



## NEARBY RETAILERS



## PAD SITE FOR LEASE OR SALE

- 0.72-acre pad available for sale off Monocacy Boulevard (23,070 AADT)
- Price: \$1.4M
- Signalized access
- Located on outparcel of new Market Commons at Worman's Mill Development

**JOHN MEYER**

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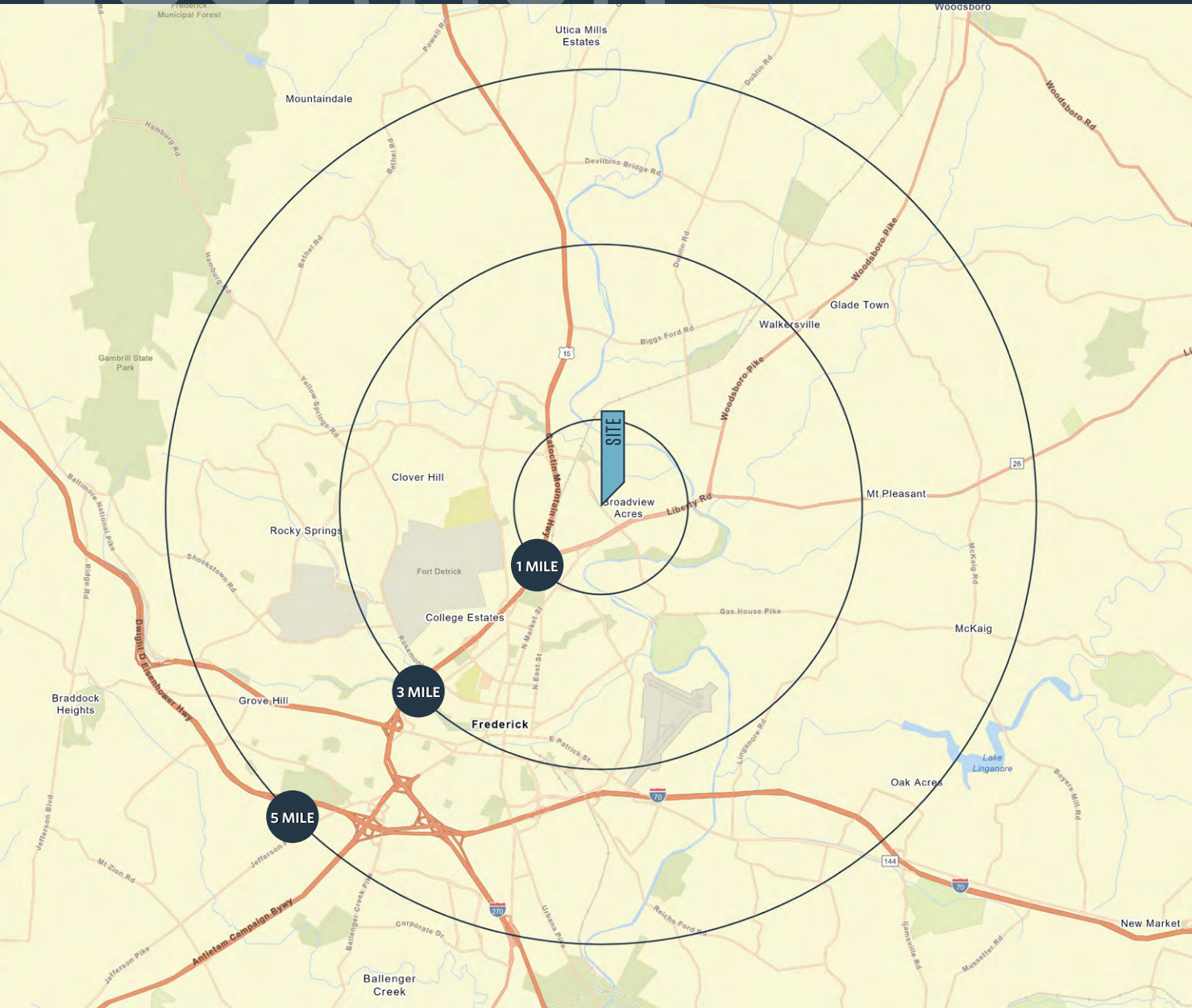
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# LOCATION

# MARKET COMMONS AT WORMAN'S MILL PAD

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



## PROPERTY HIGHLIGHTS:

- One pad site available: 0.72 acres

## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
10,047	63,440	136,020
Daytime Population		
15,259	79,526	144,747
Households		
4,167	25,473	51,863
Average HH Income		
\$142,098	\$135,812	\$134,218

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Monocacy Blvd	23,070 ADT
Liberty Rd	33,230 ADT

