



Gaithersburg S.C.

Gaithersburg, MD

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



Skylar Jones

Leasing Representative

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AERIAL

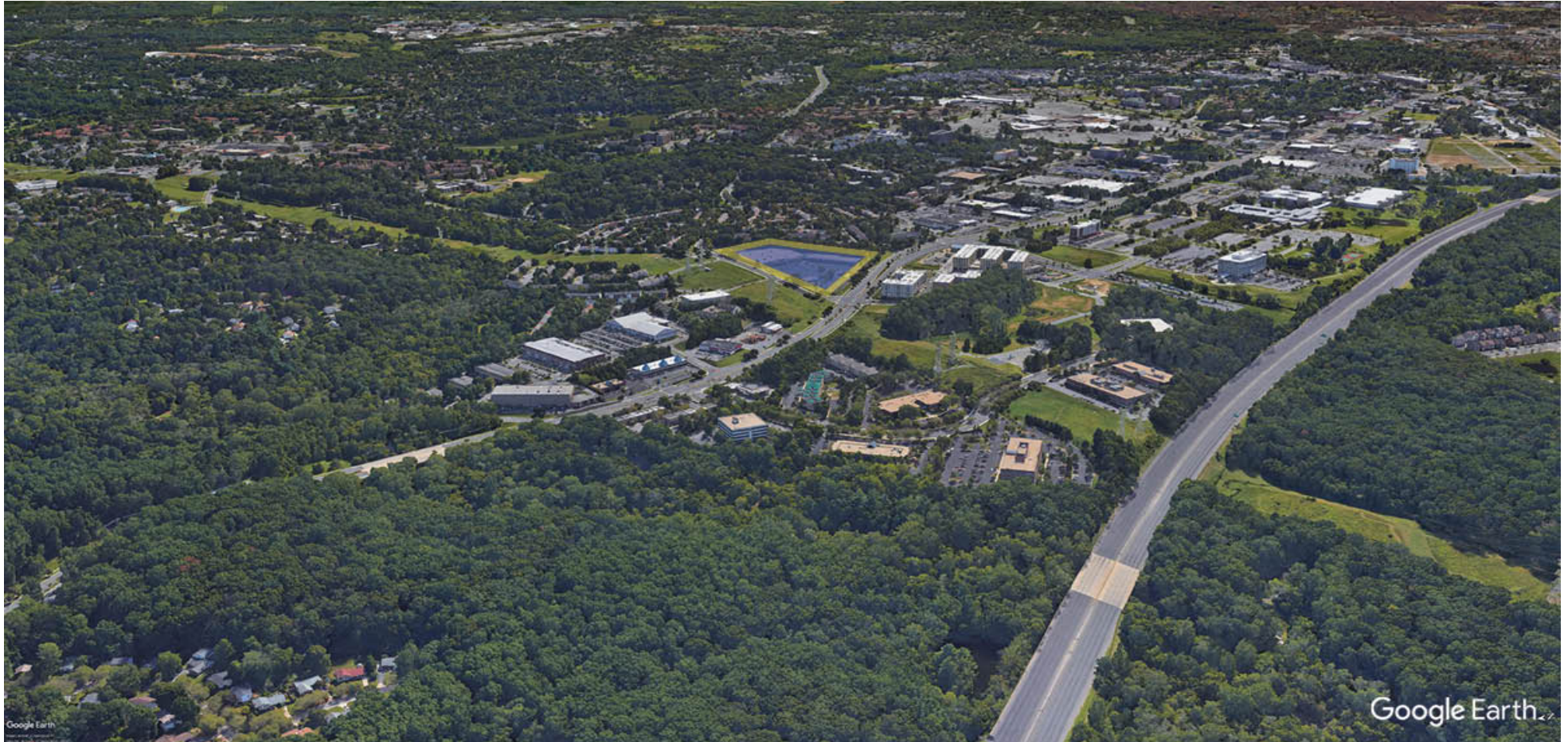


GROSS LEASABLE AREA (GLA)

88,277 SF

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DENSITY AERIAL



Property Overview

Gaithersburg S.C. is located on the gateway of a new intersection off I-270 and across the street from the mixed-use Spectrum development.

