



RETAIL PROPERTY FOR LEASE

POOLESVILLE TOWNE CENTER

19621-19639 FISHER AVENUE, POOLESVILLE, MD 20837



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,087 SF
Lease Rate:	Negotiable
Building Size:	11,682 SF

AVAILABLE SPACES	SF
19639	1,087 SF

PROPERTY OVERVIEW

Poolesville Towne Center is an attractive, well established neighborhood center in Montgomery County—the 8th richest county in the US.

PROPERTY HIGHLIGHTS

- High visibility location on Poolesville's primary retail corridor.
- Landlord installing double sided illuminated monument sign on Fisher Avenue.
- Adjacent to Poolesville Town Commons which hosts numerous community events.
- Abundant parking and heavy foot traffic from Montgomery County Library patrons.

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Total Households:	844	2,420	86,411
Total Population:	2,421	7,027	255,979
Average HH Income:	\$126,555	\$135,924	\$128,784



Proposed Sign

POOLESVILLE
TOWN CENTER
BB&T
Public Library
Poolesville Vet Clinic
Oriental Gourmet
Watershed Cafe
19631-39

SITE

6,000 VPD

Poolesville Town Hall



DOLLAR GENERAL

Village Beer & Wine

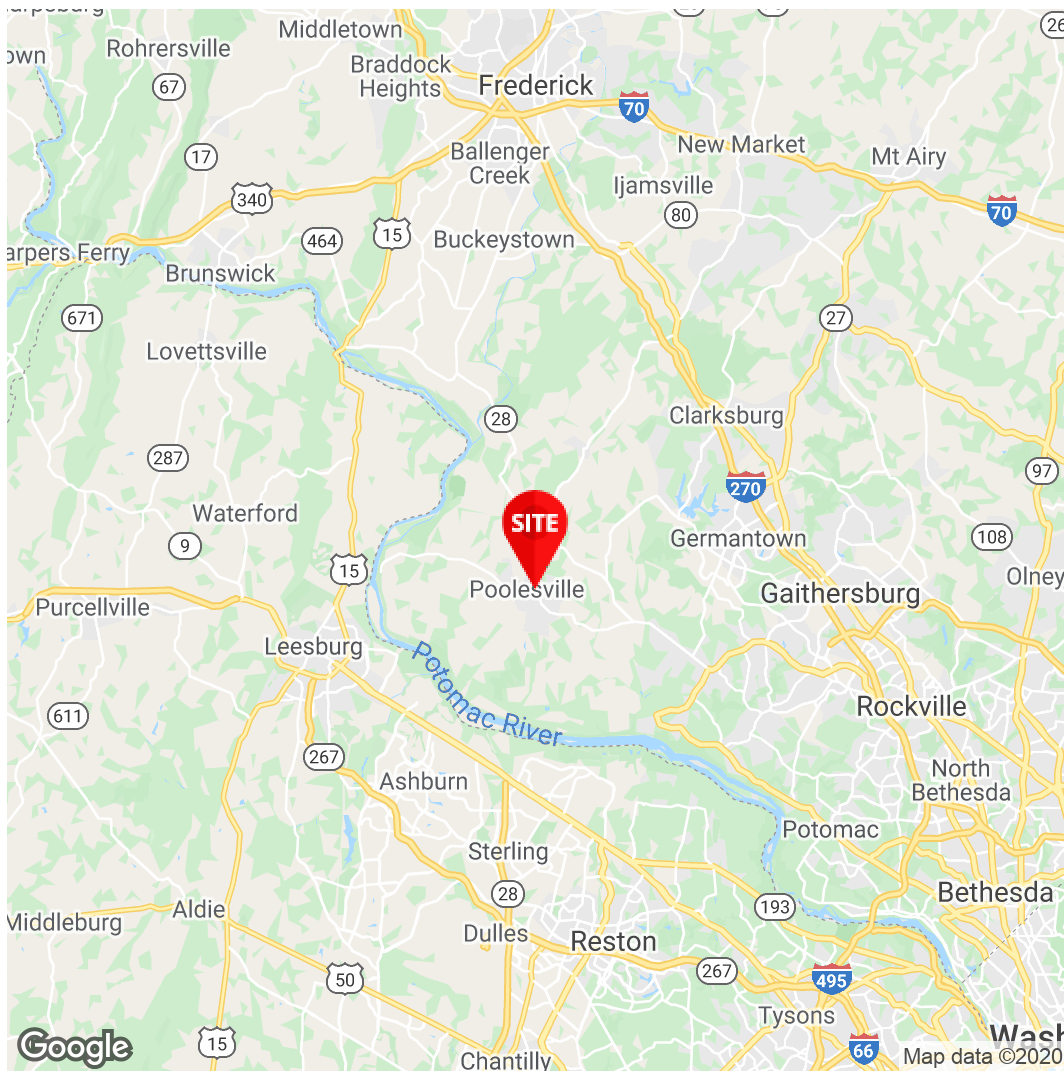


TSC TRACTOR SUPPLY CO

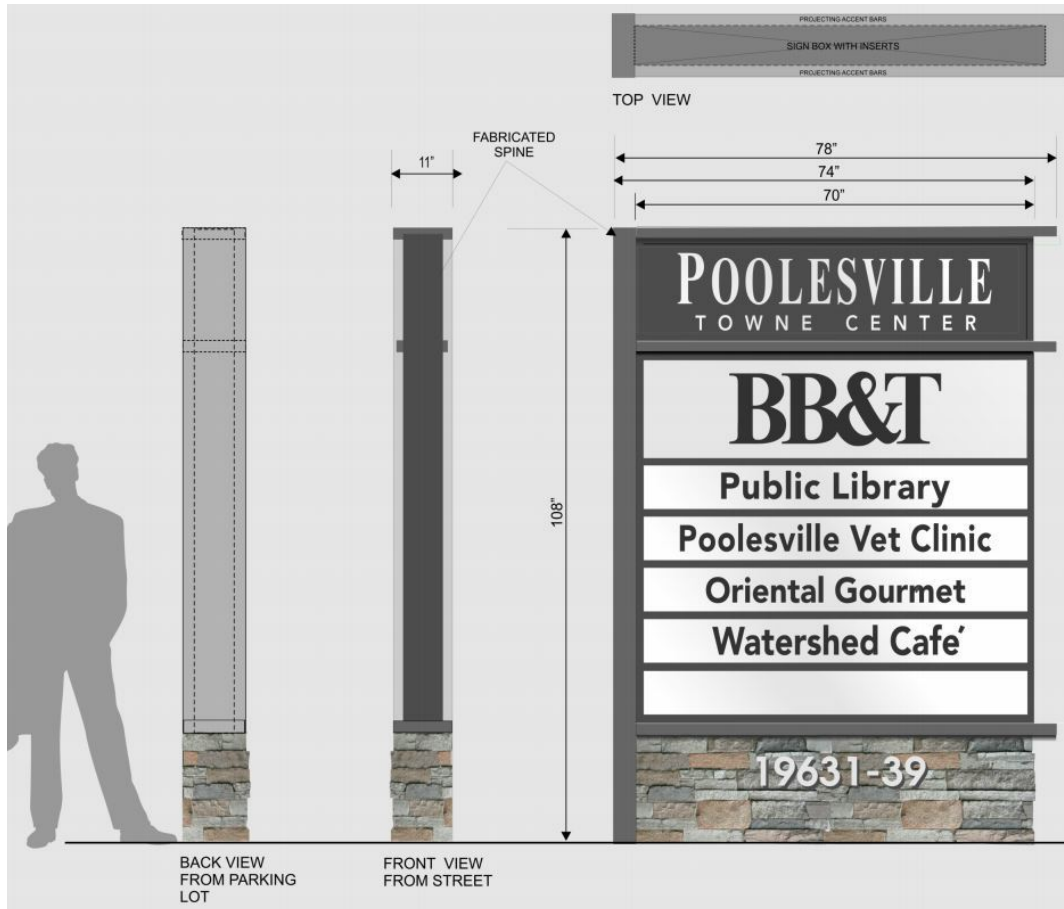
CVS pharmacy

Poolesville Elementary School

House of Poolesville



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