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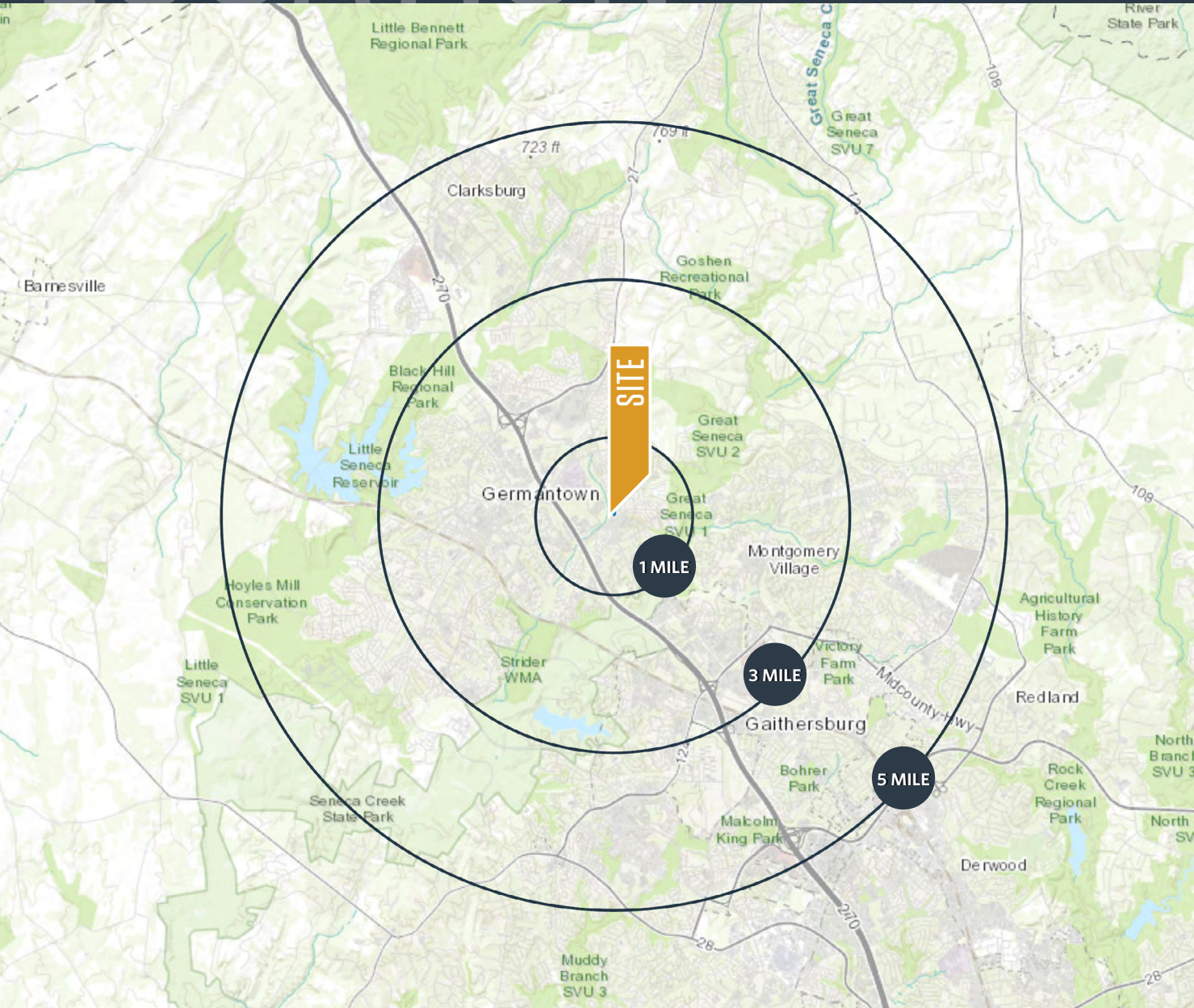
RETAIL FOR LEASE

- 1,829 square foot former Kicks Karate Available
- Conveniently located neighborhood center at the intersections of Frederick Road and Middlebrook Road
 - Frederick Road (32,860 ADT)
 - Middlebrook Road (33,481 ADT)
- Across the street from Holy Cross Hospital and Montgomery College Germantown Campus

LOCATION

MIDDLEBROOK SQUARE

11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,829 SF	\$28.00 PSF*	As Is	Immediate