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ADT'23
32,588

N. Frederick Road
(MD RTE. #355)

N
11/13/23

	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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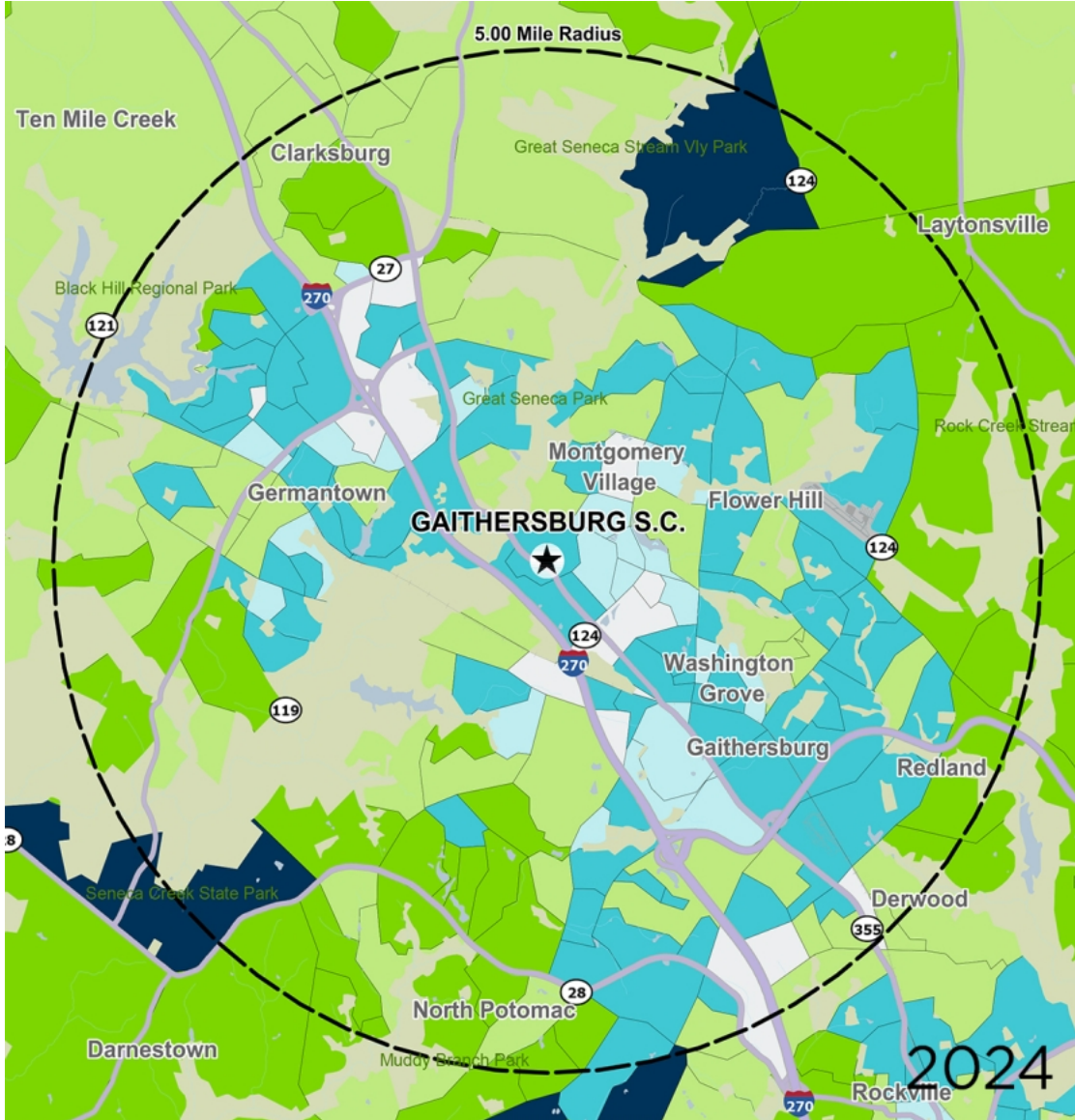
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Revision Date: 04/29/19
Original Date: 05/10/09

Google Earth

COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,134	158,727	300,722
Daytime Pop	14,616	131,551	269,741
Households	6,245	55,399	107,415
Average HH Income	\$111,728	\$124,039	\$145,384
Median HH Income	\$88,557	\$99,043	\$115,806
Per Capita Income	\$41,045	\$43,493	\$52,155

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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