



110 Odendhal Avenue Gaithersburg, MD 20877

#3418 - GAITHERSBURG, MD | RETAIL PROPERTY

FOR LEASE | 43,214 SF

DO NOT DISTURB TENANT - Available 05/01/2027



! DO NOT DISTURB TENANT !

Tenant is open for business. Please do not approach or contact.

Property Description

Single-tenant building in an exceptional location adjacent to the Lakeforest Mall redevelopment, featuring Sprouts Market, The Home Depot, approximately 1,600 new residential units and more.

Property Highlights

- Freestanding building with excellent visibility
- Dense trade area with nearly 300K residents within a five-mile radius
- Two loading docks
- Significant area redevelopment, including the Lakeforest Mall
- Prominent pylon signage along Frederick Boulevard - 60K VPD

OFFERING SUMMARY

Available Size:	43,214 SF
Lot Size:	4.37 Acres
Lease Rate:	Negotiable



David Roth

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Dan Corwin

SVP, Head of Real Estate
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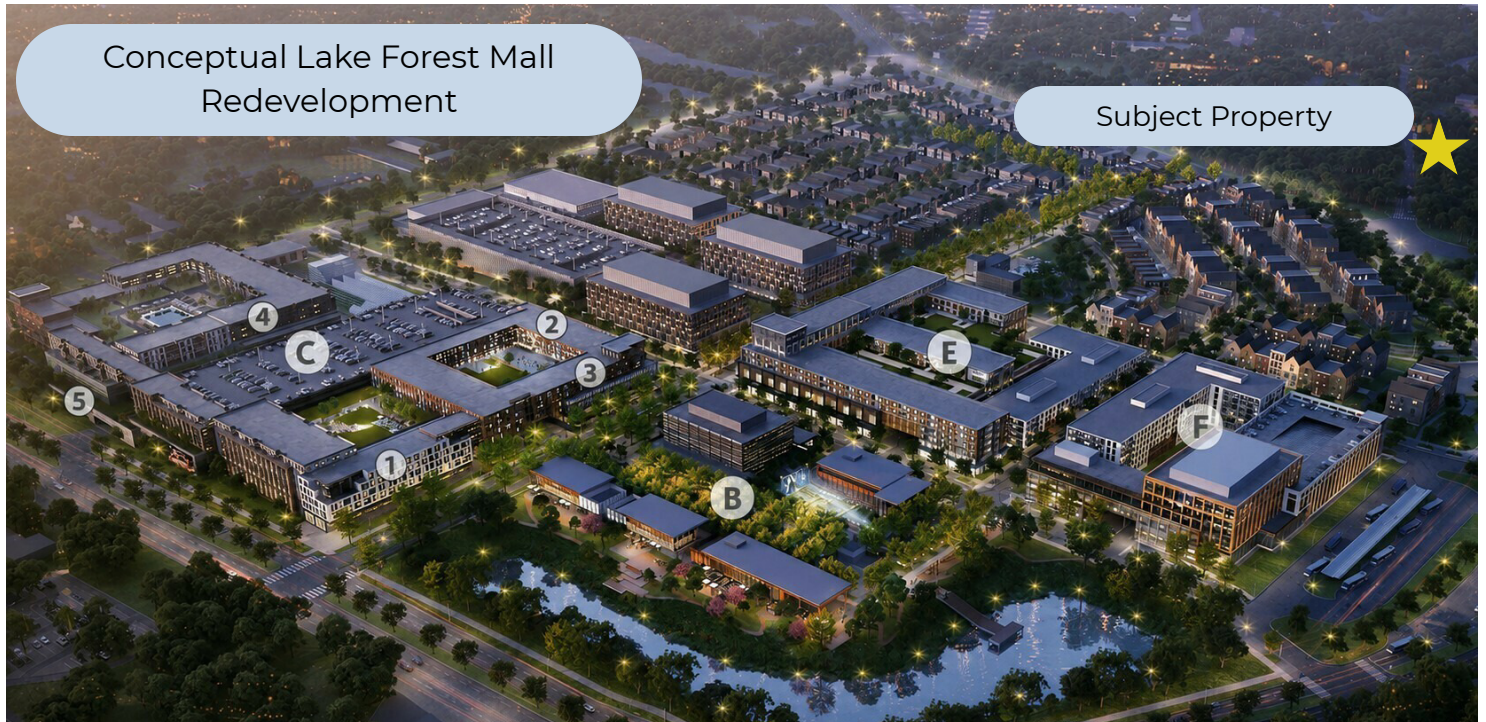
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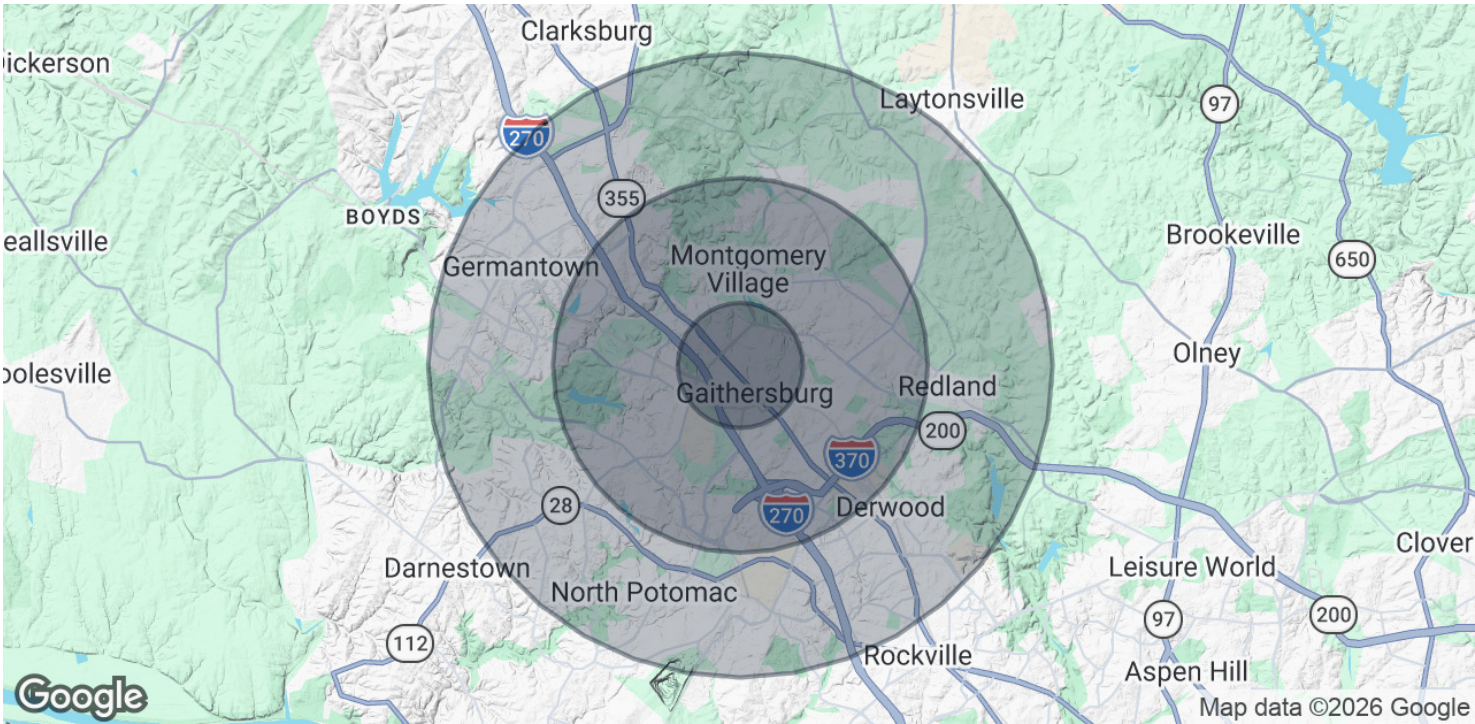
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Population	1 Mile	3 Miles	5 Miles
Total Population	26,490	156,522	293,044
Average Age	37.4	38.6	39.6
Average Age (Male)	34.6	37.1	38.3
Average Age (Female)	38.2	39.5	40.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	10,457	56,791	106,408
# of Persons per HH	2.5	2.8	2.8
Average HH Income	\$96,515	\$128,580	\$144,915
Average House Value	\$368,467	\$464,288	\$544,344

2023 American Community Survey (ACS)

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