



**COMMERCIAL  
DIVISION**

FOR LEASE

# 9101 Gaither Road

9101 GAITHER ROAD, GAITHERSBURG, MD 20877



**PRESENTED BY:**

**SAMUEL YORK**

**Associate Vice President**

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[www.commercialdivision.infre.com](http://www.commercialdivision.infre.com)

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## OFFERING SUMMARY

<b>Available SF:</b>	3,200 SF
<b>Lease Rate:</b>	\$2,000 per month (NNN)
<b>Lot Size:</b>	0.0 Acres
<b>Year Built:</b>	1966
<b>Building Size:</b>	24220 SF
<b>Renovated:</b>	2010
<b>Zoning:</b>	I-1 Light Industrial
<b>Market:</b>	Gaithersburg

## PROPERTY HIGHLIGHTS

- 3,200 Square Feet for \$2,000/month
- 50% Office / 50% Warehouse
- 4 Offices, Conference Room, Kitchenette
- Central Air Conditioning, Carpeting, Excellent Lighting
- 14' Clear Ceiling Warehouse w/ Open Floor Plan
- Natural Gas Heat
- Overhead Drive-in Bay Door
- Two Restrooms
- Near Intersection of Gaither and Shady Grove Roads
- Easy Access from I-270
- Adjacent to Shady Grove Shopping Plaza
- Restaurant / Bar / Deli On-Site

