



where life LIVES



the village center *at* worman's mill

NOW LEASING - 27,244 SF OF GROUND FLOOR RETAIL

VillageCenterForLease.com

A resort-style mixed-use development, the Village Center at Worman's Mill is located in the center of the award-winning Worman's Mill Planned Neighborhood Development located in Frederick, Maryland and provides upscale amenities with an emphasis on fine living and wellness. The site is planned for 27,244 square feet of ground floor retail which includes restaurants, shops, bank, salon, medical offices, and more with 171 high-end residential apartments, and approximately 660 parking spaces. The retail stores and adjacent gazebo park are the center of community life where approximately 5,000 people reside within walking distance.

For more information on the Village Center at Worman's Mill, please contact:

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8923 Fingerboard Road, Frederick, MD 21704 | TurningPointCommercial.com





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Overview

The Village Center is designed in the motif of a small resort village with upscale amenities such as: restaurants and cafes, shops, bank, salon, dry cleaner, in-home CNA or RN care, gift store, spa, medical offices, fitness, therapy and essential retail for your ultimate ease and convenience. The project consists of a small retail streetscape along Mill Pond Road.

Upscale elevator residences offer the finest appointments with controlled access, a fitness facility, great room, living room, warming pantry-type kitchen, kitchen, a reception "concierge desk" manned by the leasing agent, Wi-fi and a host of a la carte amenities including meal plans at adjacent restaurants, technology assistance, and other common needs of residents. Garage spaces are available at an additional cost. Residents will enjoy all the amenities of Worman's Mill including the grand clubhouse, swimming, tennis, basketball, putting green, playground, walking trails, beautiful parks, and social clubs.

Consistent with the quality of other Worman's Mill properties, the interiors of these Premiere Living residences offer the finest one and two bedroom suites, 9' ceilings, gourmet kitchens with granite counter-tops and black appliances, kitchen islands, breakfast bars, elegant baths with a 42" x 48" shower with seat in master baths, available dens, optional large walk-in closets, walk-through closets, ceramic flooring in baths, raised bath vanities, blocking for optional grab bars, comfort height toilets, wide passage ways, private Juliet balconies, gas heat, gas cooking, high-speed Internet wiring, double-pane insulated windows, and individually controlled heat and air conditioning.

Retail Plan

The retail vision is to provide a place in the center of the community where residents can come to meet, eat, and enjoy community life.

Information is believed to be accurate, but should not be relied upon without verification.



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Location

The Village Center at Worman's Mill is located in the center of the award-winning Worman's Mill Planned Neighborhood Development located in Frederick, Maryland. The land is comprised of 307 acres nestled along the Monocacy River. Residences vary from multi-family homes, to townhomes, to villas, to single family homes.

History

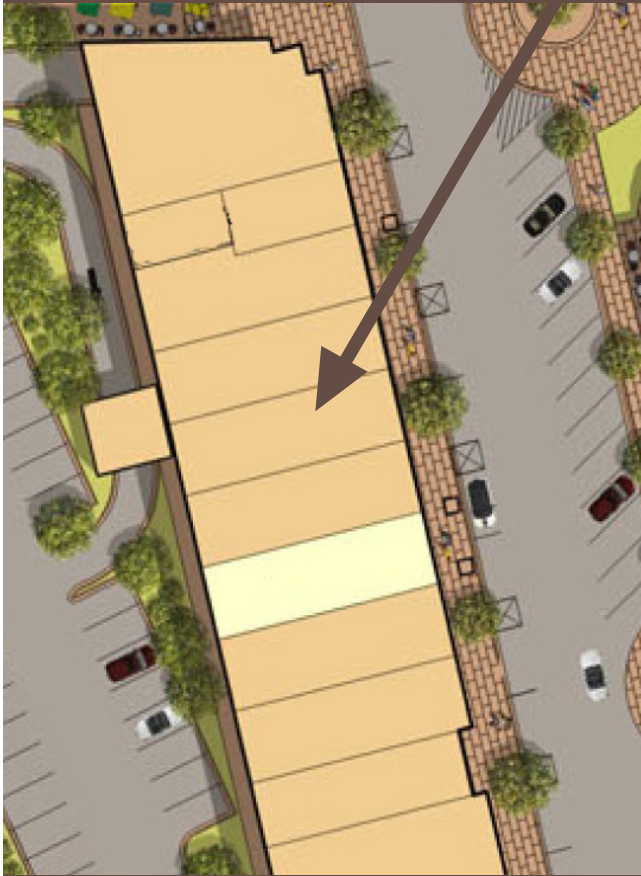
The story goes back to 1746 when the land was first settled by Jacob Stoner, a German family. Ideally located along the Old Annapolis Road, Mr. Stoner and his family built their home and started their new life in America. In later years, the land was sold to the Worman family (not "Wormald" the creators of Worman's Mill). The area became known as "Worman's Mill" throughout the 19th and 20th century and hence the name for this premier new community along the Monocacy River.

Worman's Mill is the second "neo-traditional small town" in the country planned shortly after Seaside in Florida. Worman's Mill has captured national and international attention from as far away as Japan, South Africa, and Sweden because of its success in land planning and excellence in design. Winner of the national BEST IN AMERICAN LIVING AWARD, the State of Maryland Smart Growth Award, and over seventy regional design awards, Worman's Mill is a truly unique and outstanding new home community.