*\$9.00 PSF NNN

DEMOGRAPHICS | 2020:

10- MIN DRIVE	1-MILE	3-MILE	5-MILE
Population	18,377	129,833	268,433
Daytime Population	5,908	43,187	81,176
Households	6,179	46,838	91,996
Average HH Income	\$102,376	\$108,469	\$127,619

TRAFFIC COUNTS | 2020:

Middlebrook Road	33,481 ADT
Frederick Road	32,860 ADT

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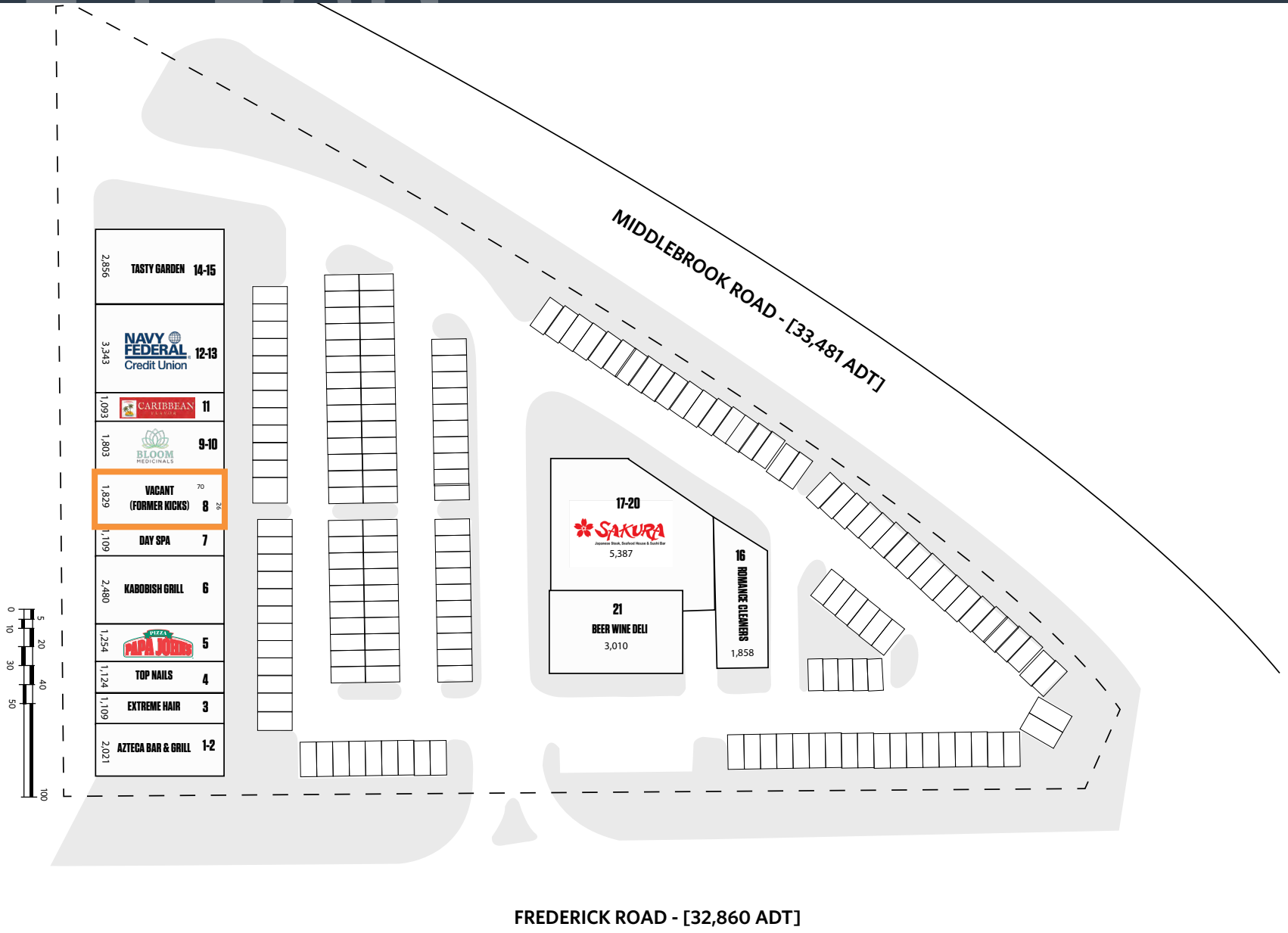
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SITE PLAN