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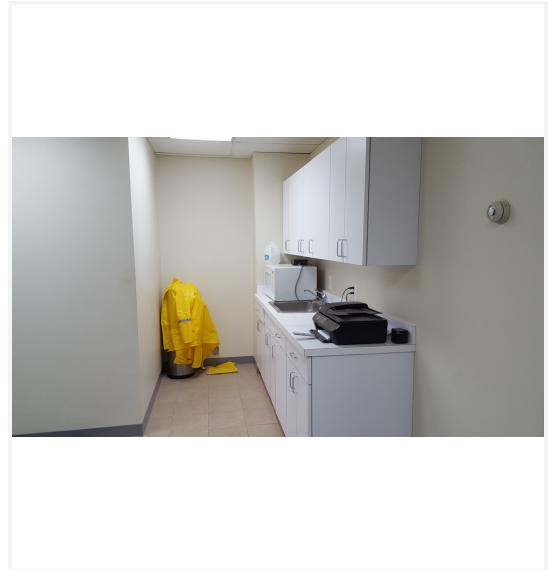
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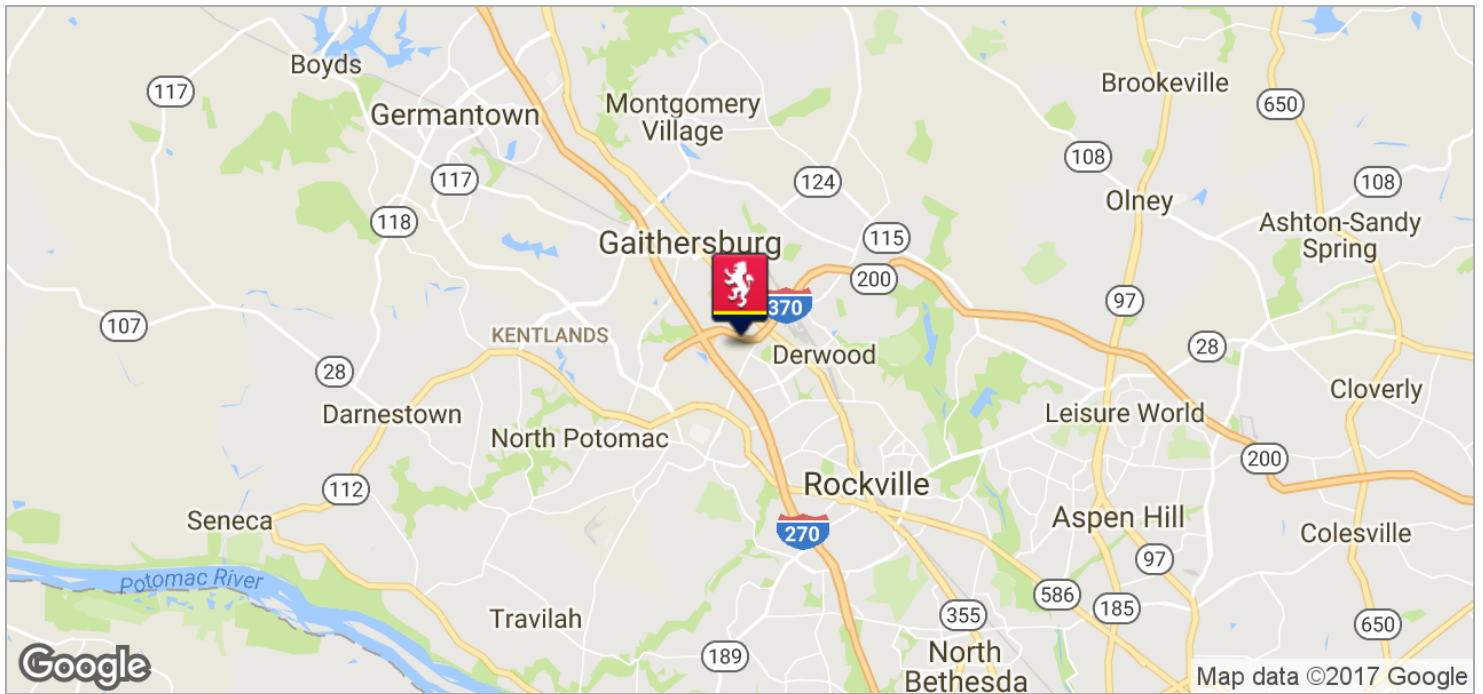
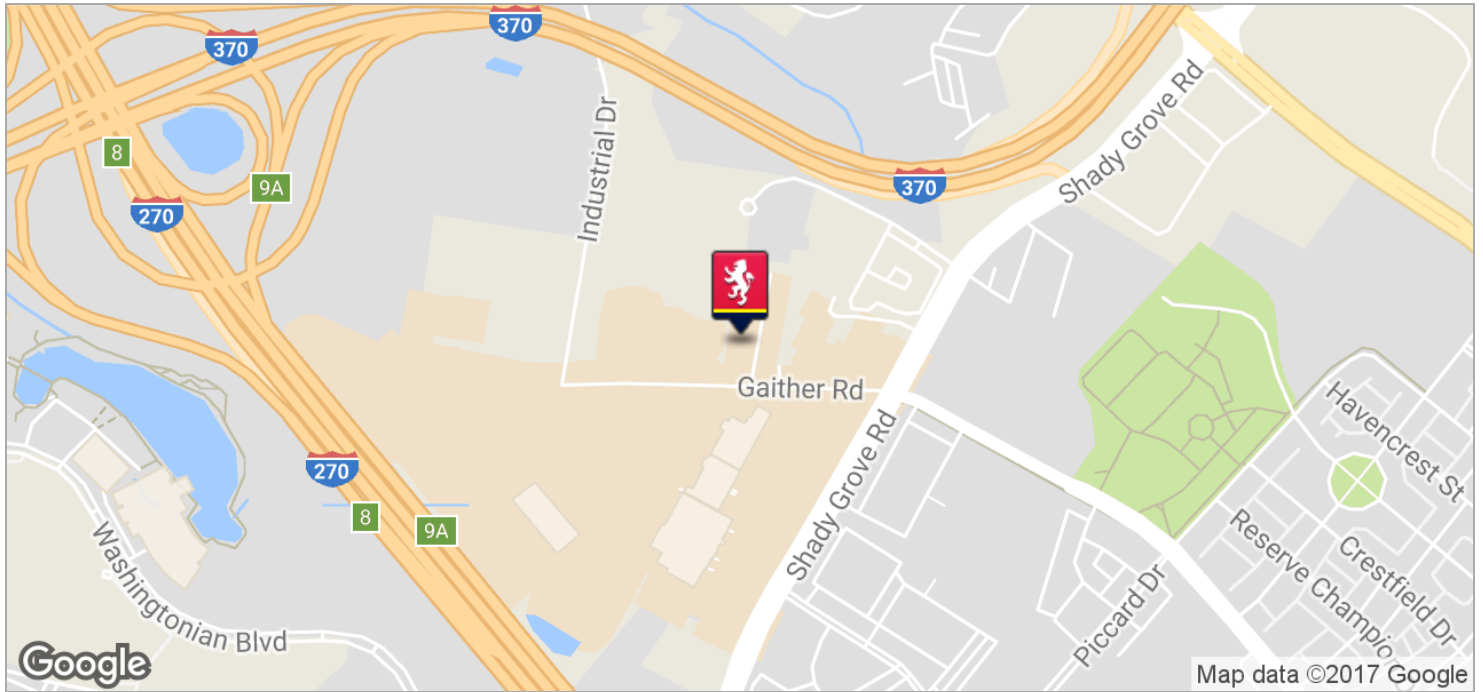
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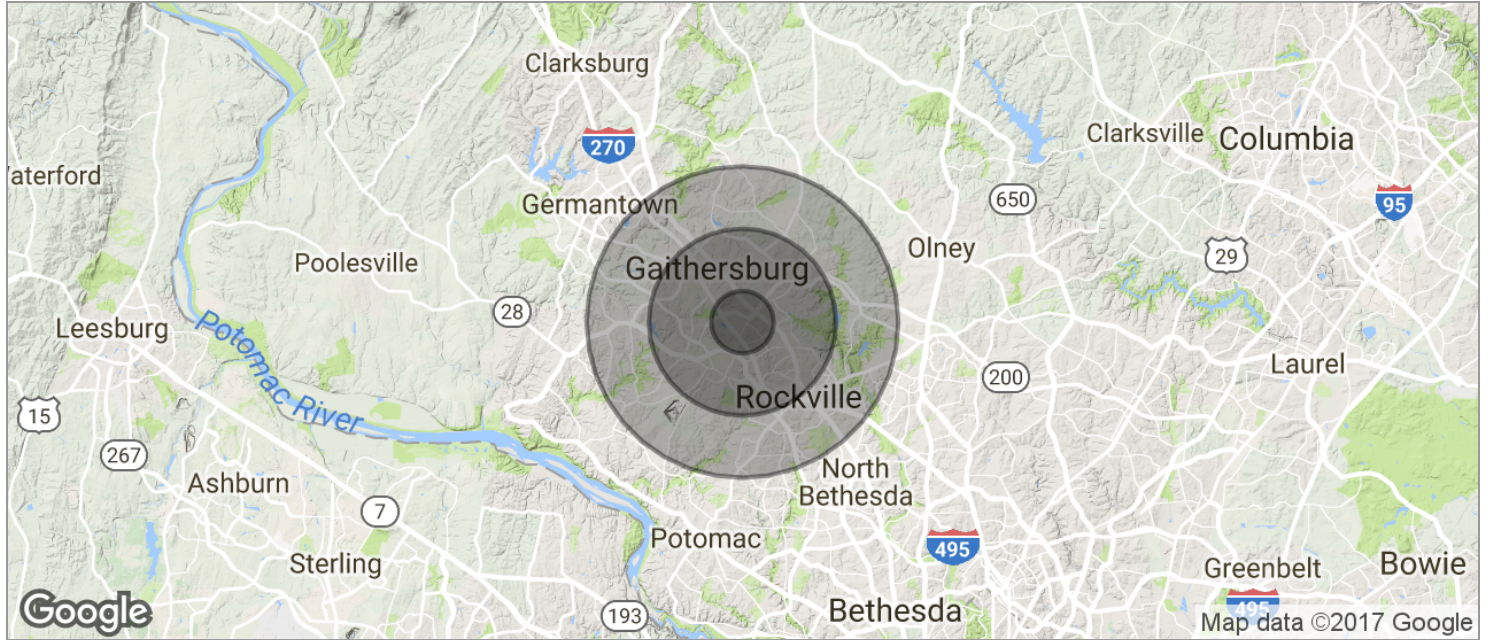
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## COMMERCIAL DIVISION



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	12,186	121,971	278,261
MEDIAN AGE	36.3	37.4	38.1
MEDIAN AGE (MALE)	35.4	36.0	36.9
MEDIAN AGE (FEMALE)	37.8	38.1	38.6
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	5,084	46,339	102,181
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$105,144	\$103,929	\$115,120
AVERAGE HOUSE VALUE	\$433,983	\$461,470	\$460,647

\* Demographic data derived from 2010 US Census

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