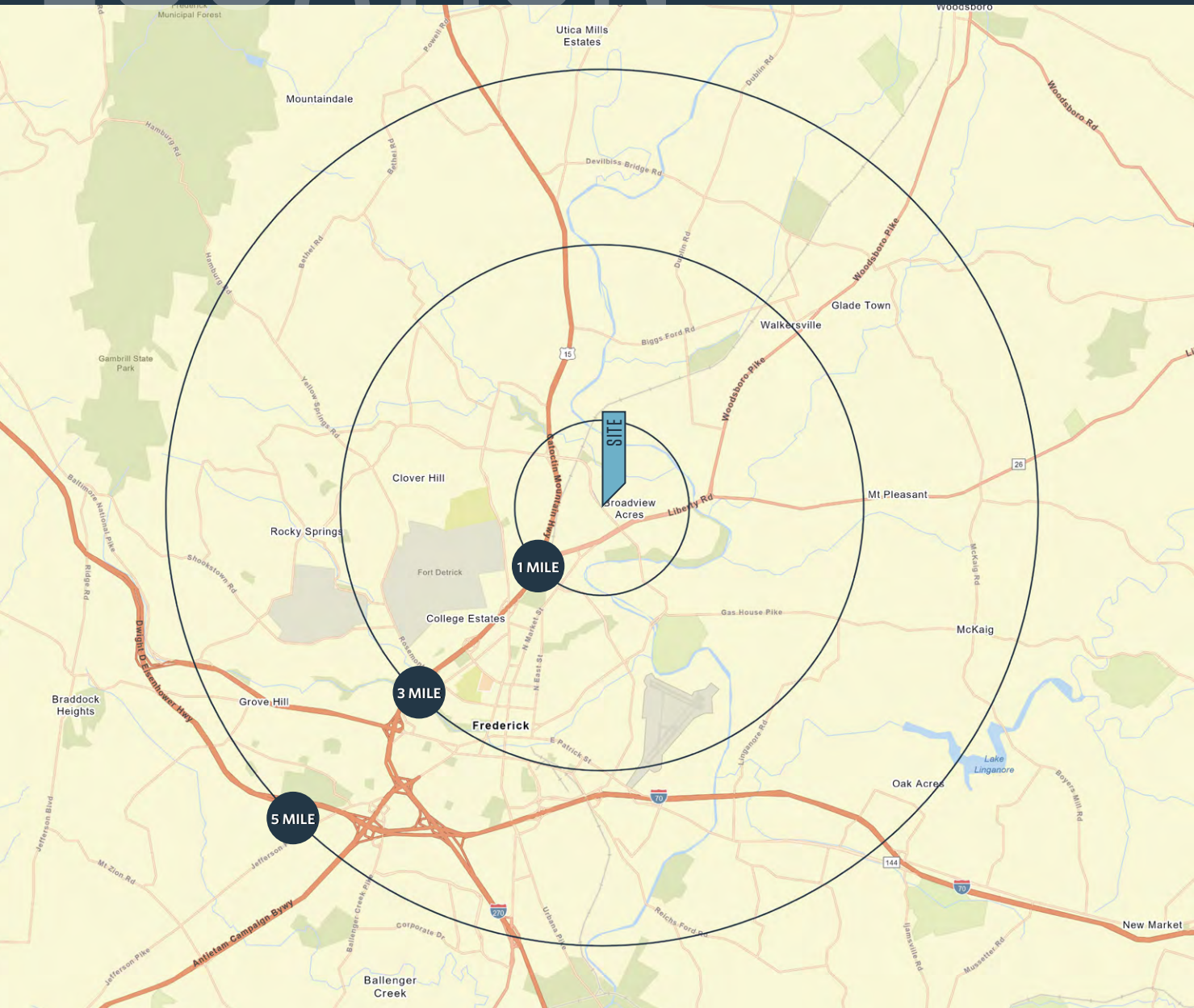
MICHAEL GINSBURG

mginsburg@klnb.com | 443-632-2041

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 7,351 SF of retail for lease.

