

# WESTSIDE

AT SHADY GROVE METRO

40,000+ SF  
PRIME  
RETAIL

Shady Grove Metro // Rockville, MD



# PROJECT HIGHLIGHTS

## 90 ACRE Master Planned Community

**1457**  
Multi-family units  
Westside: 1,113  
Eastside: +344

**752**  
Townhomes  
Westside: 407  
Eastside: +345

**130,000 SF**  
Future  
Mixed-Use space

**PROPOSED**  
Library, School,  
Community &  
Athletic Field  
(Eastside)

## 5 MINUTE WALK To Shady Grove Metro Station

**12,609**  
WMATA Riders  
Per Day

**5,745**  
Commuter  
Parking Spaces

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# CLOSE-UP AERIAL



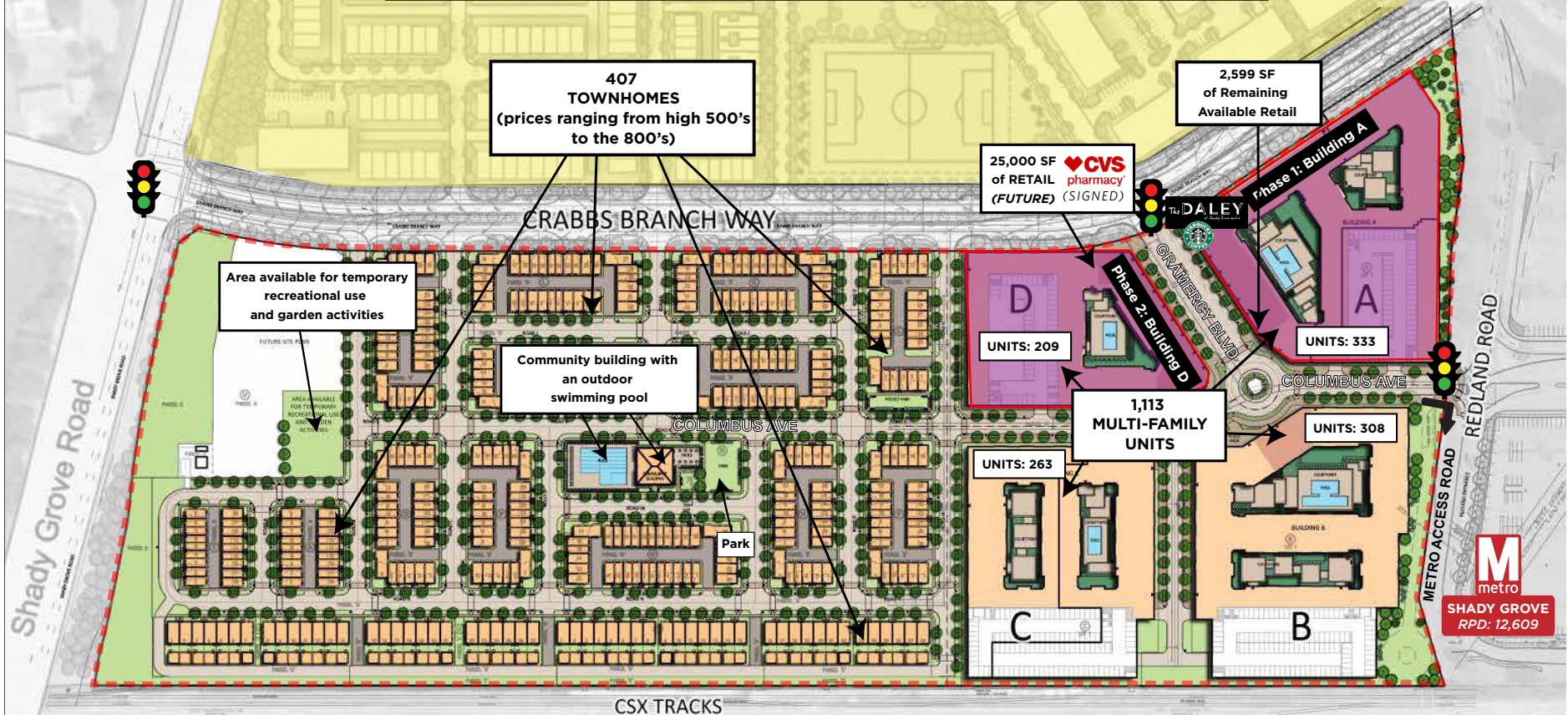
