



# Gaithersburg S.C.

Gaithersburg, MD

Washington-Arlington-Alexandria (DC-VA-MD-WV)



**Skylar Jones**

Leasing Representative

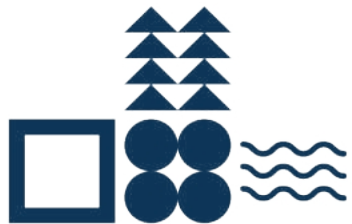
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AERIAL



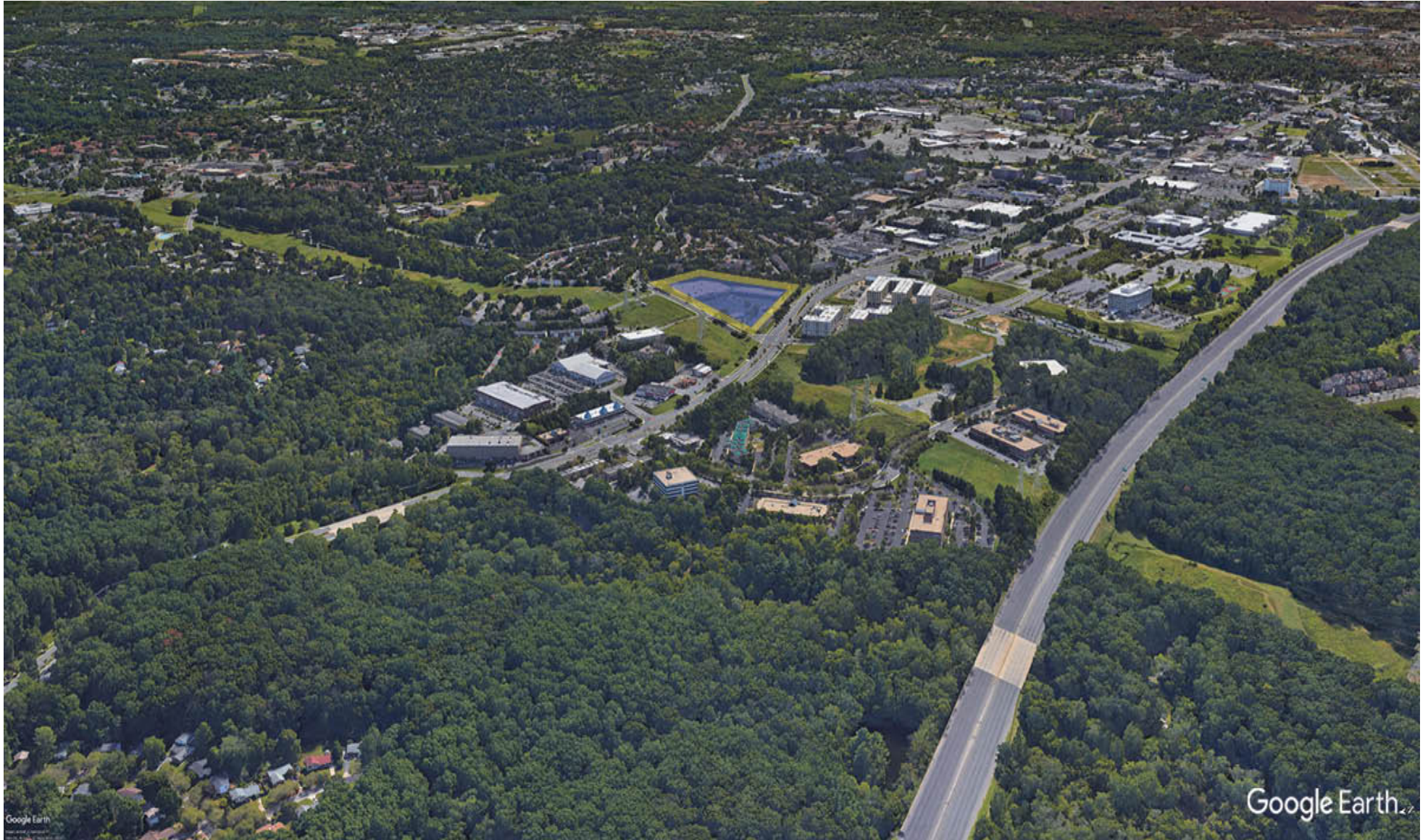
GROSS LEASABLE AREA (GLA)

