



RETAIL PROPERTY FOR LEASE

GAITHERSTOWNE PLAZA

206-300 N FREDERICK AVE, GAITHERSBURG, MD 20877



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 12,000 SF former Gabe's (approximately 120' x 100').
- 1,059 SF former mattress/furniture store available inline.
- Two signalized intersections at either end of the shopping center allow for easy access to retailers.
- Excellent visibility on North Frederick Avenue surrounded by prominent retailers, drawing people from busy I-270.
- A highly dense suburban population surrounds the shopping center.

PROPERTY DESCRIPTION

Gaitherstowne Plaza is located on a strong retail corner at the intersection of N. Frederick Avenue and Chesnut Street with over thirty-six thousand cars passing by daily. This popular center in Gaithersburg, Maryland is home to IHOP, AutoZone, The Vitamin Shoppe, and more!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	12,000 SF
Lot Size:	6.57 Acres
Building Size:	70,639 SF
Zoning:	CD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,553	55,732	106,214
Total Population	26,226	154,805	300,146
Average HH Income	\$82,358	\$121,539	\$136,628

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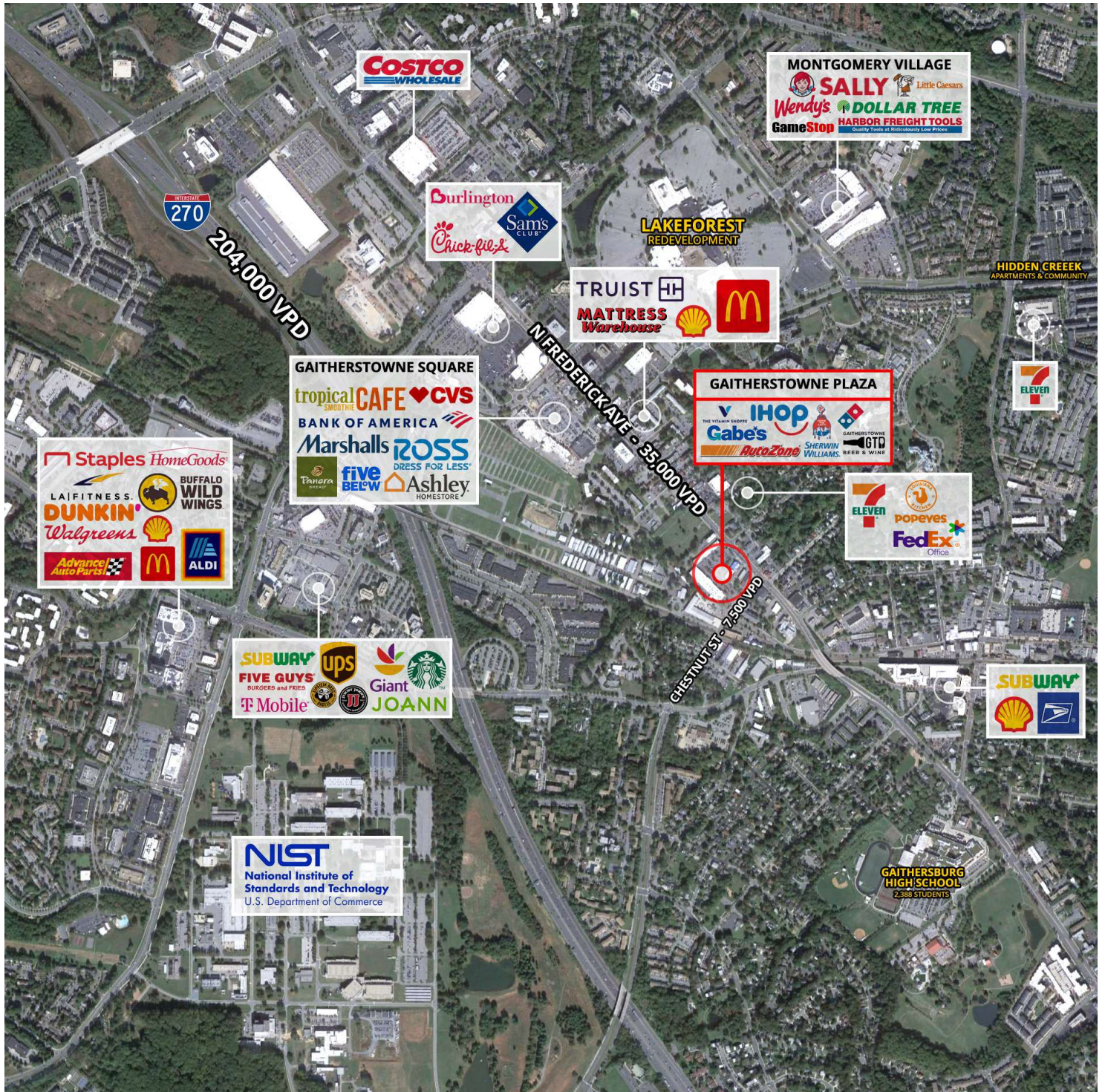
SITE PLAN