The **DALEY**  
at Shady Grove Metro



# RENDERED SITE PLAN

## FUTURE DEVELOPMENT (EAST SIDE)

**345 TOWN HOMES AND  
344 MULTIFAMILY UNITS UNPLANNED**



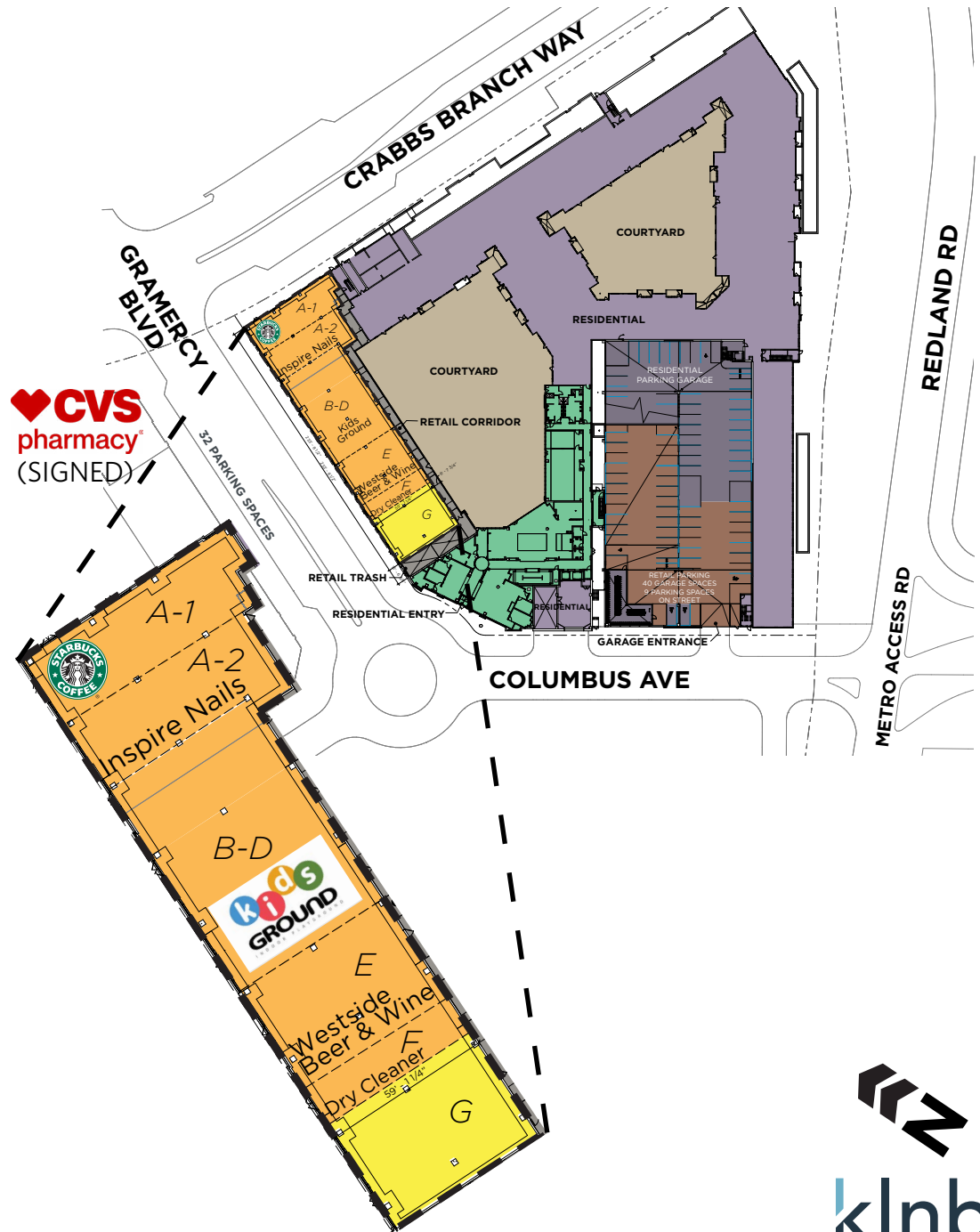
# RETAIL SITE PLAN

## PHASE I - BUILDING A: ±15,000 SF OF RETAIL

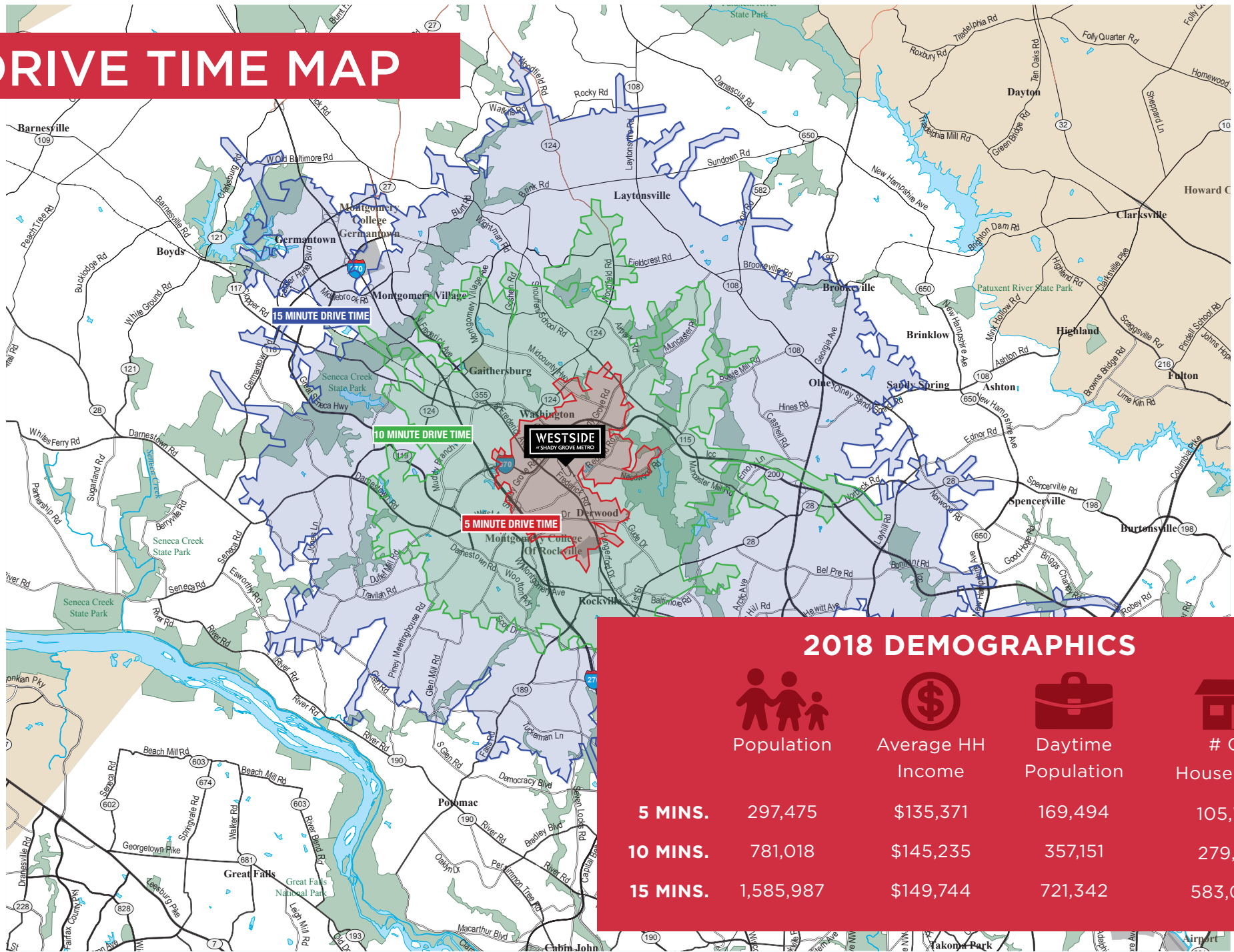
### STREET LEVEL RETAIL

Space #	Gross Floor Area (SF)	Vent
A-1	2,225	No
A-2	2,050	No
B-D	4,921	Yes
E	2,378	No
F	801	No
G	2,599	Yes
<b>TOTAL</b>	<b>14,948</b>	

- = AVAILABLE
- = AT LEASE
- = EXECUTED LEASE
- = AT LOI



# DRIVE TIME MAP



## 2018 DEMOGRAPHICS



Population



Average HH  
Income



Daytime  
Population