88,277 SF

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DENSITY AERIAL

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	TENANT	SQ FT
1	Floor & Decor	60,102
2	Corner Pizza & Subs	2,933
3	Rising Star Studio	4,005
4	Jo's Beer & Wine	1,995
5	Pho Nom Nom	2,000
6	Mattress & Furniture Mart	10,026
7	Chef Ngee Kitchen	3,000
8	All African Food Stores	3,000
9	Bruster's Ice Cream	1,216

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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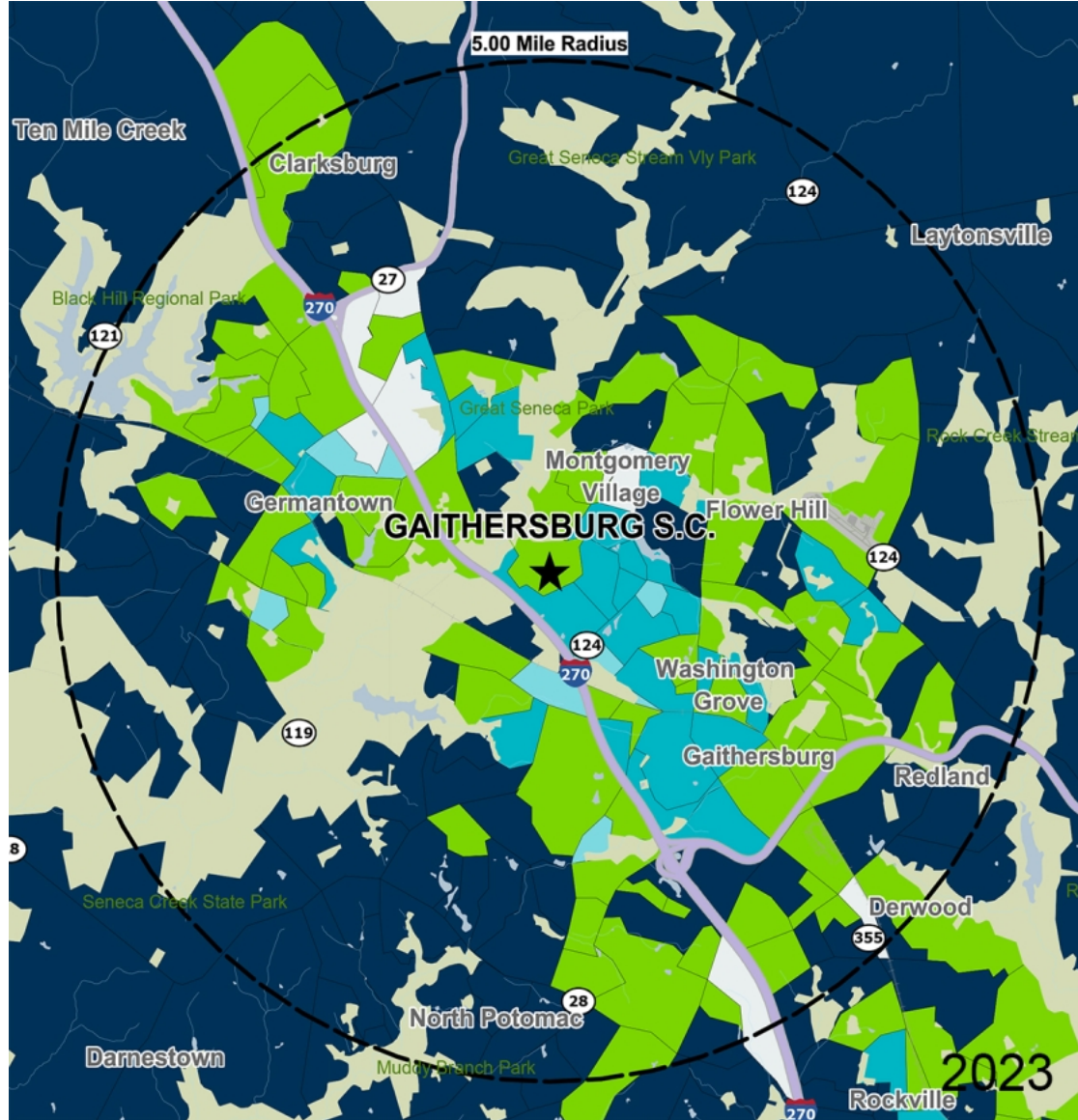


COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,344	153,678	293,760
Daytime Pop	15,913	136,855	279,477
Households	5,614	54,688	104,668
Average HH Income	\$95,426	\$110,096	\$132,795
Median HH Income	\$75,852	\$88,268	\$106,797
Per Capita Income	\$37,689	\$39,415	\$47,525

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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N. Frederick Rd. & Travis Ave., Gaithersburg, MD



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