

NEARBY RETAILERS

TARGET **KOHL'S**

AMC THEATRES **Harris Teeter**

LA FITNESS **SEPHORA**

RETAIL FOR LEASE

- 10009 Fields Rd & Sam Eig Hwy (Rt 370)
- Former local restaurant - 2,350 SF on 1.5 acres with cross easments
- Special corner location in super region Gaithersburg marketplace
- Very good visibility and access at light-controlled corner
- Great traffic (72,000 and 17,000 ADT) and strong daytime and house demographics
- Use existing or redevelop

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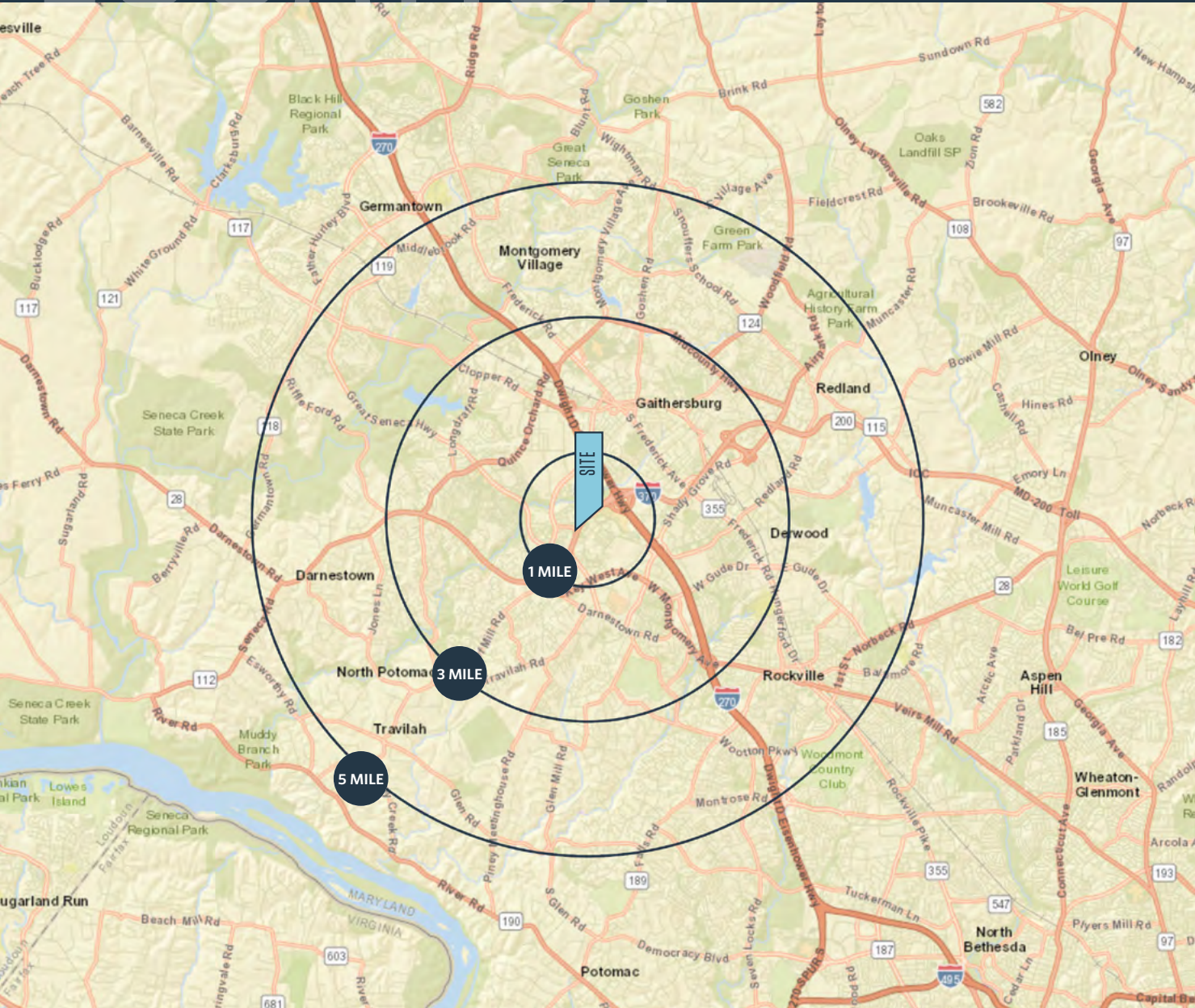
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LOCATION

