

THE SHOPS AT WATKINS MILL



120 PARAMOUNT PARK DRIVE
GAITHERSBURG, MD 20879



GAITHERSBURG, MD



1,659 – 5,350 TOTAL RETAIL SF

SMALL SHOP SPACE AND FREESTANDING RESTAURANT SPACE FOR LEASE



DEMOGRAPHIC SNAPSHOT



POPULATION

1 mi – 13,588
3 mi – 160,831



EMPLOYEES

1 mi – 11,246
3 mi – 72,548



MEDIAN HHI

1 mi – \$65,981
3 mi – \$76,256



EDUCATION

(Bachelor's Degree+)
1 mi – 40.61%
3 mi – 44.51%



MEDIAN AGE

1 mi – 37.42
3 mi – 36.12



TRAFFIC COUNTS

Rockville Pike
33,090 VPD

DELIVERY: Immediate

SPACE AVAILABLE

SPACE 5: 1,659 SF
SPACE 7: 5,350 SF
SPACE 13: 2,100 SF

DETAILS

- Outdoor seating
- Fantastic signage and branding opportunity
- Surface parking for retail customers
- Fronting Route 355
- I-270 Exit 12 interchange under construction. Full diamond interchange with 4 entry/exit ramps to allow access from north and south I-270
- Watkins Mill Traffic Count projected to increase to over 40,000 VPD upon ramp opening

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FUTURE INTERCHANGE
AT INTERSTATE 270
AND WATKINS MILL RD

THE SHOPS AT WATKINS MILL

SPECTRUM
APARTMENTS
468 UNITS

KAISER MEDICAL
CENTER



LAKEFOREST MALL

★ **MACY'S** JCPenney *Yard of Sale* **BEST BUY**

FIRSTFIELD SHOPPING CENTER

Giant **UPS** **WALGREENS** **RITE AID**



GAITHERSBURG
SQUARE

QUINCE ORCHARD SC

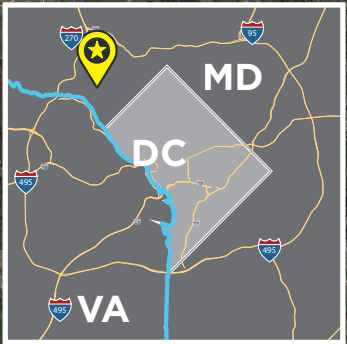
STAPLES **ALDI** **RITE AID**
BUFFALO WILD WINGS **LA FITNESS**

NATIONAL INSTITUTE
OF STANDARDS AND
TECHNOLOGY CAMPUS



KENTLANDS SQUARE SC

Michaels **Starbucks** **mobydick** **HOUSE OF KABOOD**





SITE PLAN

120 PARAMOUNT PARK DRIVE
GAITHERSBURG, MD 20879

	
RETAIL SPACE AVAILABLE	RESIDENTIAL
	
LEASED	FUTURE RETAIL SPACE

- | | |
|-----------------------------------|----------------------------------|
| 1 Jo's Comfort Zone
1,166 SF | 8 Hot Pot Restaurant
3,668 SF |
| 2 One Glance
1,384 SF | 9 Vivi Bubble Tea
1,524 SF |
| 3 Barking Mad Cafe
3,345 SF | 10 Smoochi
919 SF |
| 4 Lotus Nails
1,349 SF | 11 Fitness
1,350 SF |
| 5 Available
1,659 SF | 12 Apple Cleaners
1,690 SF |
| 6 California Tortilla
2,383 SF | 13 Available
2,100 SF |
| 7 Available
5,350 SF | 14 Firebirds
6,541 SF |



EXIT 12

NEW INTERCHANGE





CONTACT

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