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11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876



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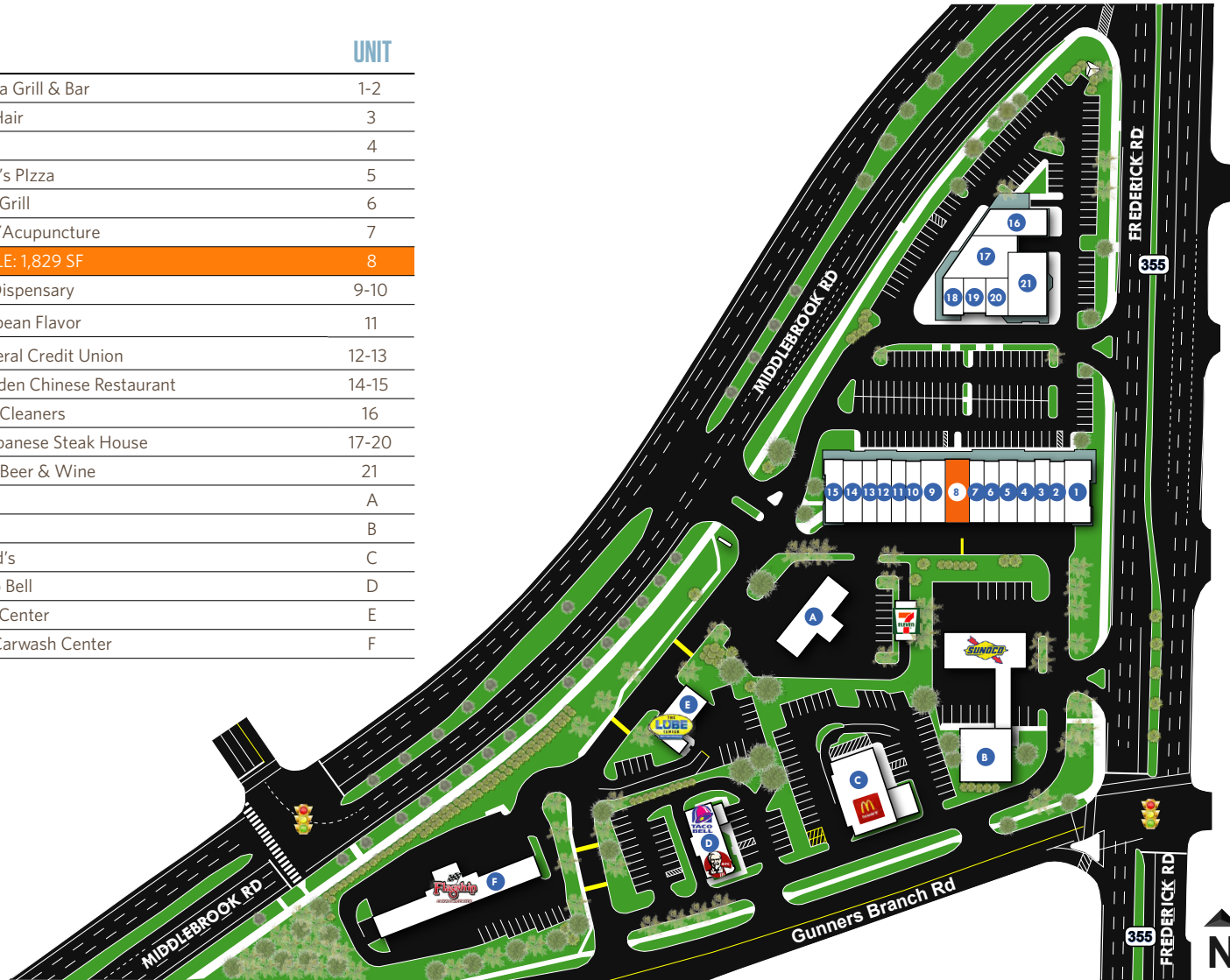
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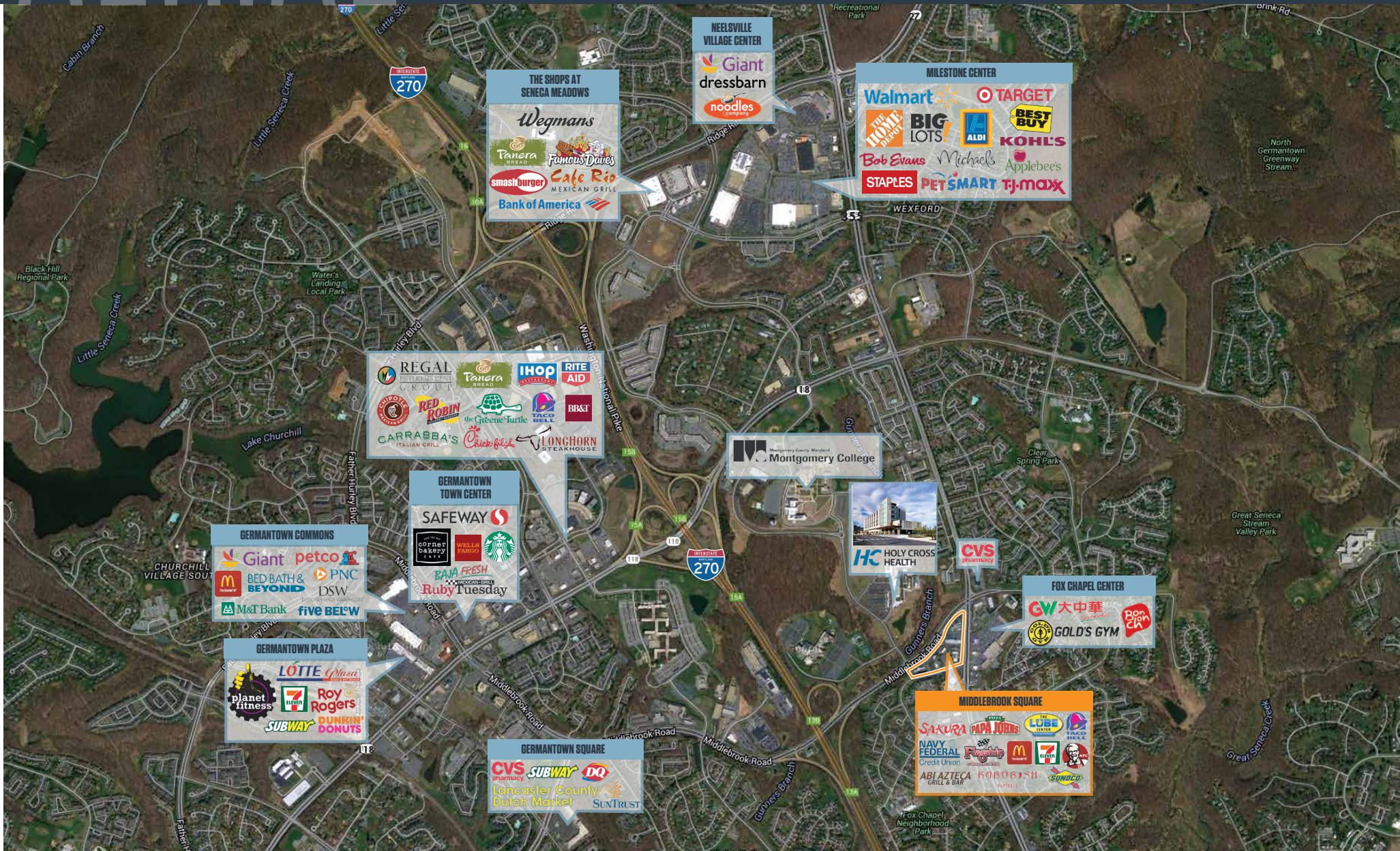
TENANT	UNIT
Abi Azteca Grill & Bar	1-2
Extreme Hair	3
Top Nails	4
Papa John's Pizza	5
Kabobish Grill	6
Massage/Acupuncture	7
AVAILABLE: 1,829 SF	8
Medical Dispensary	9-10
The Carribean Flavor	11
Navy Federal Credit Union	12-13
Tasty Garden Chinese Restaurant	14-15
Romance Cleaners	16
Sakura Japanese Steak House	17-20
Deli Plus/Beer & Wine	21
7-Eleven	A
Sunoco	B
McDonald's	C
KFC/Taco Bell	D
The Lube Center	E
Flagship Carwash Center	F



AERIAL

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