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
9,438	50,613	121,041
Daytime Population		
13,250	68,631	132,780
Households		
3,990	20,110	46,221
Average HH Income		
\$144,176	\$133,910	\$124,439

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Monocacy Blvd	22,721 ADT
Liberty Rd	31,271 ADT

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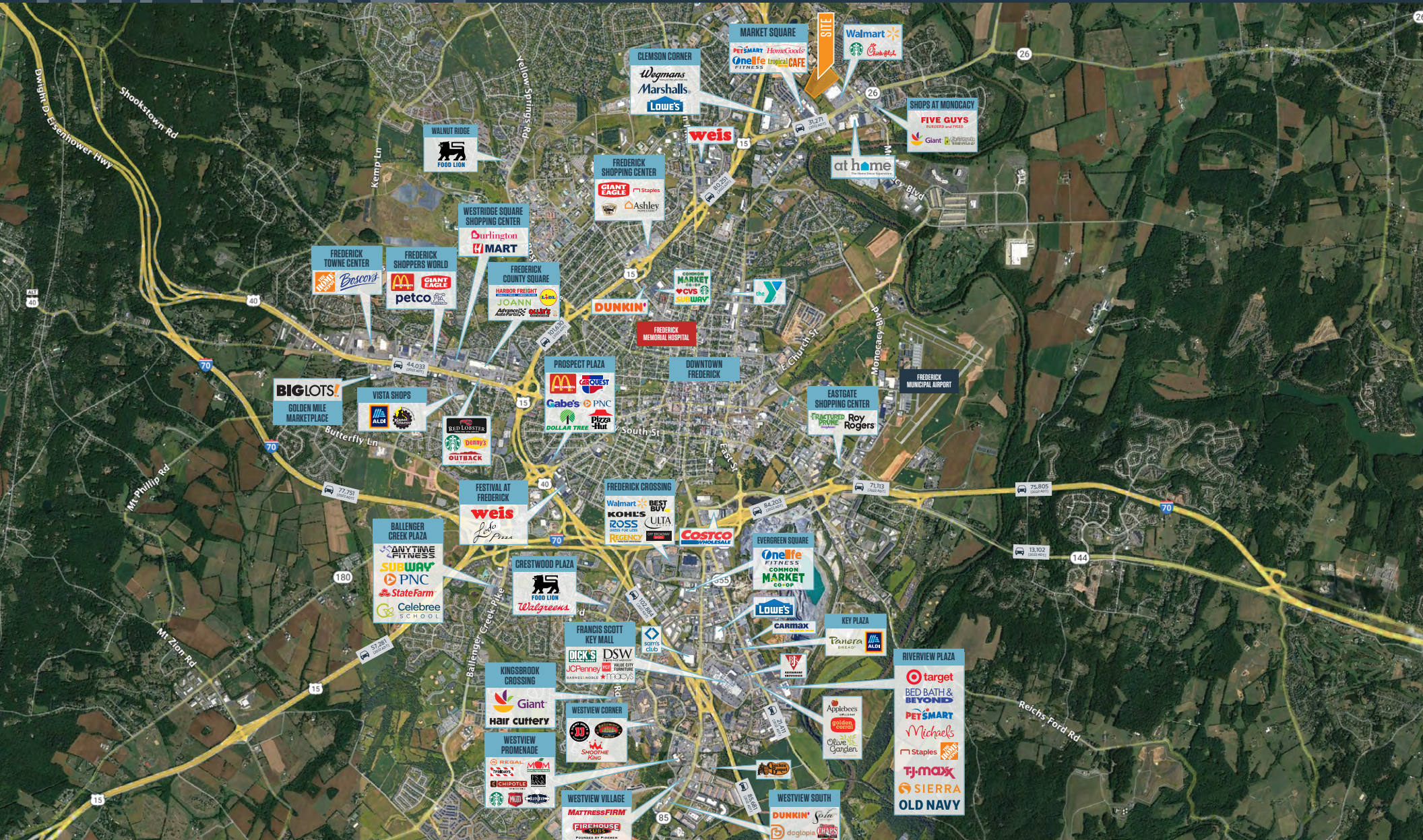
mginsburg@klnb.com | 443-632-2041

klnb

MARKET

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CLOSE-UP

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JOHN MEYER

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klnb

22,580
[2021 ADT]



