


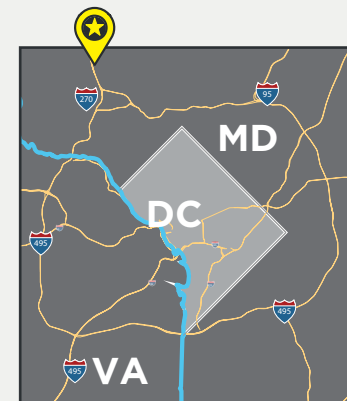
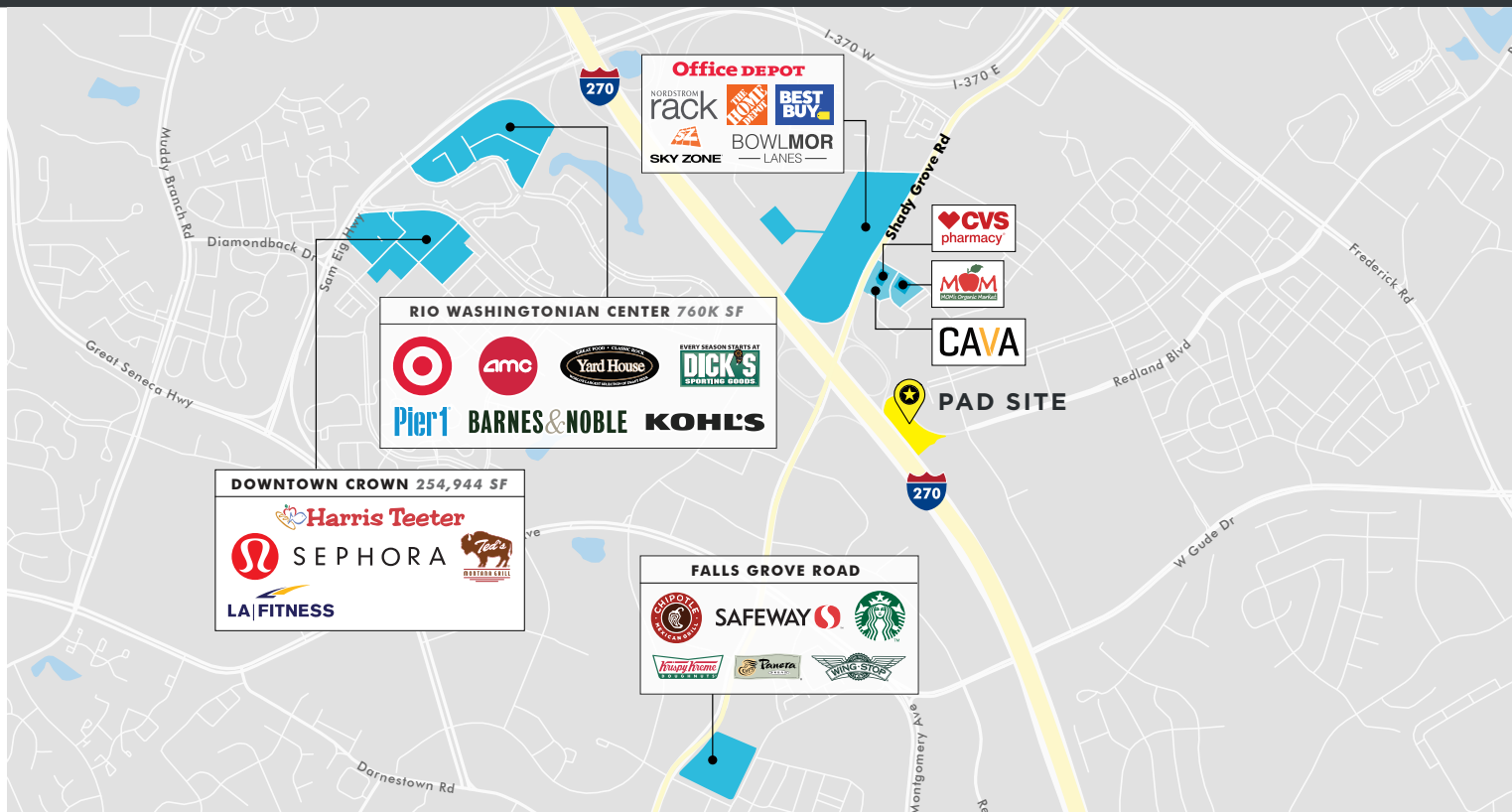
2-ACRE PAD SITE

ROUTE 270 | SHADY GROVE ROAD

 **PAD SITE**
ROUTE 270 | SHADY GROVE RD

 **GAITHERSBURG**
SHADY GROVE

 **2 ACRE PAD SITE**



DELIVERY: TBD

SPACE AVAILABLE

2-acre — Pad site

DETAILS

- Visible to 233,170 amount of cars a day (270)
- 2-acre pad site
- Easy access onto and off 270
- Large residential community
- Large office population

DEMOGRAPHIC SNAPSHOT



POPULATION

1 mi — 1,929
2 mi — 3,808
3 mi — 7,454



EMPLOYEES

1 mi — 34,215
2 mi — 54,366
3 mi — 102,328



MEDIAN HHI

1 mi — \$102,668
2 mi — \$105,612
3 mi — \$105,353



EDUCATION

(Bachelor's Degree+)
1 mi — 66.9%
2 mi — 64.1%
3 mi — 62.4%



MEDIAN AGE

1 mi — 37.9
2 mi — 38.5
3 mi — 39.4

CONTACT

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1 MILE

Office DEPOT
NORDSTROM
rack THE HOME DEPOT
BEST BUY
SKY ZONE BOWLMOR LANES

CVS pharmacy
MOM CVS Organic Market


CAVA

RIO WASHINGTONIAN CENTER 760K SF
Target **AMC** **Yard House** **DICK'S SPORTING GOODS**
Pier 1 **BARNES & NOBLE** **KOHL'S**

DOWNTOWN CROWN 254,944 SF
Harris Teeter **SEPHORA** **LA FITNESS**

FALLS GROVE ROAD
CHIPOTLE MEXICAN GRILL **SAFeway** **Starbucks**
Krispy Kreme **Panera** **WING STOP**

AREA AERIAL OVERVIEW

 **GAITHERSBURG PAD SITE**
ROUTE 270 | SHADY GROVE RD

