

## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 3,900 SF corner building with 6 automotive bays
- 26 parking spaces
- Signalized full movement corner on N Frederick Ave (47,462 ADT) and Odenhal Rd (13,412 ADT)
- 23,782 square foot parcel

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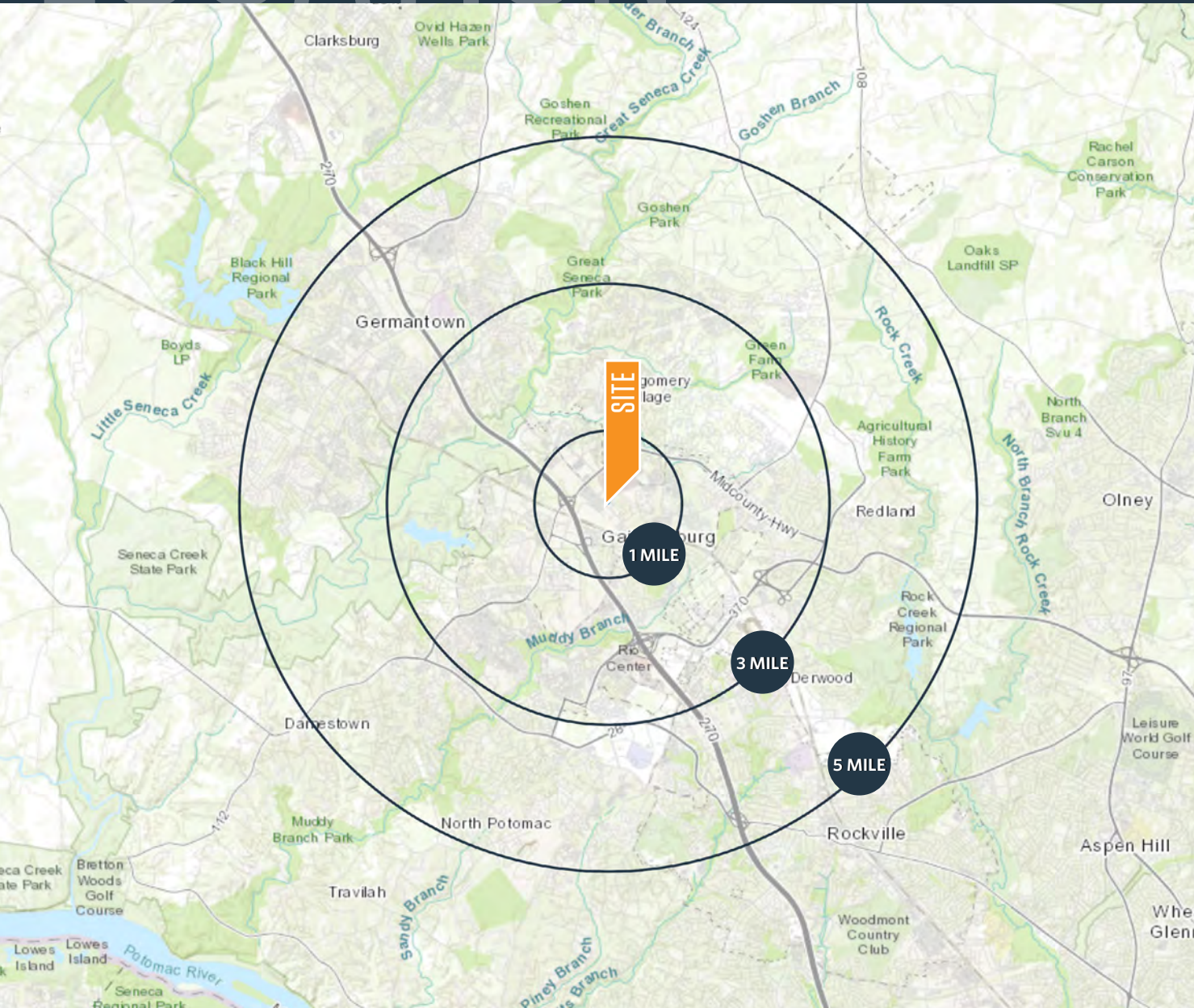
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# LOCATION