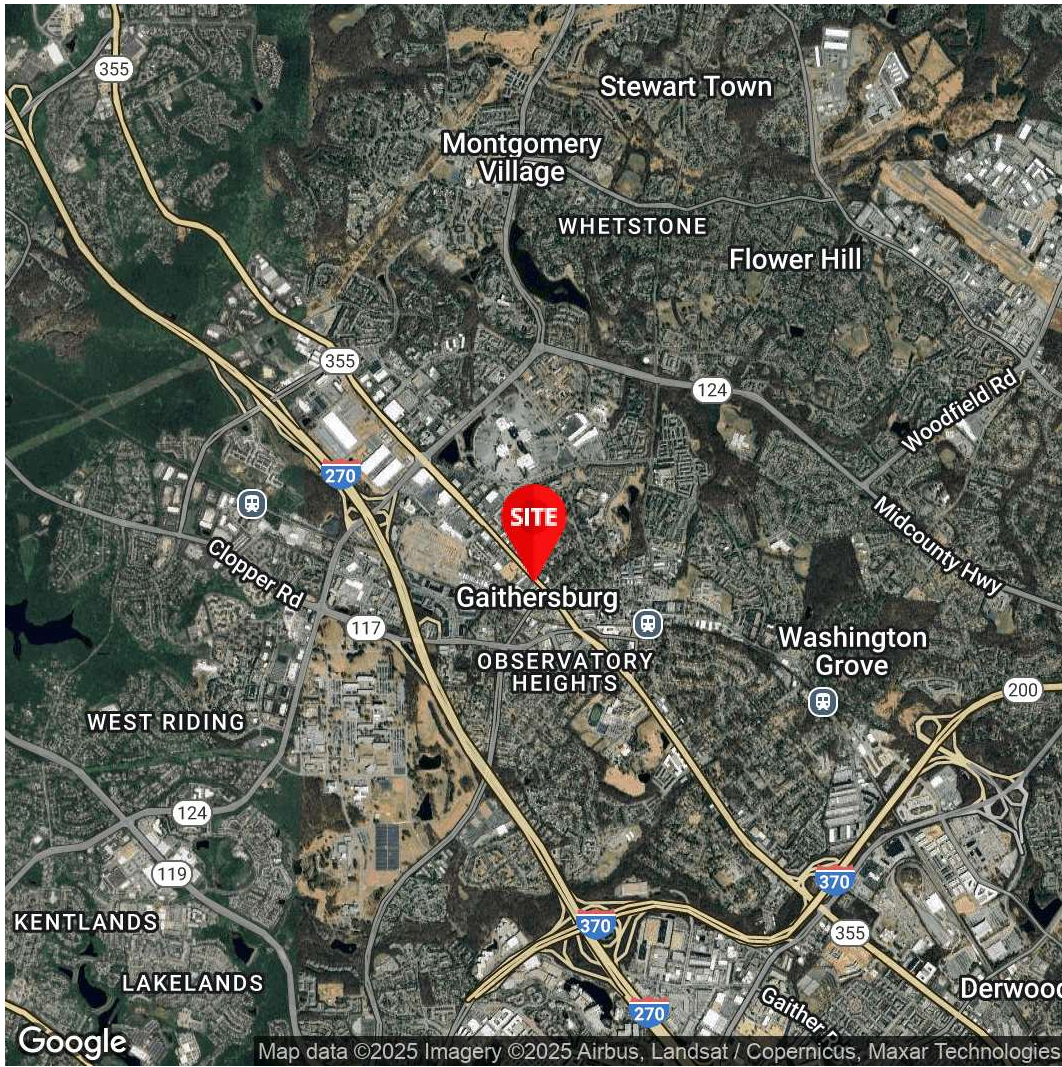


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LOCATION MAP





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