# Of  
Households

Drive Time	Population	Average HH Income	Daytime Population	# Of Households
5 MINS.	297,475	\$135,371	169,494	105,761
10 MINS.	781,018	\$145,235	357,151	279,119
15 MINS.	1,585,987	\$149,744	721,342	583,004

# THE MARKET

GERMANTOWN

Gaithersburg  
Montgomery County | Maryland

kl**nb**

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GAITHERSBURG

DERWOOD

NORTH POTOMAC

QUINCE ORCHARD MARKETPLACE  
SAFeway  
CVS

THE SHOPS AT POTOMAC VALLEY  
Starbucks  
DUNKIN' DONUTS

KENTLANDS MARKET SQUARE  
Whole Foods  
Five Below  
PetSmart  
Michaels

MUDDY BRANCH SQUARE  
Giant  
First Watch

DOWNTOWN CROWN  
Harris Teeter  
Starbucks  
LA Fitness  
Subway  
Planet Fitness

RIO WASHINGTONIAN  
Target  
Loft  
Kohl's  
Planet Imports  
Barnes & Noble  
Dick's

SHADY GROVE SHOPPING CENTER  
Bank of America  
Subway  
McMillan's  
Walmart

270 CENTER  
Home Depot  
Best Buy  
Walmart  
Rack  
Office Depot

KING FARM VILLAGE CENTER  
Safeway

QUINCE ORCHARD  
ALDI  
HomeGoods  
Rite Aid  
Advance Auto Parts

DIAMOND SQUARE  
Giant  
Joann

COSTCO WHOLESALE

GAITHERSBURGH SHOPPING CENTER  
Floor Decor

weis

LAKEFOREST MALL  
JCPenney  
Macy's  
Sears

GAITHERSBURG SQUARE  
Ashley  
Bed Bath & Beyond  
Ross  
CVS  
Bank of America  
Chipotle