10009 FIELDS RD

GAITHERSBURG, MD 20878



DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
23,724	142,743	286,593
Daytime Population		
11,179	87,233	141,621
Households		
9,373	52,360	101,169
Average HH Income		
\$118,805	\$139,124	\$144,210

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Fields Rd	16,851 ADT
I-370	72,312 ADT

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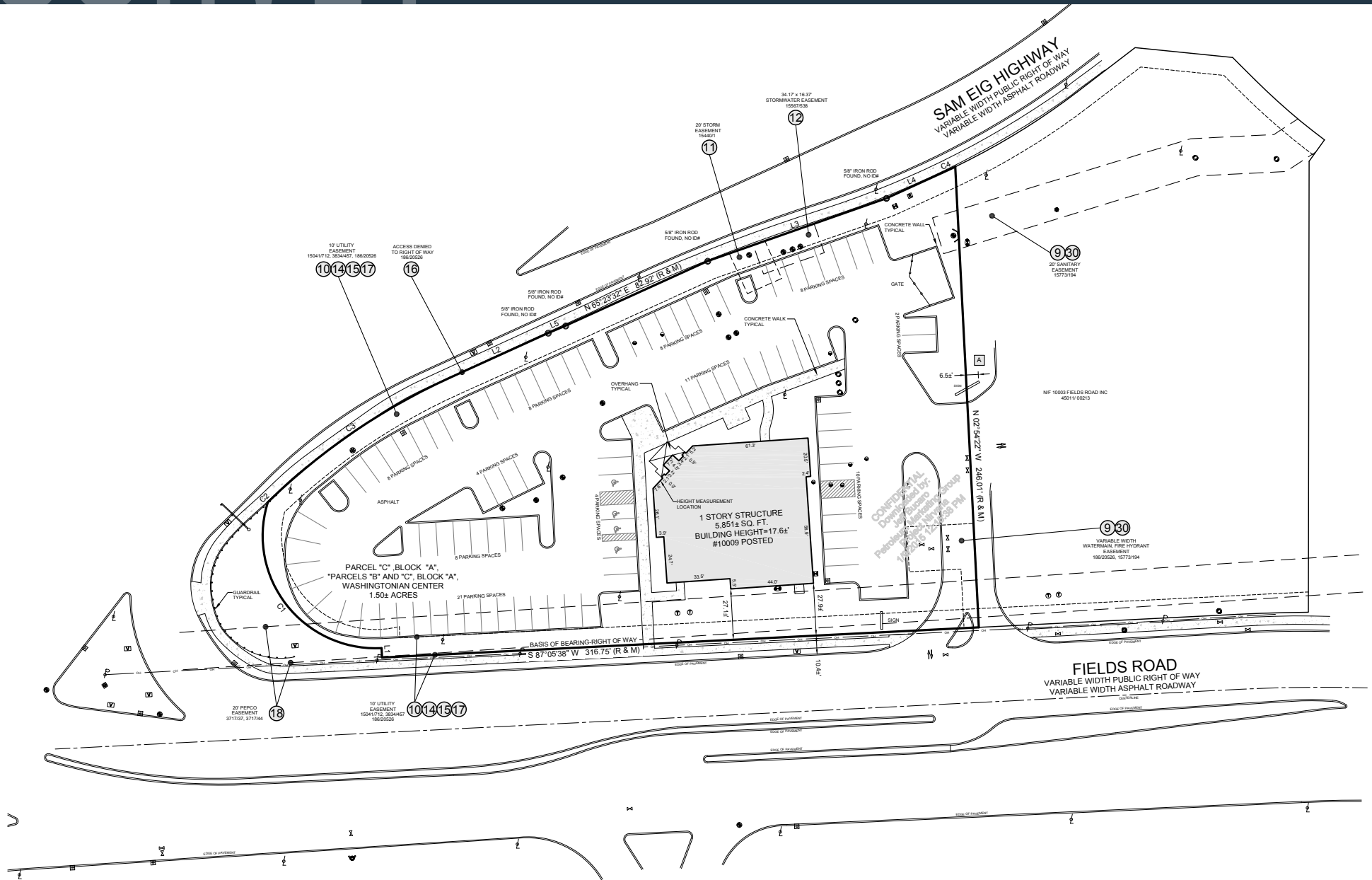
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SURVEY