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A SUGGESTED RETAIL USERS

- Speciality Foods
- Bakery
- Dry Cleaners
- Medical Office
- Hair/Nail Salon
- Coffee Shop



B TWO FREE STANDING RESTAURANT

C PAD SITES WITH OUTDOOR DINING



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A 19,114 SF of Retail & 34 Apartments

B 3,180 SF of Retail

C 4,950 SF Retail

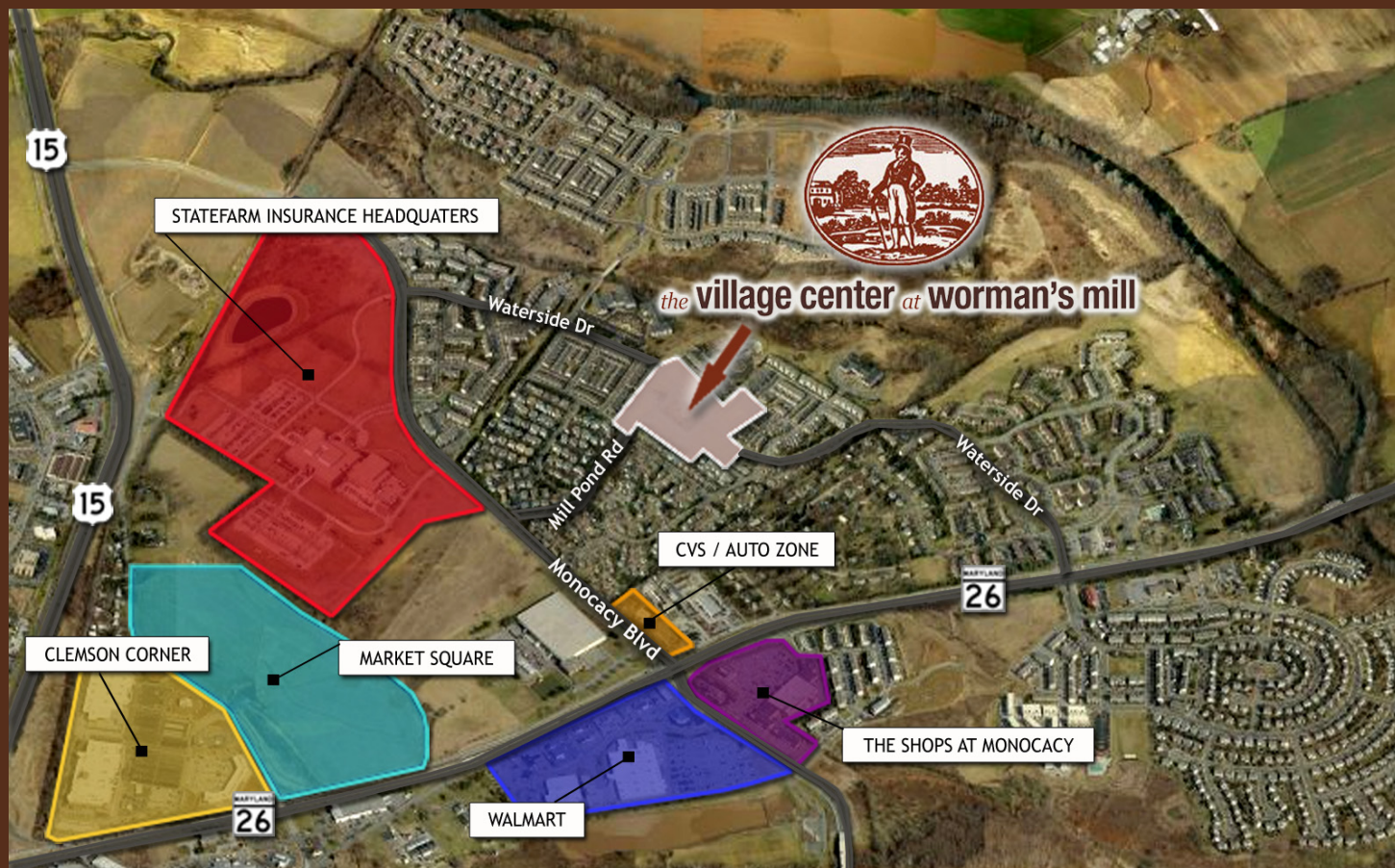
D 41 Apartments

E Fitness/ Physical Therapy

F 45 Apartments

G Assisted Living Facility (80 Beds)

H 51 Apartments



CLEMSON CORNER 375,000 SF

Wegmans
Lowe's
Marshalls
Chipotle

MARKET SQUARE 194,000 SF

HomeGoods
Pier One
PetSmart
Bank of America

THE SHOPS AT MONOCACY 109,144 SF

Giant Food
Starbucks
Panera Bread
Capital One Bank

Demographics

Population	1 Mile	3 Mile	Worman's Mill	Households	1 Mile	3 Mile	Worman's Mill
2016 Projection	8,092	46,090	5,000	2016 Projection	3,205	18,234	1,497
2010 Census	7,134	42,650	4,162	2010 Census	2,794	16,819	1,261
Household Income	1 Mile	3 Miles	Worman's Mill	Total Businesses within 1 Mile - 421			
2011 Average	\$106,874	\$89,099	\$142,000	Total Employees within 1 Mile - 5,398			

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About Turning Point Real Estate

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

Visit us on the web at TurningPointCommercial.com

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