# 457 N FREDERICK AVENUE

GAITHERSBURG, MARYLAND 20877



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
3,900 SF	\$175,000 per year NNN	As Is	Immediate

## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population 26,223	Population 159,876	Population 306,018
Daytime Population 18,249	Daytime Population 65,410	Daytime Population 133,135
Households 10,278	Households 57,428	Households 108,404
Average HH Income \$81,859	Average HH Income \$115,194	Average HH Income \$133,268

## TRAFFIC COUNTS | 2020:

N Frederick Ave	47,462 ADT
Odenhal Ave	13,415 ADT

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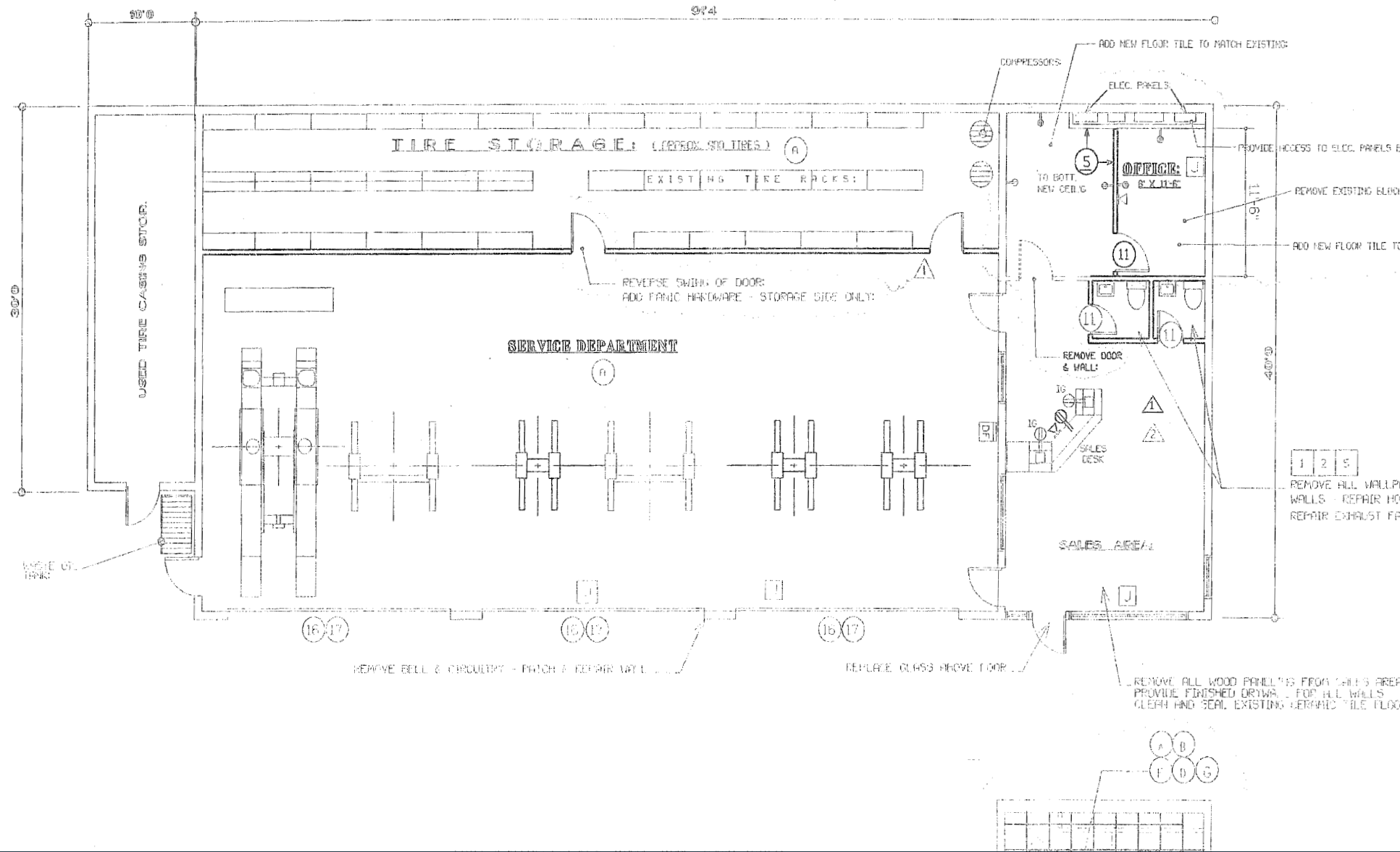
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# SITE PLAN

