

FOR LEASE

Montgomery County, MD

COMING SOON - MEDICAL OFFICE SPACE

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832

AVAILABLE

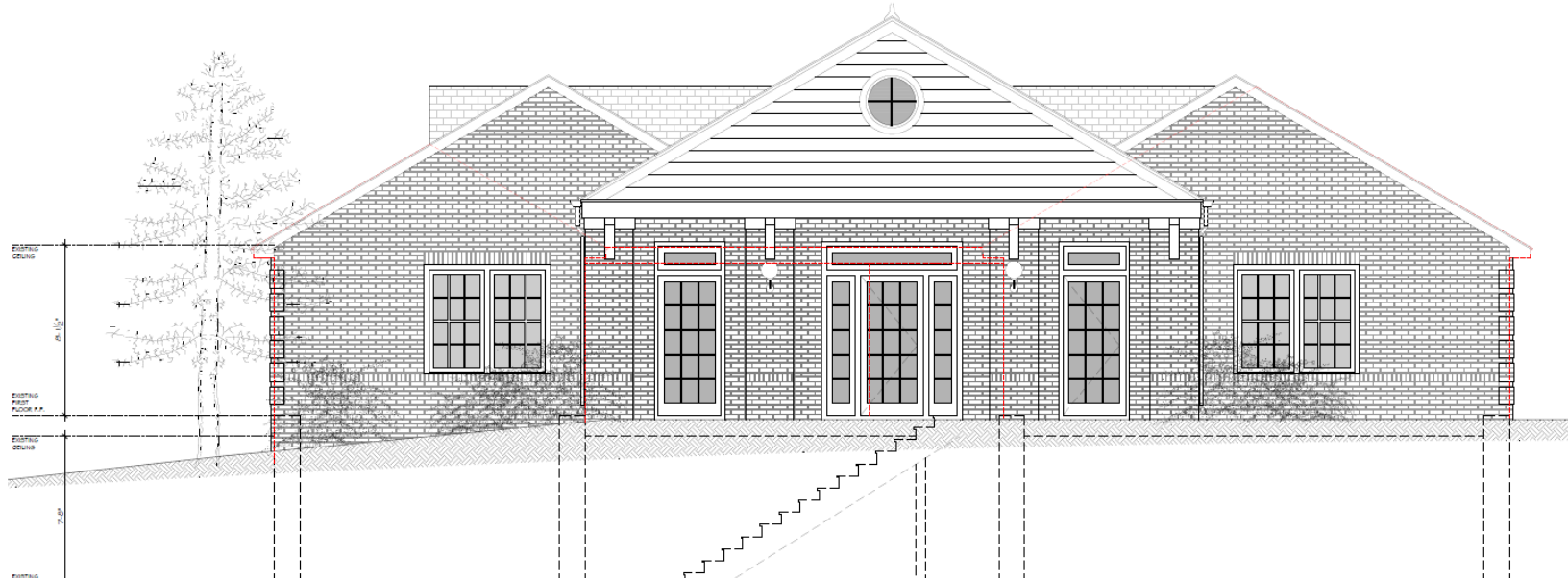
Up to 6,000 sf of medical office space

ZONING

CRT (Commercial Residential Transitional)

HIGHLIGHTS

- ▶ Redevelopment to include up to 6,000 square feet of medical office available
- ▶ Expected delivery: 2nd quarter, 2019.
- ▶ Located at the intersection of MD-108 and Georgia Ave
- ▶ Strategically positioned in the heart of Olney's retail and commercial district
- ▶ 5 minute drive to MD-200 (InterCounty Connector)



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BIRDSEYE

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832

DOMINANT LIFESTYLES

2 mile radius



44% Savvy Suburbanites



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esri.com/tapestry

Average HH Size: 2.83
Median Age: 44.1
Median HH Income: \$104,000

29% Pleasantville



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Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