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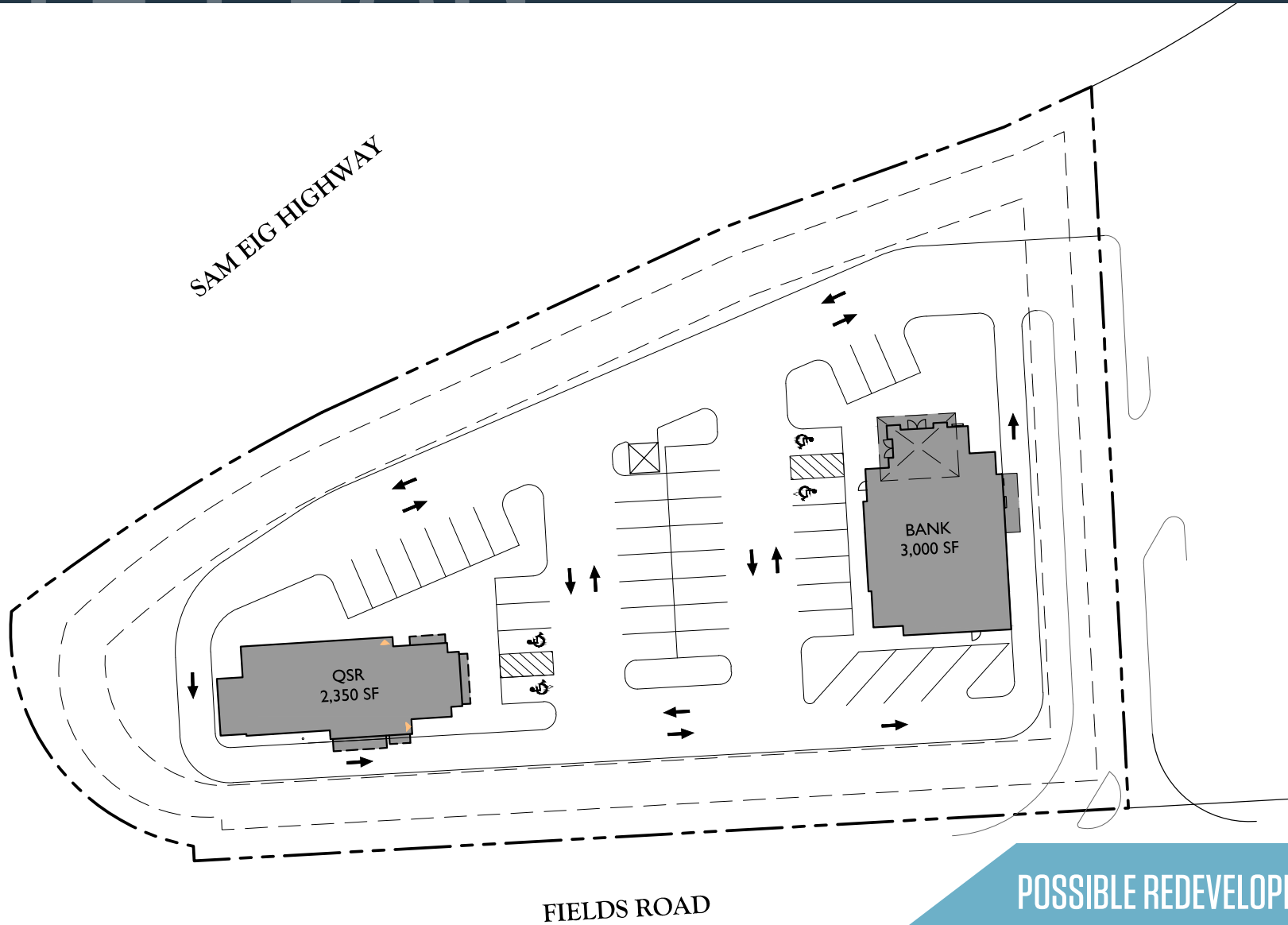
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SITE PLAN

