



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

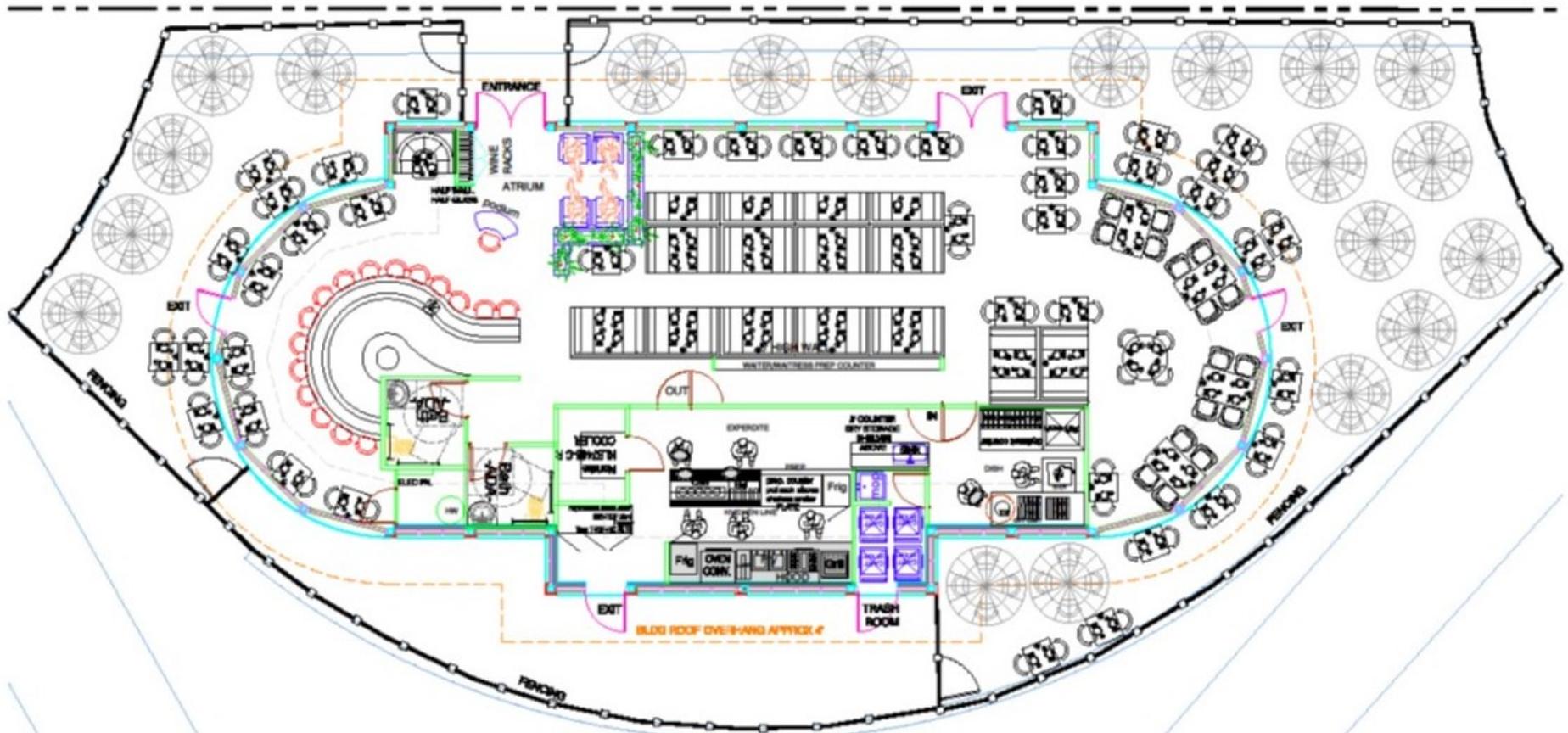
8923 Fingerboard Road, Frederick, MD 21704 | 301 831 8232 Office | TurningPointCommercial.com





IMMEDIATE AVAILABILITY - 3180 SF RESTAURANT SPACE

the village center at worman's mill



100 SEATS
16 BAR SEATS, 7-(14 SEAT HIGH TOP TBL.)
1-3 TO 4 SEAT TABLE
TOTAL 134 INDOOR SEAT REST.
(TOTAL 124 OUTDOOR SEATING)

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 | | |



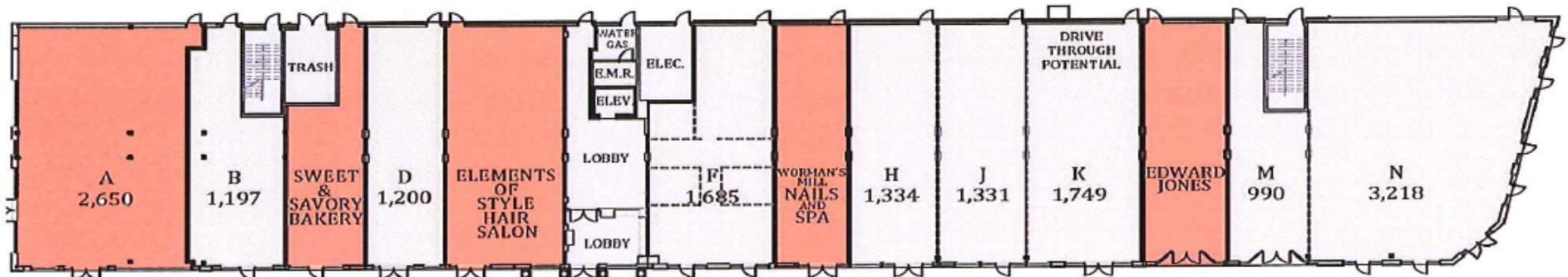


IMMEDIATE AVAILABILITY - 12,704 SF OF GROUND FLOOR RETAIL

the village center at worman's mill



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.

IMMEDIATE AVAILABILITY - 3180 SF RESTAURANT SPACE AND 12,704 SF OF GROUND FLOOR RETAIL



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



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the village center *at* worman's mill



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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