



## NEARBY RETAILERS



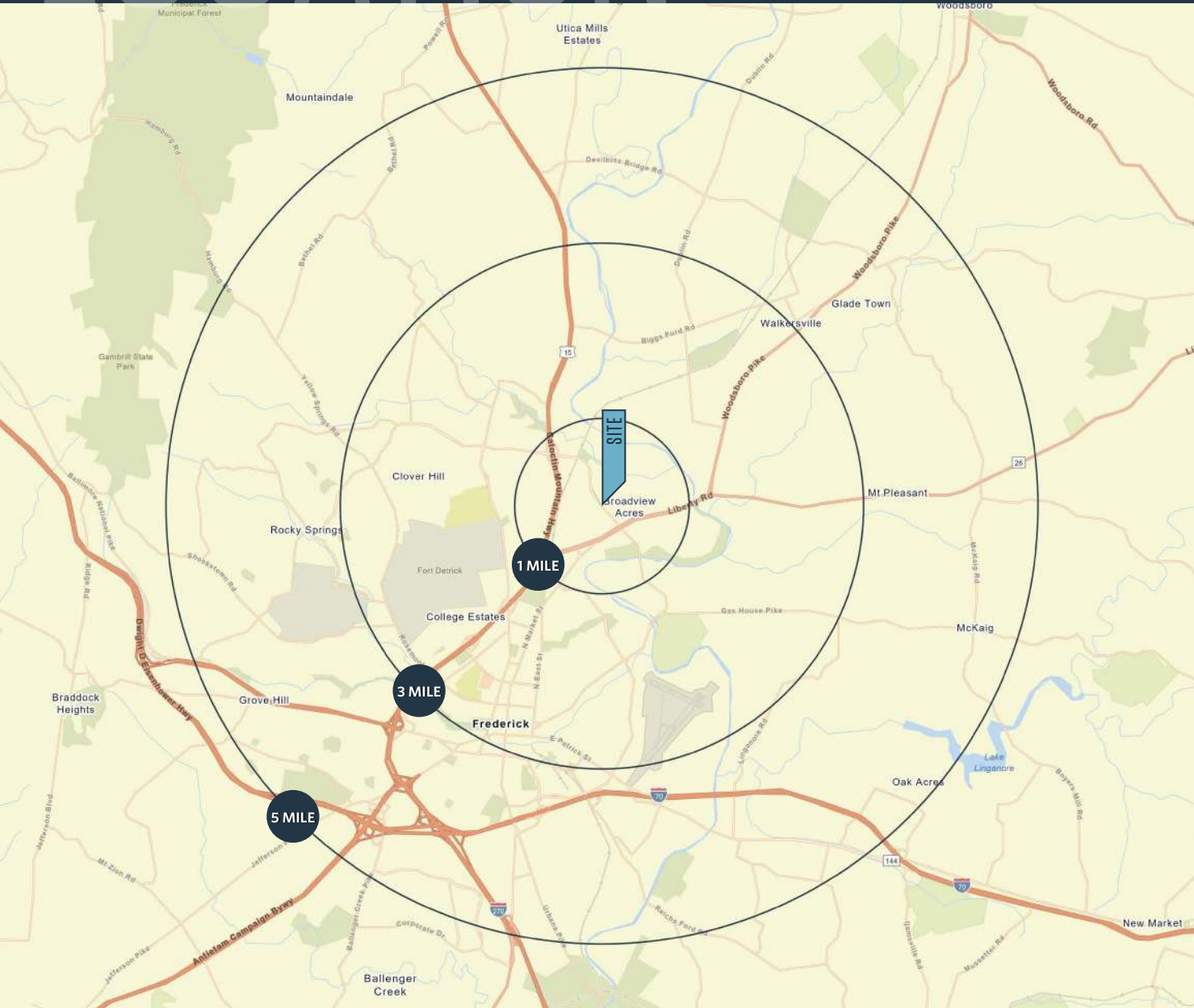
## RETAIL/ PAD SITES FOR LEASE

- New multi-use development under construction (344 apartment units and 105 townhomes).
- One pad site available: 0.72 acres
- Up to 3,230 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 Wormans Mill Road.