18% Enterprising Professionals



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esri.com/tapestry

Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000



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LOCATION / DEMOGRAPHICS

18201 HILLCREST AVENUE | OLNEY, MARYLAND, 20832

DEMOGRAPHICS

1 mile 3 miles 5 miles

Population

14,949 42,082 110,056

Number of Households

5,277 14,155 39,887

Average Household Income

135,934 159,783 135,941

Daytime Employees

7,206 13,030 25,973

RETAIL EXPENDITURES

1 mile 3 miles 5 miles

Furniture & Home

\$16.2M \$50.8M \$122.8M

Entertainment & Recreation

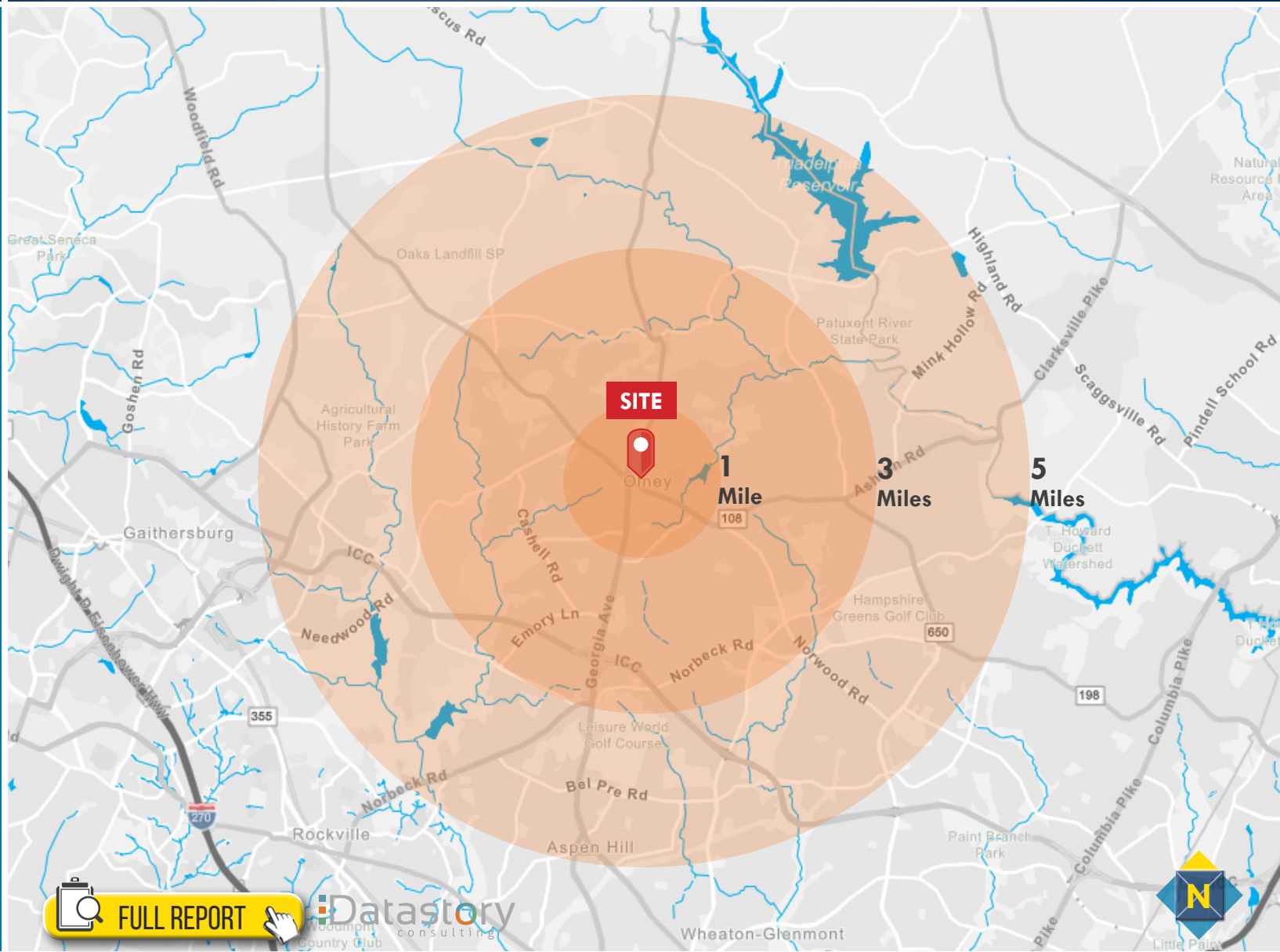
\$26.3M \$82.5M \$200.4M

Fashion & Clothing

\$18.3M \$56.6M \$137.5M

Food & Drink

\$54.5M \$97.5M \$529.4M



FULL REPORT

Datastory consulting