

Waters Village Shopping Center

19621 WATERS ROAD GERMANTOWN, MD

Reliant
Realty Advisors

DELIVERING 2025



With its walkable venues and easy Marc Station and I-270 access, Waters Village Shopping Center will be the perfect location for retailers and clients alike. Ideally located off Germantown Road and adjacent to Waterford Hills, an 1,100 unit housing community, Waters Village Shopping Center will capture the area's demand for high quality services and goods.

**14,160 SF RETAIL
AVAILABLE FOR LEASE**

Available Space

Unit B

4,100 SF

(1,000 – 4,100 SF)

Unit C

4,080 SF

(1,000 – 4,080 SF)

Unit D

5,980 SF

(1,000 - 5,980 SF

*RESTAURANT WITH
DRIVE THRU ALLOWED)*



- 20 FT CEILING HEIGHTS
- OUTDOOR SEATING AND WALKWAYS
- FIRST GENERATION RESTAURANT OR RETAIL SPACE
- OVER 1,100 RESIDENTIAL UNITS DIRECTLY ACROSS WATERS ROAD

Elevations - Units B and C



BUILDING B - WEST ELEVATION
Waters Road

BUILDING C - WEST ELEVATION
Waters Road



BUILDING C - SOUTH ELEVATION



BUILDING B - NORTH ELEVATION



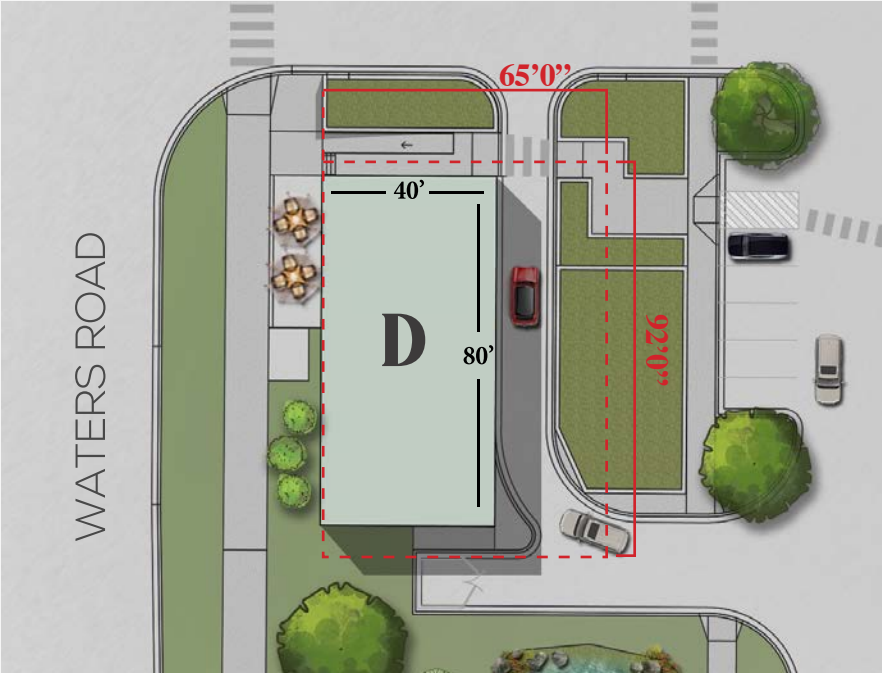
BUILDING C - EAST ELEVATION

BUILDING B - EAST ELEVATION




Elevations - Units B and C



Elevations - Unit D



Germantown At A Glance

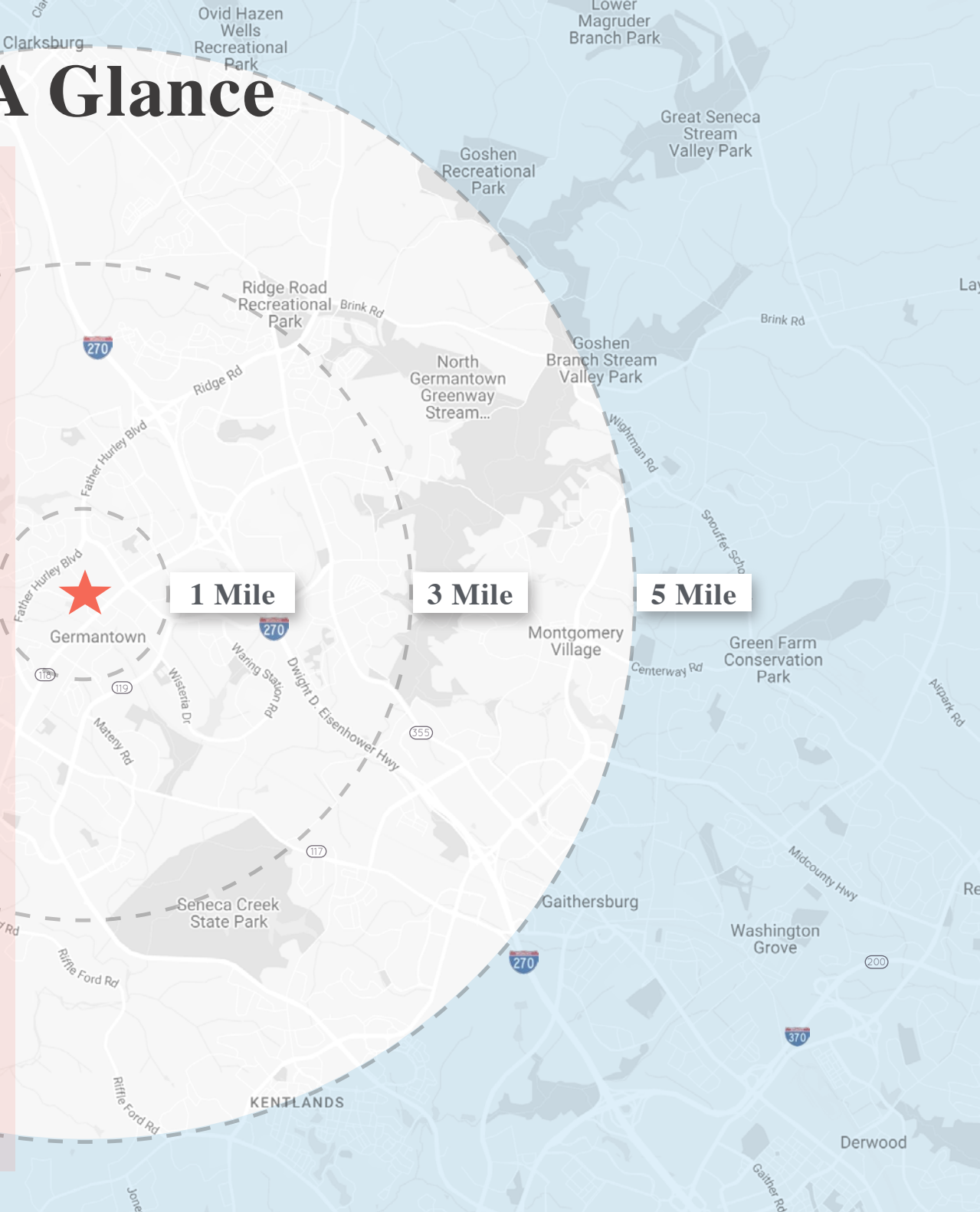
	1 MILE	3 MILES	5 MILES
 population	23,524	97,520	207,276
 median household income	90,479	100,373	99,796
 employed	13,088 72%	54,026 71%	112,693 70%

Housing Units

	1 MILE	3 MILES	5 MILES
owner occupied units	5,011 60%	21,805 67%	46,165 65%
renter occupied units	3,338 40%	10,959 33%	24,741 35%

Housing Unit Values

\$	1 MILE	3 MILES	5 MILES
<100,00-199,999	544 11%	393 10%	986 10%
200,000-399,999	3,272 65%	11,391 52%	19,841 43%
400,000+	1,196 24%	8,374 39%	21,623 46%



Aerial



Highlights



Opposite Waterford Hills, an 1,100 unit residential community



20,000 VPD on Wisteria Dr and Germantown Rd



Easy Access to I-95



5 MINUTE WALK





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