# LOCATION

# MARKET COMMONS AT WORMAN'S MILL

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



## PROPERTY HIGHLIGHTS:

- One pad site available: 0.72 acres
- Up to 3,230 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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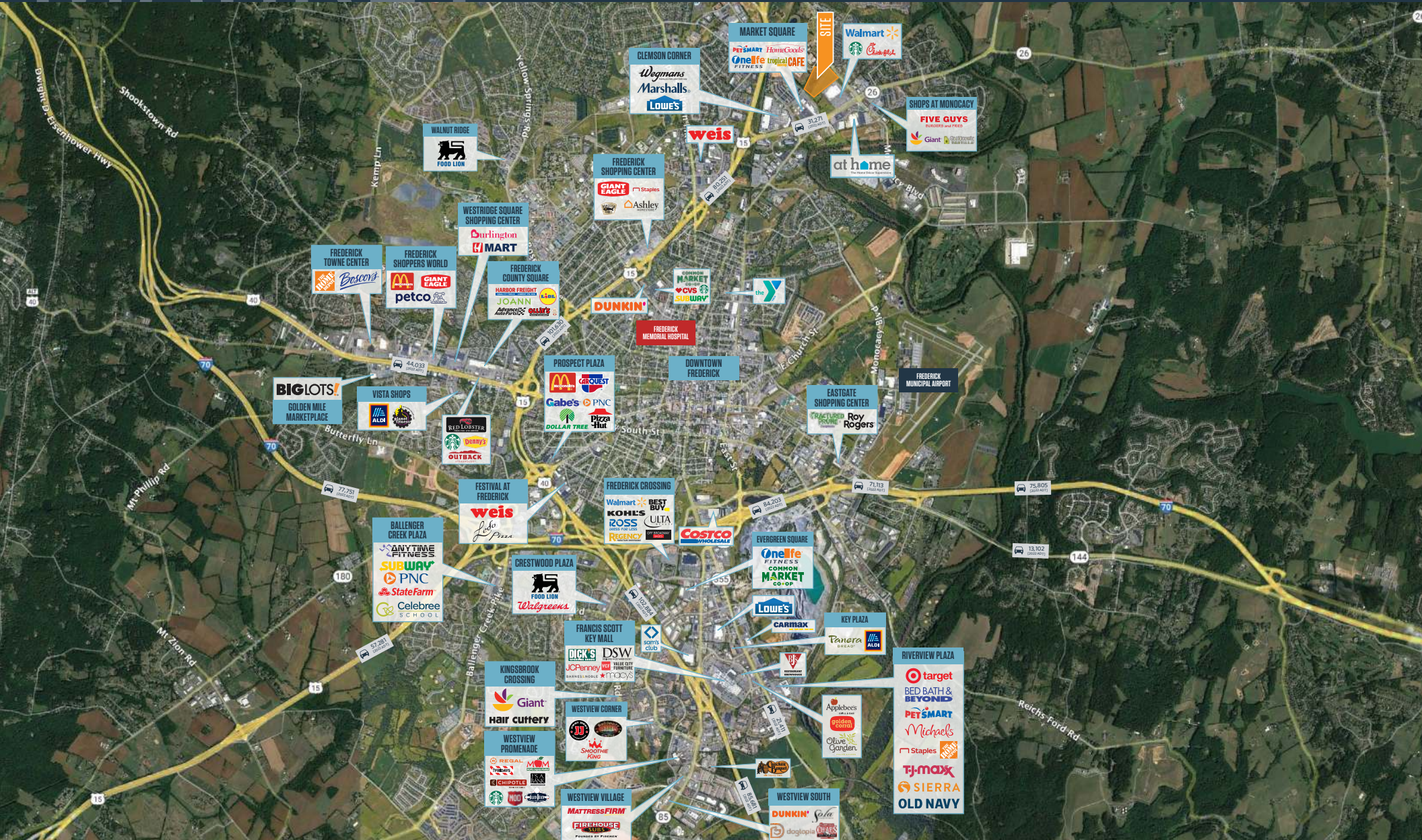
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# MARKET