RENDERINGS

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BUILDING 1B

BUILDING 1B MILL POND ROAD FACADE



BUILDING 1B REAR FACADE



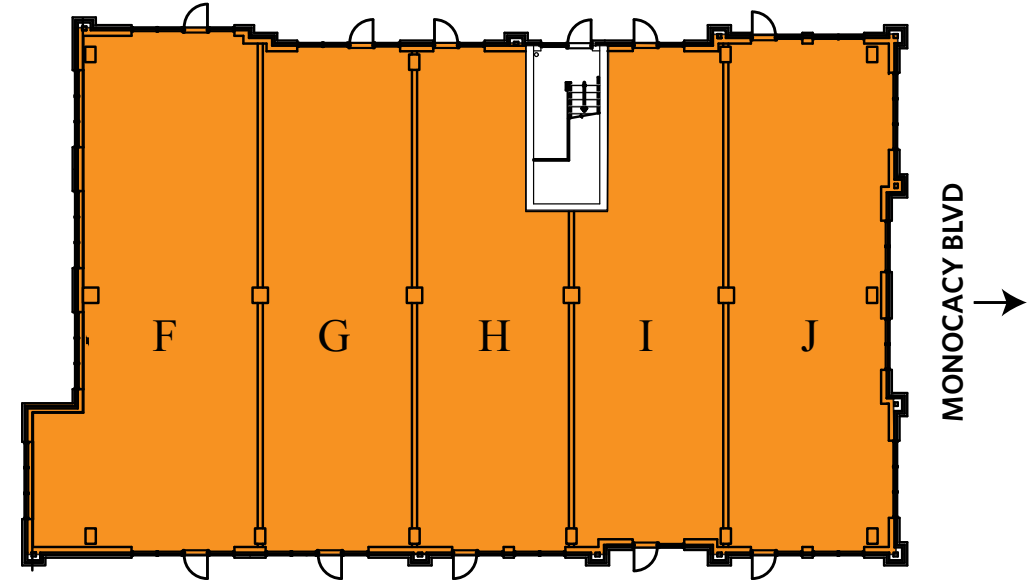
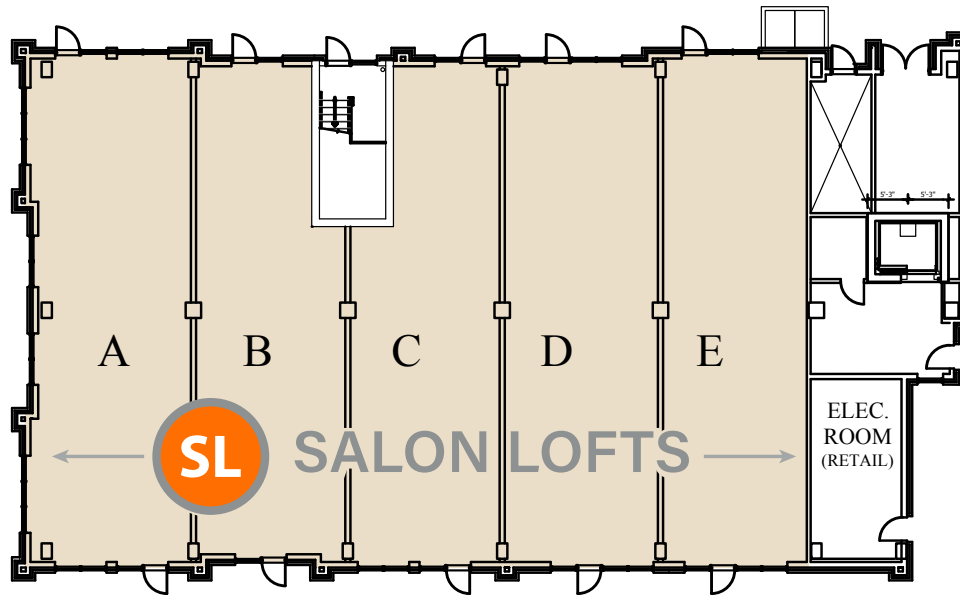
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klnb



← MILL POND ROAD →

KEY	
	AVAILABLE
	AT LEASE
	LEASED

RENTABLE SQUARE FEET	
A	1,561 SF
B	1,278 SF
C	1,257 SF
D	1,412 SF
E	1,338 SF
F	1,857 SF
G	1,373 SF
H	1,284 SF
I	1,277 SF
J	1,560 SF
TOTAL RENTABLE AREA: 14,197	

PHOTOS

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klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

JOHN MEYER

jmeyer@klnb.com
443-632-2052

MICHAEL GINSBURG

mginsburg@klnb.com
443-632-2041

100 West Road, Suite 505, Towson, MD 21204

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klnb.com



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