



## IMMEDIATELY AVAILABLE FOR LEASE - 3180 SF RESTAURANT SPACE

Mill Pond Road, Frederick, Maryland

VillageCenterForLease.com

**The newly constructed glass pavilion restaurant, situated in the heart of the Village Center at Worman's Mill, is designed for indoor seating of 134 and outdoor patio seating of 124.**

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. 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:**

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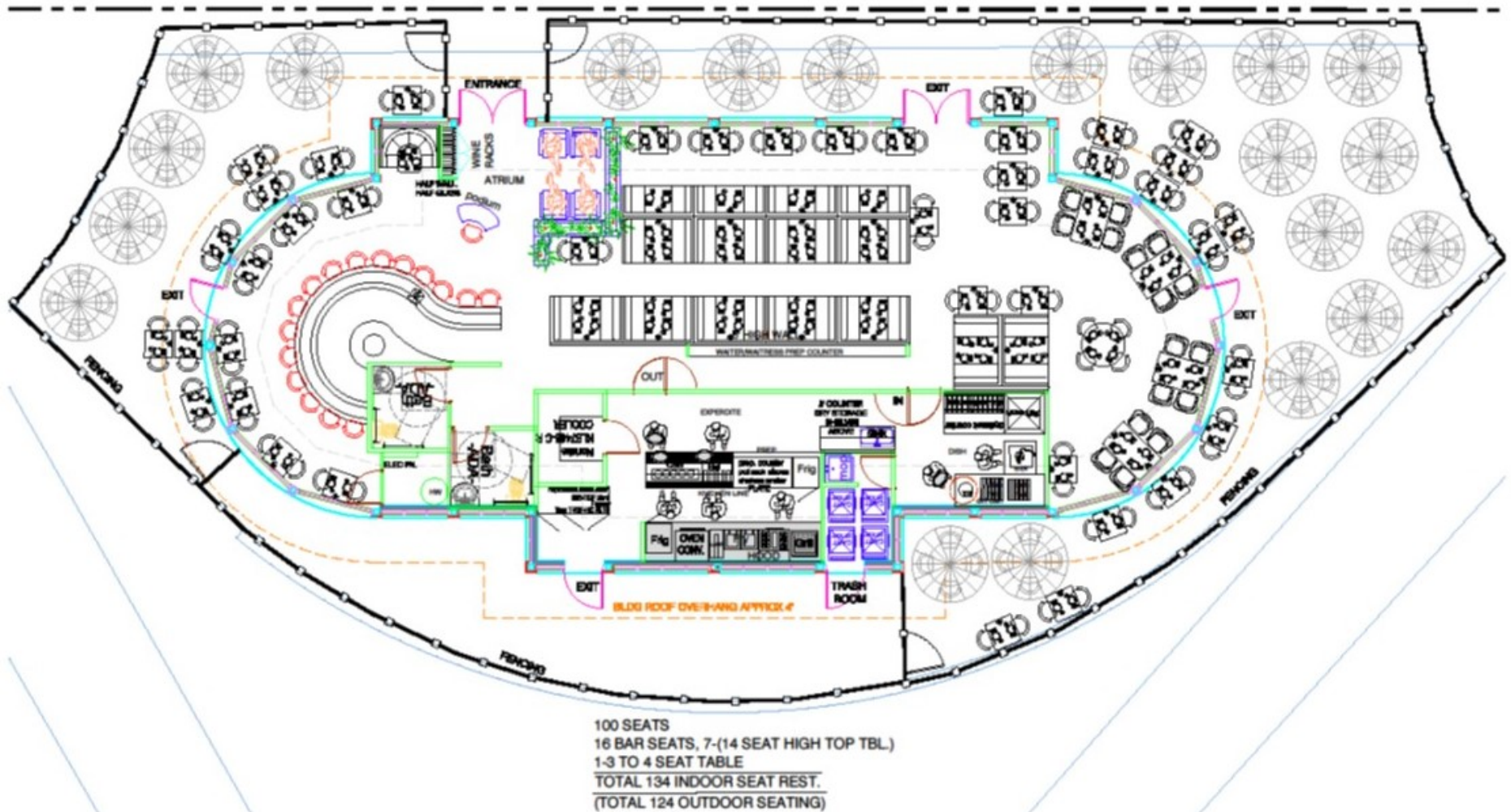






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*the* **village center** *at* **worman's mill**



PROPOSED RESTAURANT LAYOUT WITH 134 INDOOR SEATING AND 124 OUTDOOR SEATING



# 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 (1,550 AVAILABLE)
- F** 19,210 SF RETAIL STRIP CENTER WITH 34 APARTMENTS ON SECOND LEVEL
  - Specialty 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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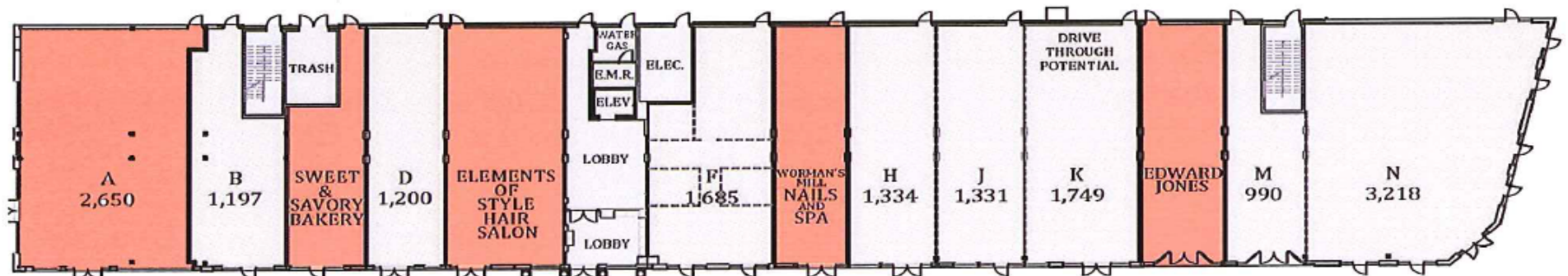
IMMEDIATE AVAILABILITY - 12,704 SF OF GROUND FLOOR RETAIL

*the* **village center** *at* **worman's mill**

**12,704 SF OF IN-LINE RETAIL  
SPACE WITH APARTMENTS  
ON THE SECOND LEVEL**



TOTAL AVAILABILITY IN BUILDING F 12,704 SF OF GROUND FLOOR RETAIL





# LOCAL AREA MAP



## Demographics

Population	1 Mile	3 Mile	5 Mile	Households	1 Mile	3 Mile	5 Miles
2024 Projection	8,352	52,130	115,481	2019 Households	2,946	17,462	40,231
2019 Population	7,344	44,544	104,989	Household Growth	5.62%	6.29%	4.93%
Household Income	1 Mile	3 Miles	5 Mile				
2019 Average	\$105,535	\$82,500	\$77,589				

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](http://TurningPointCommercial.com)



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