



**RETAIL PROPERTY FOR LEASE**

## GAITHERSTOWNE PLAZA

206-300 N FREDERICK AVE, GAITHERSBURG, MD 20877



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	1,312 - 11,950 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	6.57 Acres
<b>Building Size:</b>	70,639 SF
<b>Zoning:</b>	C2

### AVAILABLE SPACES **SF**

Suite 218	11,950 SF
Drive Through Pad Site	4,700 SF
Suite 286	1,312 SF

### PROPERTY OVERVIEW

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, Vitamin Shoppe, and more!

### PROPERTY HIGHLIGHTS

- 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 270.
- A highly dense suburban population surrounds the shopping center.

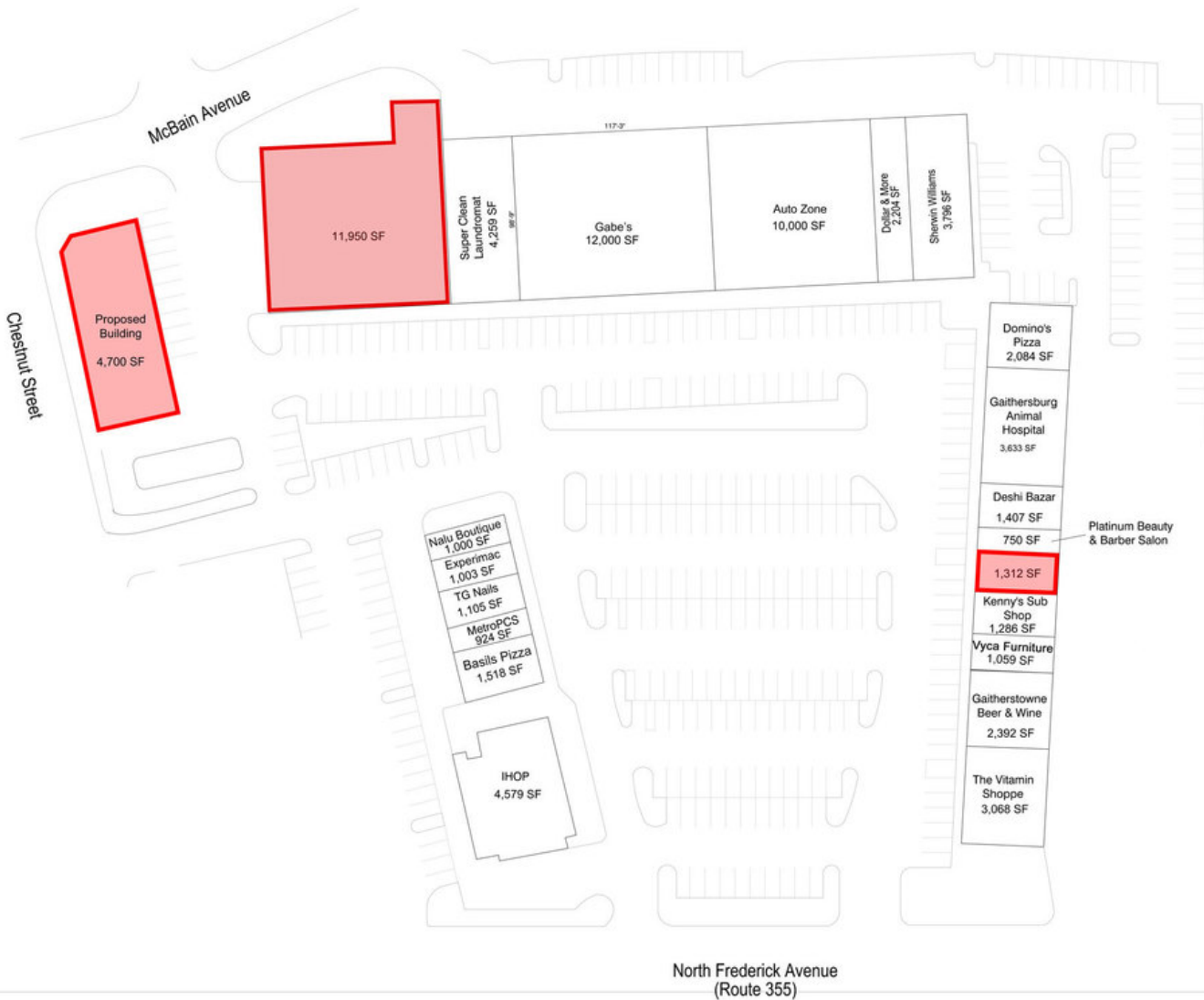
### DEMOGRAPHICS

	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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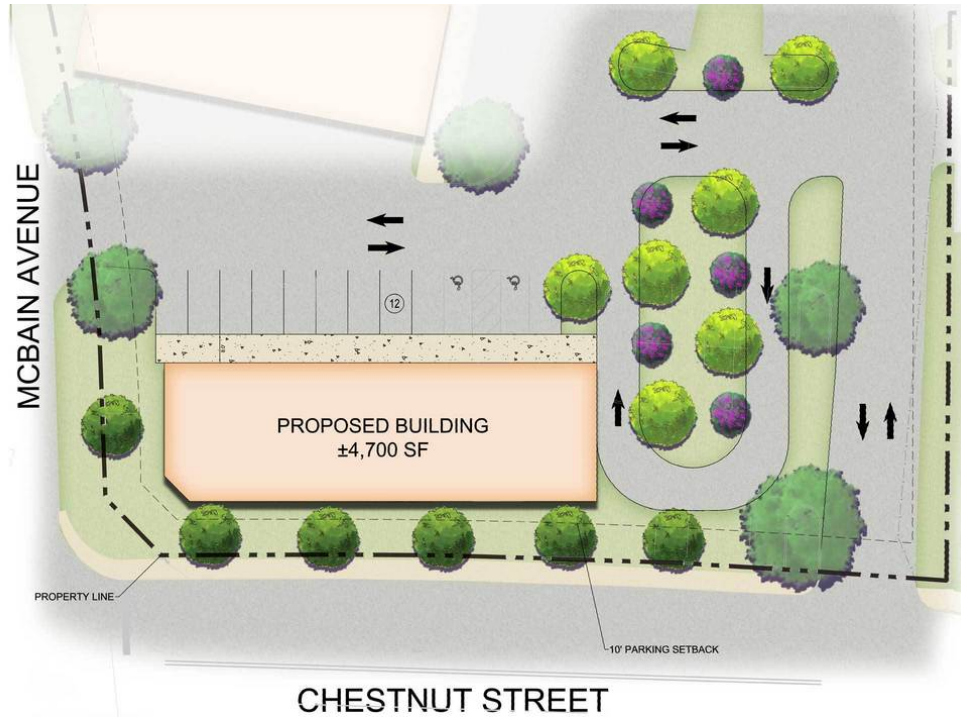
## SITE PLAN



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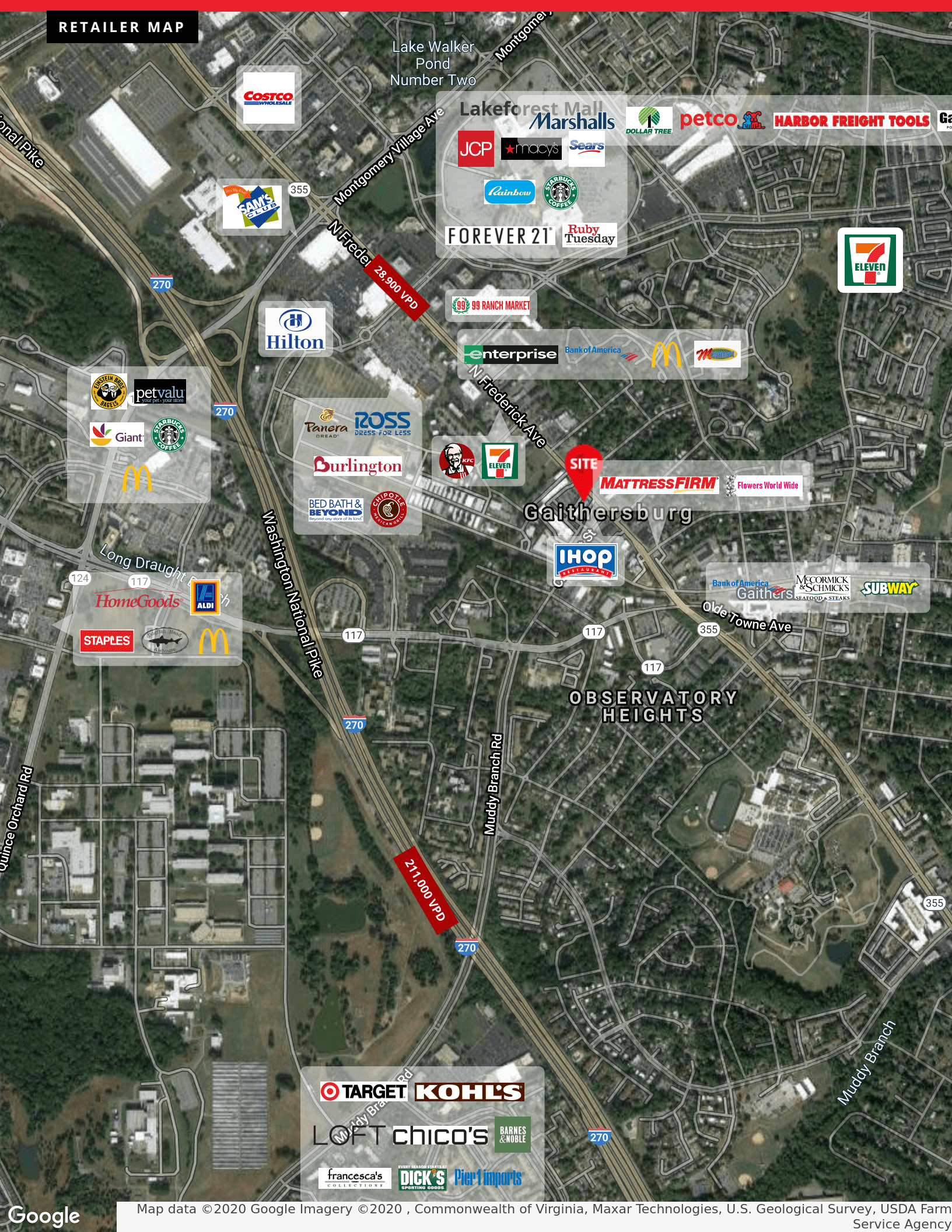
PROPOSED BUILDING