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# CLOSE-UP

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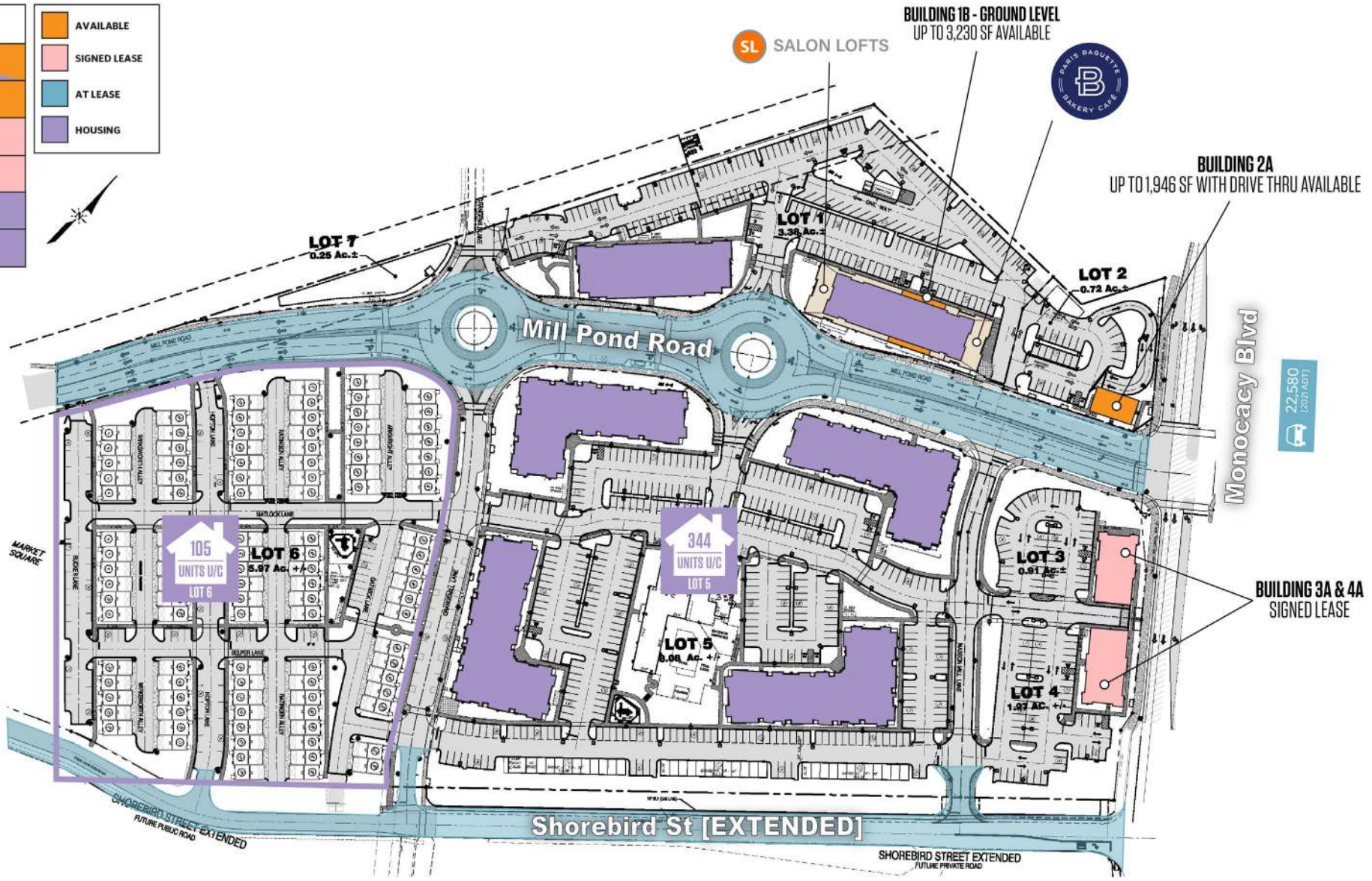
# SITE PLAN

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

- AVAILABLE
- SIGNED LEASE
- AT LEASE
- HOUSING



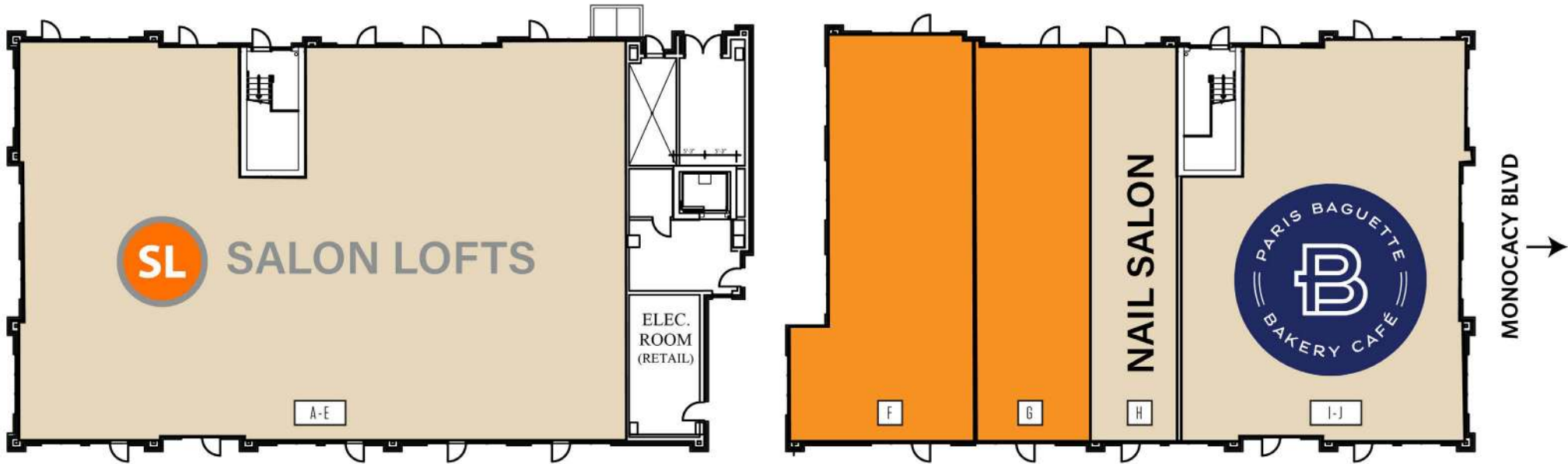
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← MILL POND ROAD →

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	1,100 SF
I & J	3,012 SF
TOTAL RENTABLE AREA: 14,197	

KEY	
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span>	AVAILABLE
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	AT LEASE
<span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black;"></span>	LEASED

# PHOTOS

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