



804 W DIAMOND AVE

804 W DIAMOND AVE, GAITHERSBURG, MD 20878

OVERVIEW

New retail space coming mid-2025 next to Dogfish Head Alehouse. Located at the one of the most accessible crossroads of Montgomery County – the intersection of Clopper Rd., Quince Orchard Rd. and W. Diamond Avenue (50,000 VPD). The office and retail building sits at Exit 10 on I-270, with a traffic count of 260,000 vehicles per day passing the building, an ideal site for convenience medical or pet-related services with parking, visibility and access. The corner office park will feature a new retail storefront with up to 6,000 s.f. (divisible) facing West Diamond, and 3,925 s.f. of existing retail facing the campus.

SPACE AVAILABLE
9,925 sq. ft.

CENTER TYPE
Commercial Building

ZONING
C-2

CEILING HEIGHT
12' Slab to Slab

TRAFFIC COUNT

W Diamond Ave – 50,000 VPD
Quince Orchard Rd – 30,500 VPD
I-270 – 260,000 VPD

NEARBY RETAILERS



804 W DIAMOND AVE

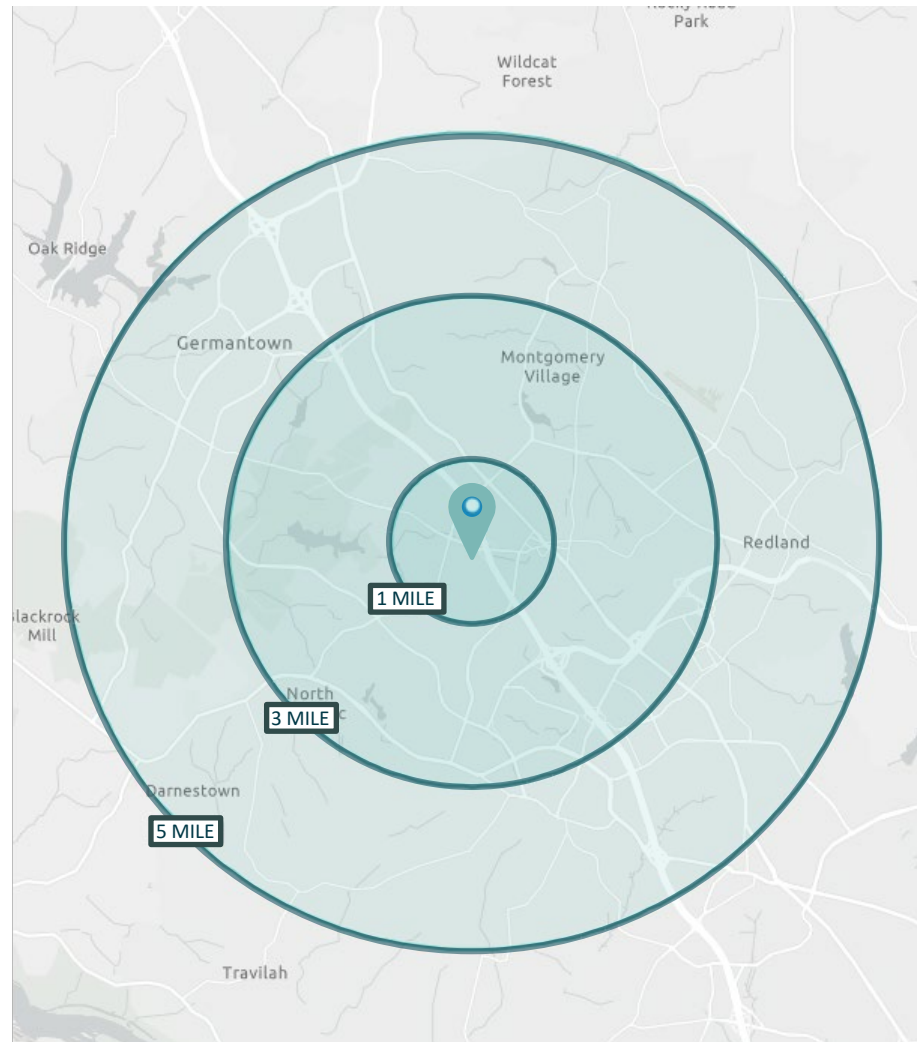
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CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com



West Diamond Avenue is the main Gaithersburg to Germantown artery, with the National Institutes of Technology campus directly across the street employing 3,400 people. Next door Quince Orchard Plaza features the area's strongest retailers and restaurants, including Buffalo Wild Wings, Taco Bamba Advanced Auto, LA Fitness, and Staples, making 804 W. Diamond a perfect location for services and neighborhood retail not available in the nearby high-traffic area.