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# MARKET

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# CLOSE-UP

# MARKET COMMONS AT WORMAN'S MILL PAD

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



**LOT 2**  
Available for Sale - \$1.4M  
0.72 acres

**MARKET COMMONS AT WORMAN'S MILL**

- LIVE BETTER HEARING + BALANCE
- SL SALON LOFTS
- PARIS BAGUETTE

**MARKET SQUARE**

- PETSMART HomeGoods
- Onelife FITNESS
- QUICKWAY JAPANESE RESTAURANT
- Yes RESTAURANT
- WILD WINDS
- tropical CAFE
- noodles & COMPANY

**CLEMSON CORNER**

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

The UPS Store

- GameStop
- Advance Auto Parts
- HomeGoods
- five BELOW

**SHOPS AT MONOCACY**

- FIVE GUYS BURGERS and FRIES
- Panera BREAD
- Giant
- COLD STONE CREAMERY
- FIREHOUSE SUBS
- FOUNDED BY FIREMEN

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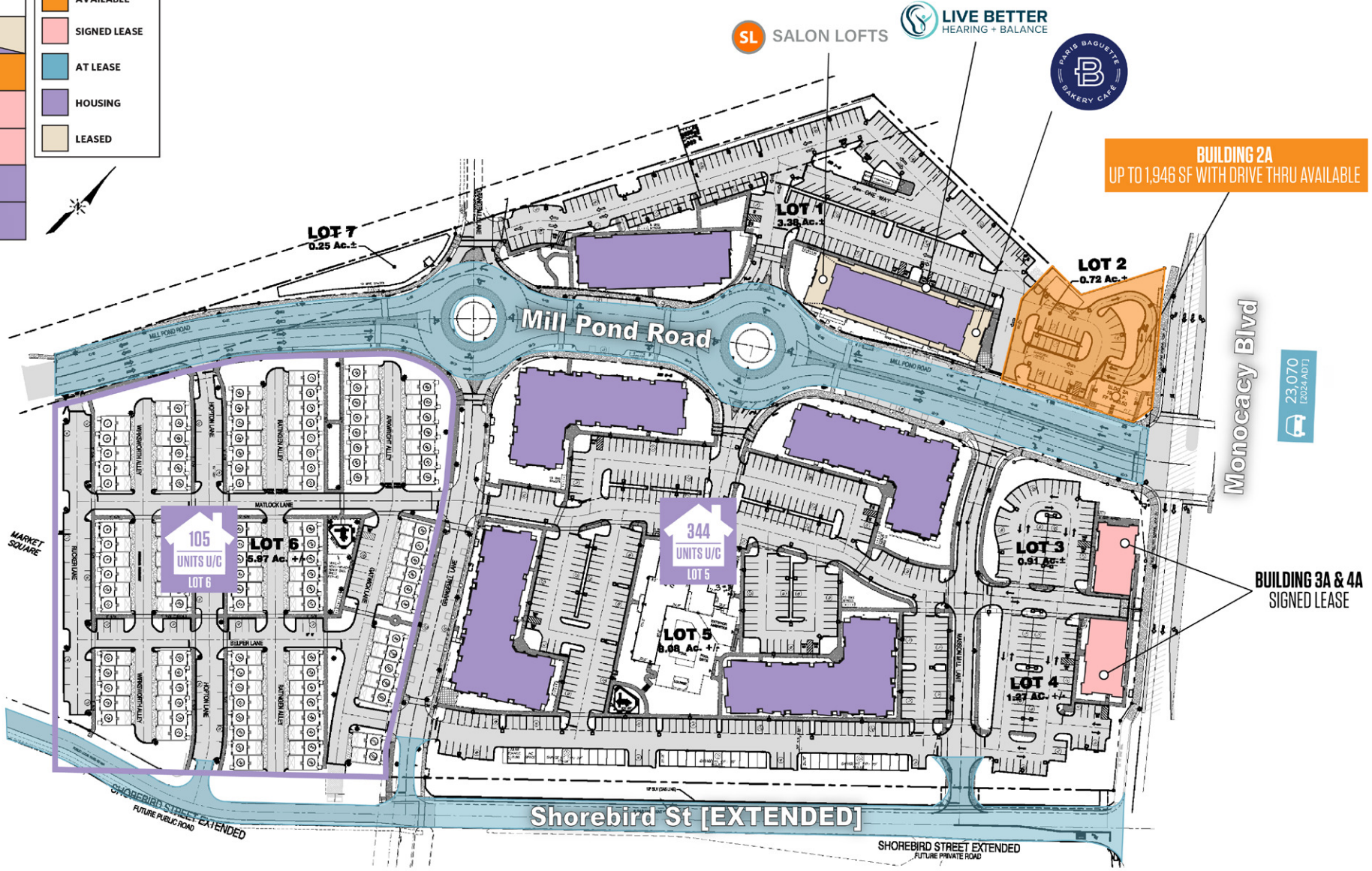
# SITE PLAN

# MARKET COMMONS AT WORMAN'S MILL PAD

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

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
- LEASED



**SL SALON LOFTS**

**LIVE BETTER HEARING + BALANCE**

**PARIS BAGUETTE BAKERY CAFE**

23,070 [2024 ADT]

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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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