FOR ILLUSTRATIVE  
PURPOSE ONLY



RETAILER MAP



Lake Walker Pond Number Two



Lakeforest Mall  
Marshalls



HARBOR FREIGHT TOOLS



FOREVER 21 Ruby Tuesday



Bank of America



petvalu



Panera BREAD ROSS DRESS FOR LESS

Burlington



MATTRESS FIRM

Flowers World Wide

BED BATH & BEYOND



Gaithersburg



Bank of America Gaithers

MCCORMICK & SCHMICK'S SEAFOOD & STEAKS



HomeGoods



STAPLES



OBSERVATORY HEIGHTS

TARGET KOHL'S

LOFT chico's



francesca's

DICK'S SPORTING GOODS

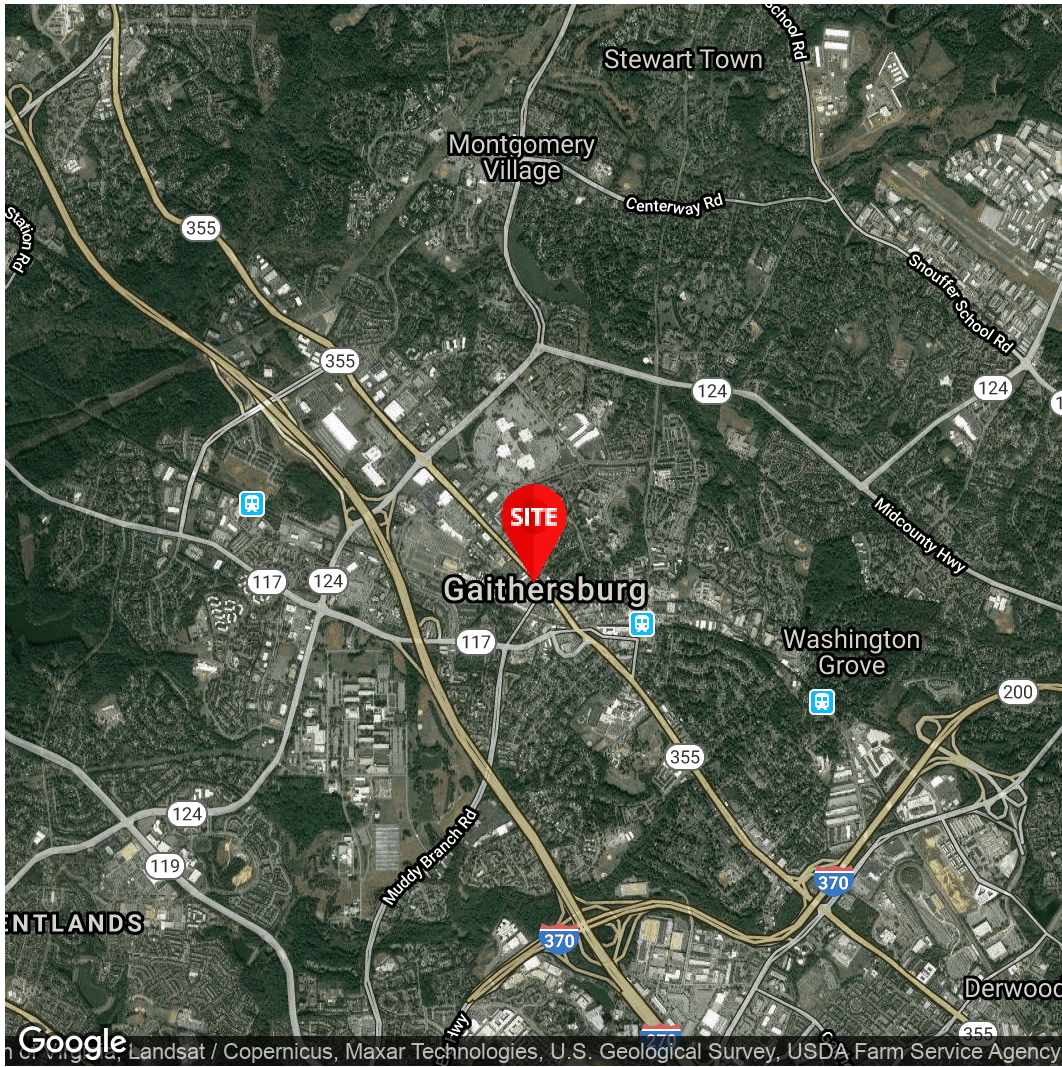
Pier 1 imports

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ADDITIONAL PHOTOS





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