# 457 N FREDERICK AVENUE

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# BIRD'S EYE

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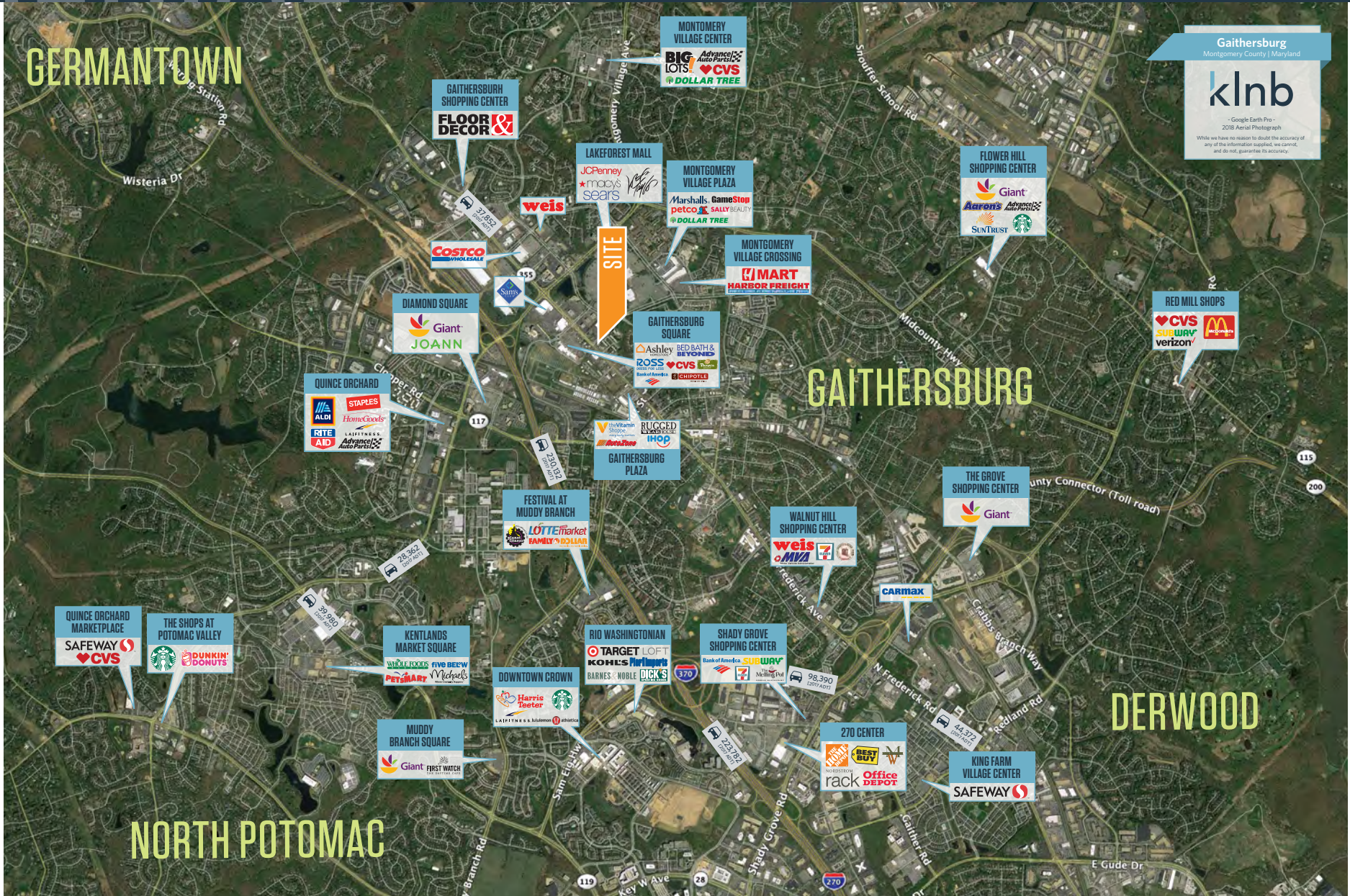
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