GAITHERSBURG PLAZA  
The Vitamin Shoppe  
Rugged  
IHOP

FESTIVAL AT MUDDY BRANCH  
Lotte Market  
Family Dollar

GAITHERSBURG PLAZA  
The Vitamin Shoppe  
Rugged  
IHOP

WALNUT HILL SHOPPING CENTER  
Weis  
MVA  
7-Eleven  
CVS

THE GROVE SHOPPING CENTER  
Giant

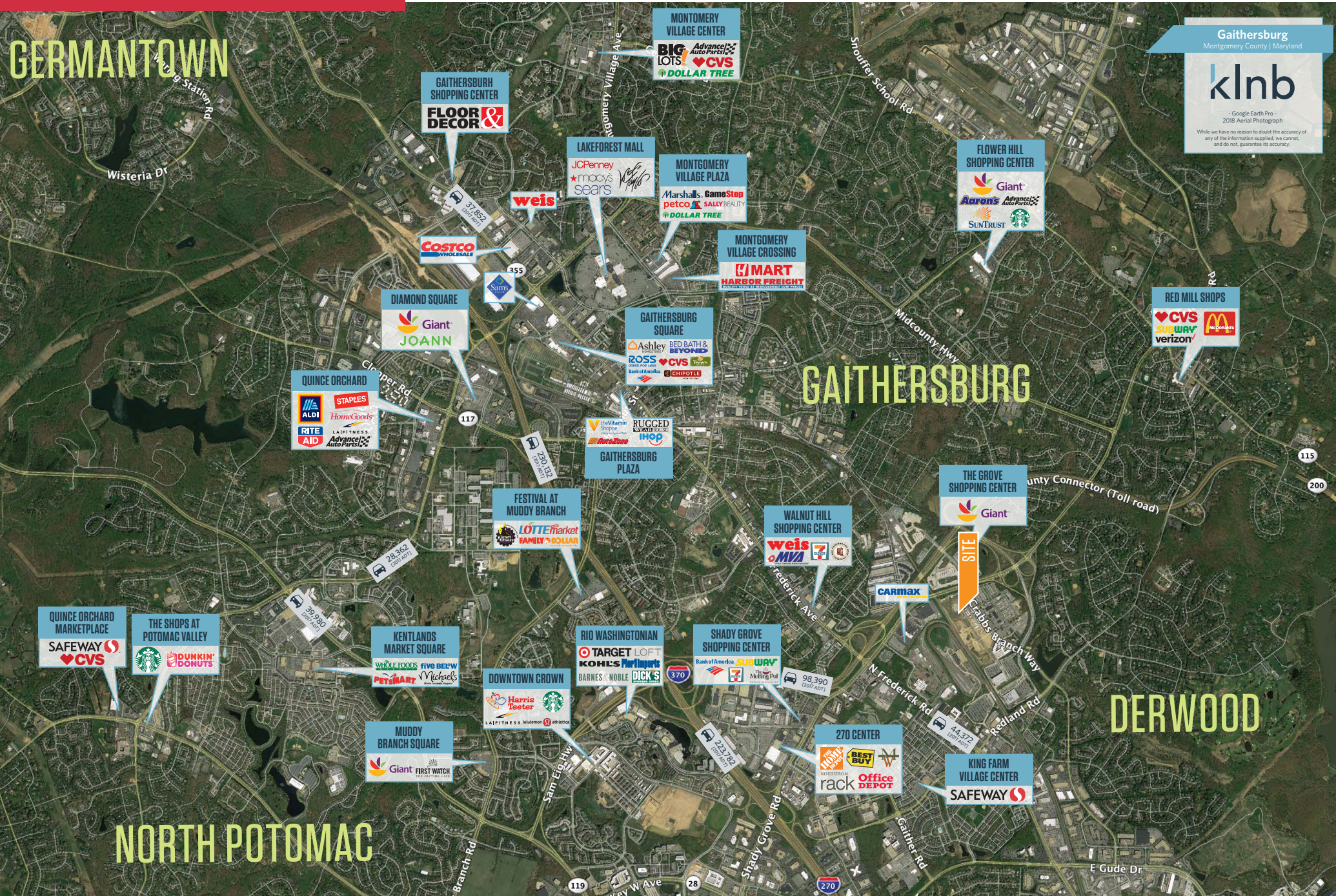
MONTGOMERY VILLAGE CENTER  
Big Lots  
Advance Auto Parts  
CVS  
Dollar Tree

MONTGOMERY VILLAGE PLAZA  
Marshalls  
GameStop  
Petco  
Sally Beauty  
Dollar Tree

MONTGOMERY VILLAGE CROSSING  
MART  
Harbor Freight

FLOWER HILL SHOPPING CENTER  
Giant  
Aaron's  
Advance Auto Parts  
Starbucks  
SunTrust

RED MILL SHOPS  
CVS  
Subway  
Verizon  
McDonald's



# THE MARKET

**WESTSIDE**  
AT SHADY GROVE METRO

**1 MILE**

**3 MILE**

**5 MILE**





THE DALEY

STARBUCKS

STARBUCKS

THE DALEY

klnb



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**For More Information  
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