



Walkers Village Center

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Walkers Village Center



Located 5 miles northeast of Frederick, Walkers Village Center is in one of the most quickly growing areas in Maryland. It provides both local residents and regional travelers with easy access to a large mixed-use retail environment. With ample parking and substantial daily traffic, it is a perfect fit for personal and professional services, as well as food and retail shops.

Situated in Central Maryland, Frederick County is the largest in the State. Convenient to Washington D.C. via I-270 and Baltimore via I-70, the town of Frederick is fast becoming home to many people who work in those metropolitan areas. In addition, Frederick supports a rapidly growing economy of its own, with a mix of manufacturing and technology companies seeing the value of doing business in the area.

Connected to downtown Frederick by Routes 194 and 26, the town of Walkersville is just minutes from all of the main highways in the area. The surrounding community continues to expand with single family and multi-family residential development.

- Grocery-anchored shopping center well-suited to personal and professional services, food and retail
- Excellent visibility and access for local and regional traffic along Maryland Route 194
- Convenient to Interstate 70 as well as Routes 15, 26, 40 and 340
- Exposure to substantial current and new residential development

LOCATION

Intersection of Woodsboro Pike (Route 194) and Glade Blvd
Walkersville, Maryland 21793

GROSS LEASABLE AREA

88,755 square feet total
In-line spaces of 1,230 square feet and greater

DEMOGRAPHICS

TRADE AREA

Population: 92,595
Households: 34,353
Average HH Income: \$69,344

5 MILES

Population: 35,149
Households: 13,624
Average HH Income: \$67,096

TRAFFIC COUNT

+/- 32,150 ADT (Average Daily Traffic)
Average Traffic count along major roads
in the vicinity of the neighborhood

MD Route 194 (South of Walkersville)	26,825
MD Route 26 (West of Maryland Route 26)	37,636
US Route 15 (West of Walkersville)	37,742