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POSSIBLE REDEVELOPMENT SCENARIO

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MARKET

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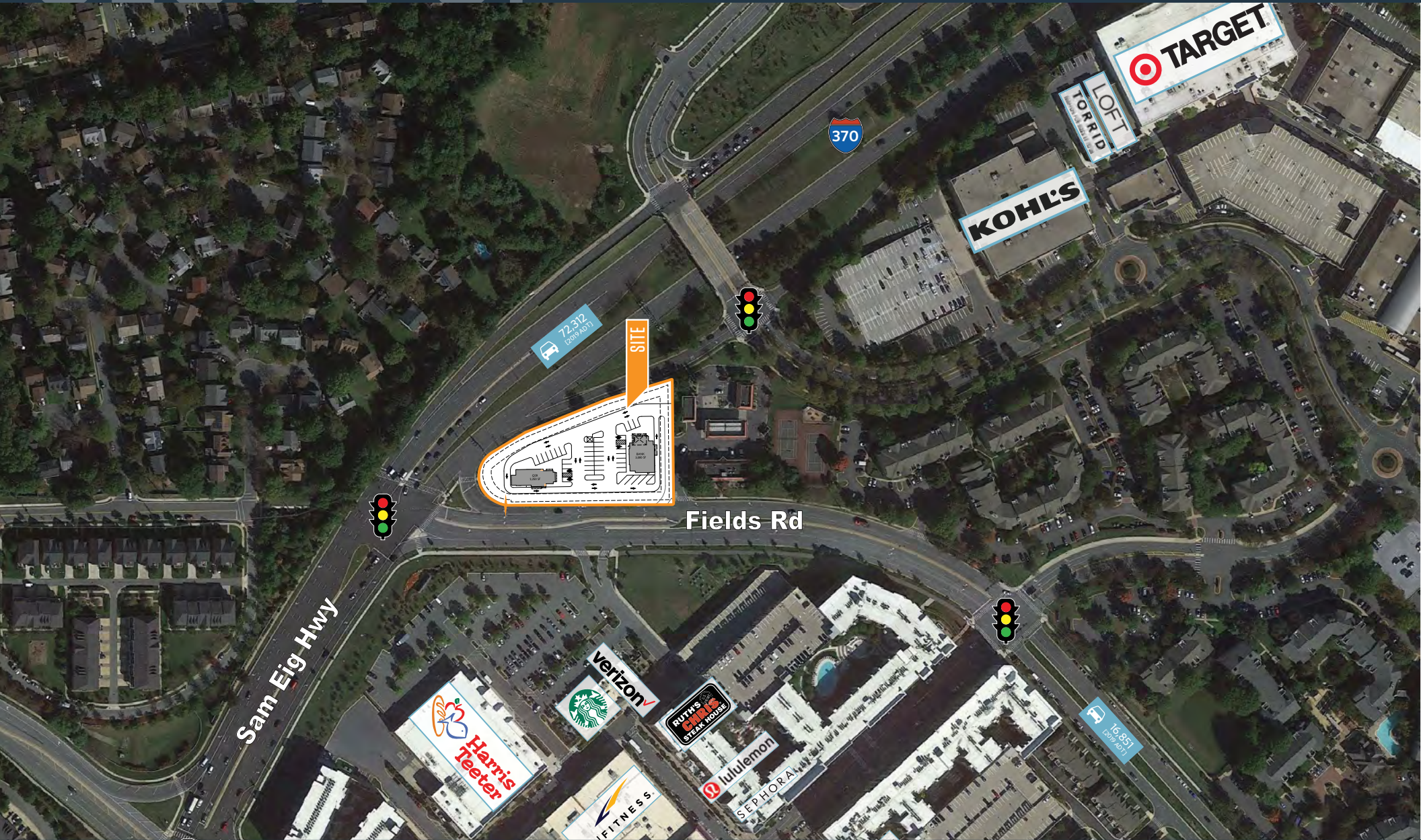
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CLOSE-UP

10009 FIELDS RD

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