1, 3, 5-MILE RADIUS



RADIUS



AVG HH INCOME



MEDIAN AGE

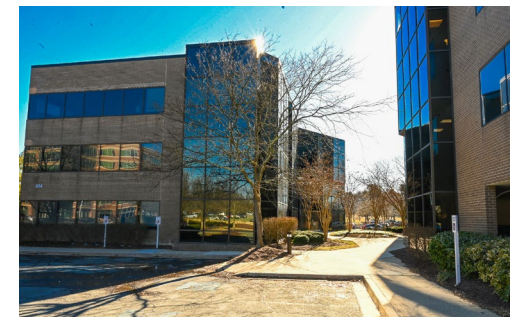


HOUSEHOLDS



POPULATION

RADIUS	AVG HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	\$104,186	35.4	5,169	14,212
3 Mile	\$146,873	37.8	55,660	155,021
5 Mile	\$163,721	38.8	110,460	309,940



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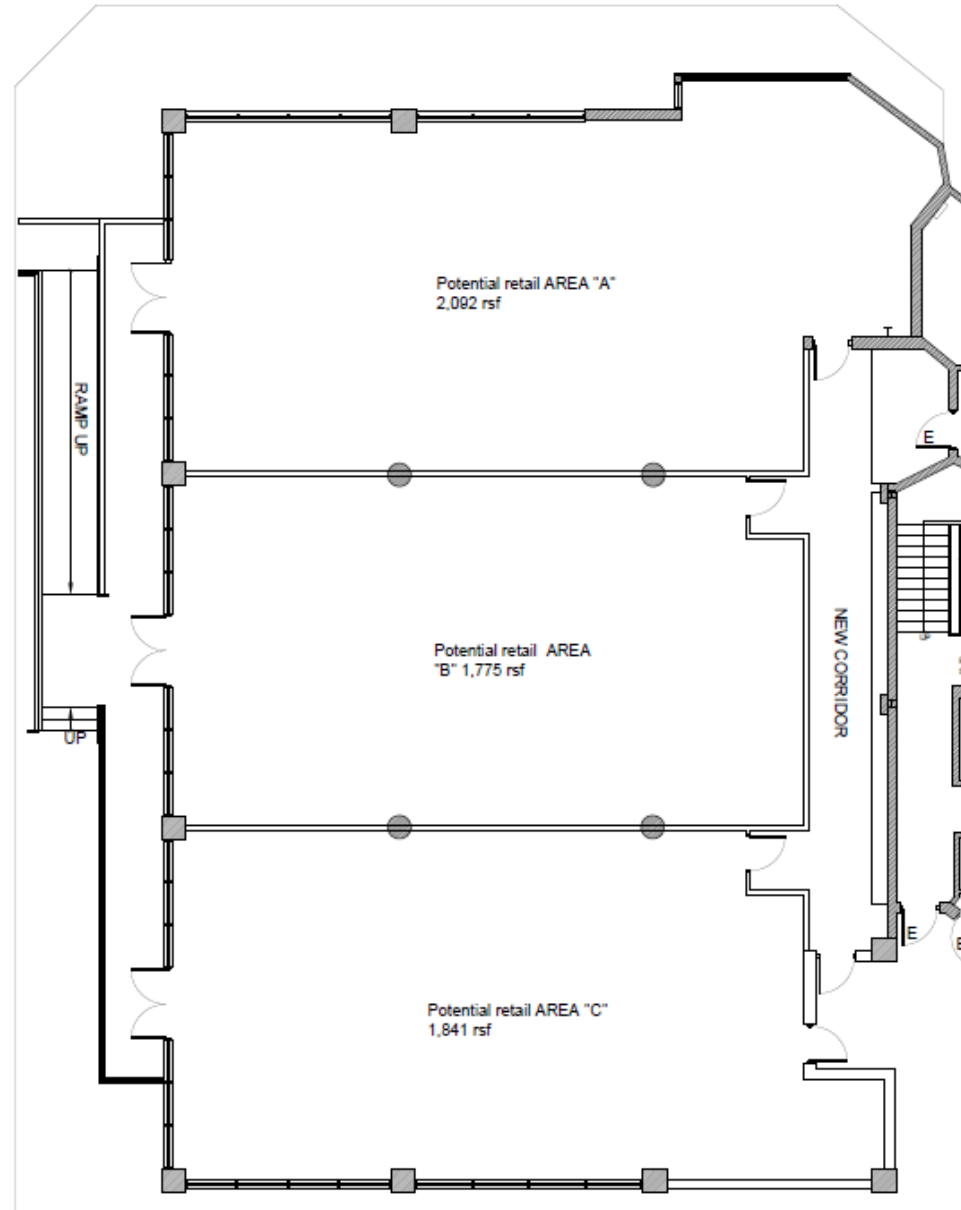
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SITEPLAN



