

the village center *at* worman's mill



IMMEDIATE AVAILABILITY - 27,340 SF OF GROUND FLOOR RETAIL

Mill Pond Road, Frederick, Maryland

VillageCenterForLease.com

This resort-style, mixed-use development is located in the vibrant Northern Corridor of Frederick, and within a mile from Wegmans and Clemson Corner. The award-winning Worman's Mill Planned Neighborhood Development provides upscale amenities with an emphasis on fine living and wellness. Spaces are available from 900 – 4,950 square feet of ground floor retail, which includes restaurants, shops, a bank, a salon, medical offices, and more with 171 high-end residential apartments. Becoming a tenant at The Village Center at Worman's Mill allows you to become part of this dynamic area of Frederick, already a magnet for people attracted by the charming village atmosphere, walkable streetscape and adjacent green space.

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

Rose Creasey, Commercial Sales and Leasing | 240 439 9147 Phone | rcreasey@tpreinc.com

Charles Seymour, Principal | 240 436 6040 Phone | cseymour@tpreinc.com

8923 Fingerboard Road, Frederick, MD 21704 | 301 831 8232 Office | TurningPointCommercial.com





SITE PLAN

- A** 51 APARTMENTS
- B** ASSISTED LIVING FACILITY (80 BEDS)
- C** 45 APARTMENTS
- D** 41 APARTMENTS
- E** 4,950 SF RESTAURANT PAD WITH OUTDOOR DINING
- F** 19,210 SF RETAIL STRIP CENTER WITH 34 APARTMENTS ON SECOND LEVEL
 - Speciality Foods
 - Dry Cleaners
 - Hair/Nail Salon
 - Bakery
 - Medical Office
 - Coffee Shop
- G** 3,180 SF RESTAURANT PAD

EXAMPLES OF RESIDENTIAL CENTRIC SERVICES

- | | | | |
|------------------------|--------------------|---------------------------|--------------------|
| • Bakery/Bakery Goods | • Barber | • Beauty Salon | • Delicatessen |
| • Dry Cleaners | • Fitness Facility | • Gifts/Accessories | • Grocery |
| • Convenience Store | • Medical Services | • Personal Services | • Ice Cream Parlor |
| • Restaurant | Walk-in Clinic | Banking (with drive-thru) | |
| Dining with Broad Menu | Doctor | Insurance | |
| Delivery/Take Out | Dentist | Financial Planner | |
| | Chiropractor | Attorney | |
| | Physical Therapist | | |

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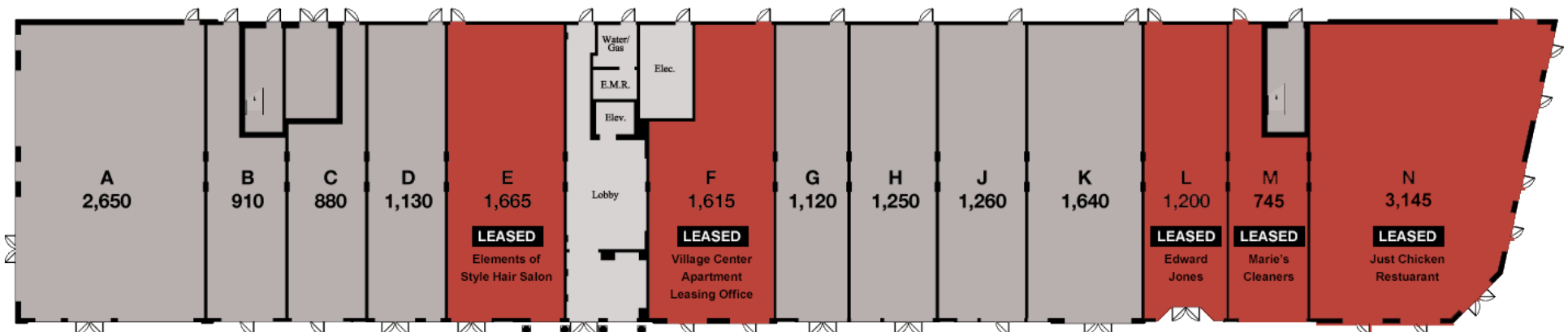


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**19,210 SF OF IN-LINE RETAIL
SPACE WITH APARTMENTS
ON THE SECOND LEVEL**



LOCAL AREA MAP



Demographics

Population	1 Mile	3 Mile	5 Mile	Households	1 Mile	3 Mile	5 Miles
2022 Projection	7,536	42,130	107,481	2017 Households	2,916	15,760	39,598
2017 Population	7,168	40,472	103,477	Household Growth	5.38%	4.22%	3.87%
Household Income	1 Mile	3 Miles	5 Mile				
2017 Average	\$105,535	\$78,013	\$70,813				

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



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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 objectives and goals 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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