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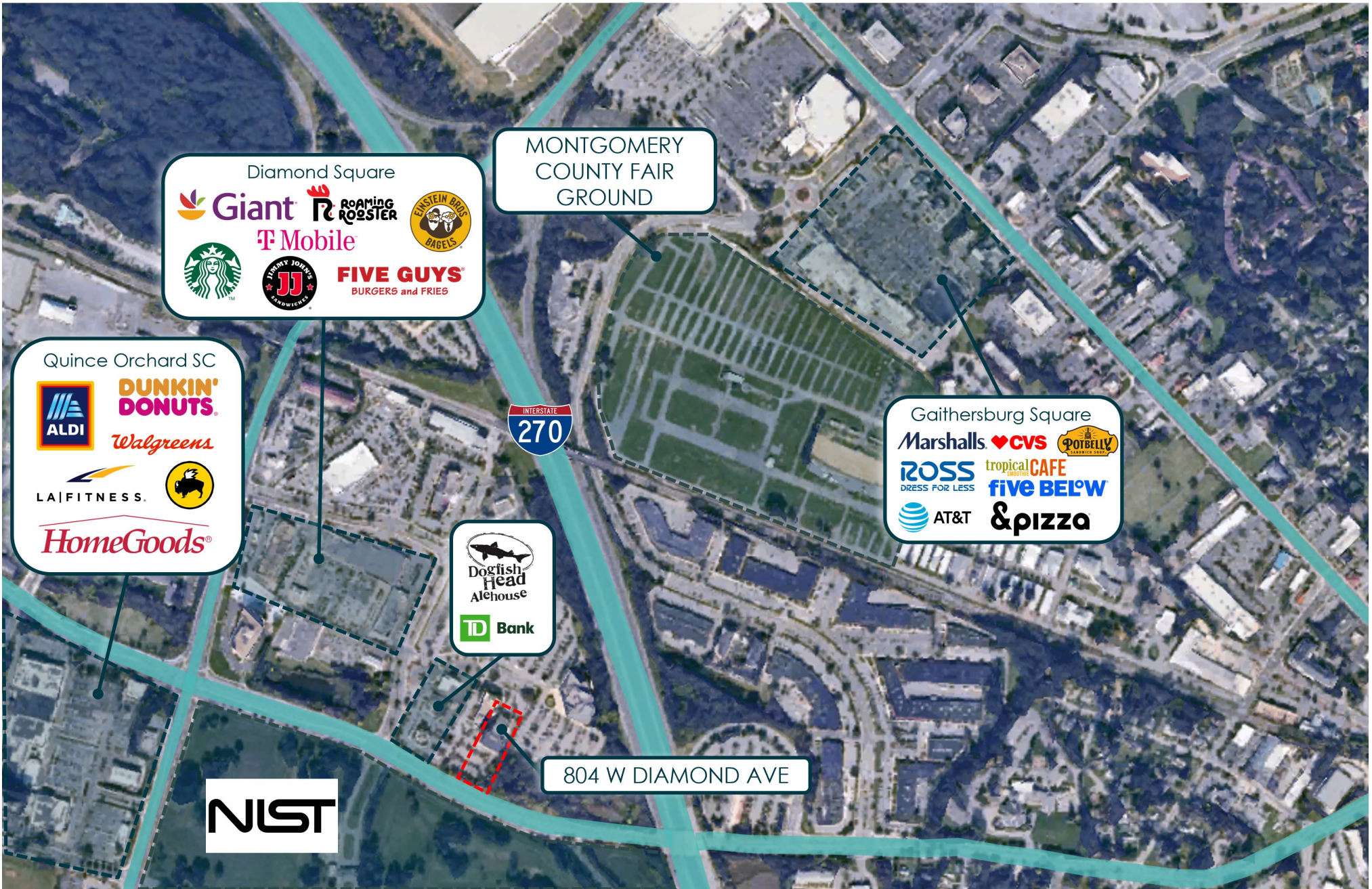
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Diamond Square

Giant **ROAMING ROOSTER** **EINSTEIN BROS BAGELS**

T Mobile

Starbucks **TIMMY JOHN'S SANDWICHES** **FIVE GUYS BURGERS and FRIES**

MONTGOMERY COUNTY FAIR GROUND

Quince Orchard SC

ALDI **DUNKIN' DONUTS**

Walgreens

LA|FITNESS **HomeGoods**

Gaithersburg Square

Marshalls **CVS** **POTBELLY**

ROSS DRESS FOR LESS **tropical CAFE** **five BELOW**

AT&T **&pizza**

Dogfish Head Alehouse

TD Bank

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NLST

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I-270 - 260,000 VPD

W Diamond Ave - 50,000 VPD

3,925 S.F.
6,000 S.F.

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WILLARD

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