



JOIN THESE RETAILERS



RETAIL FOR LEASE

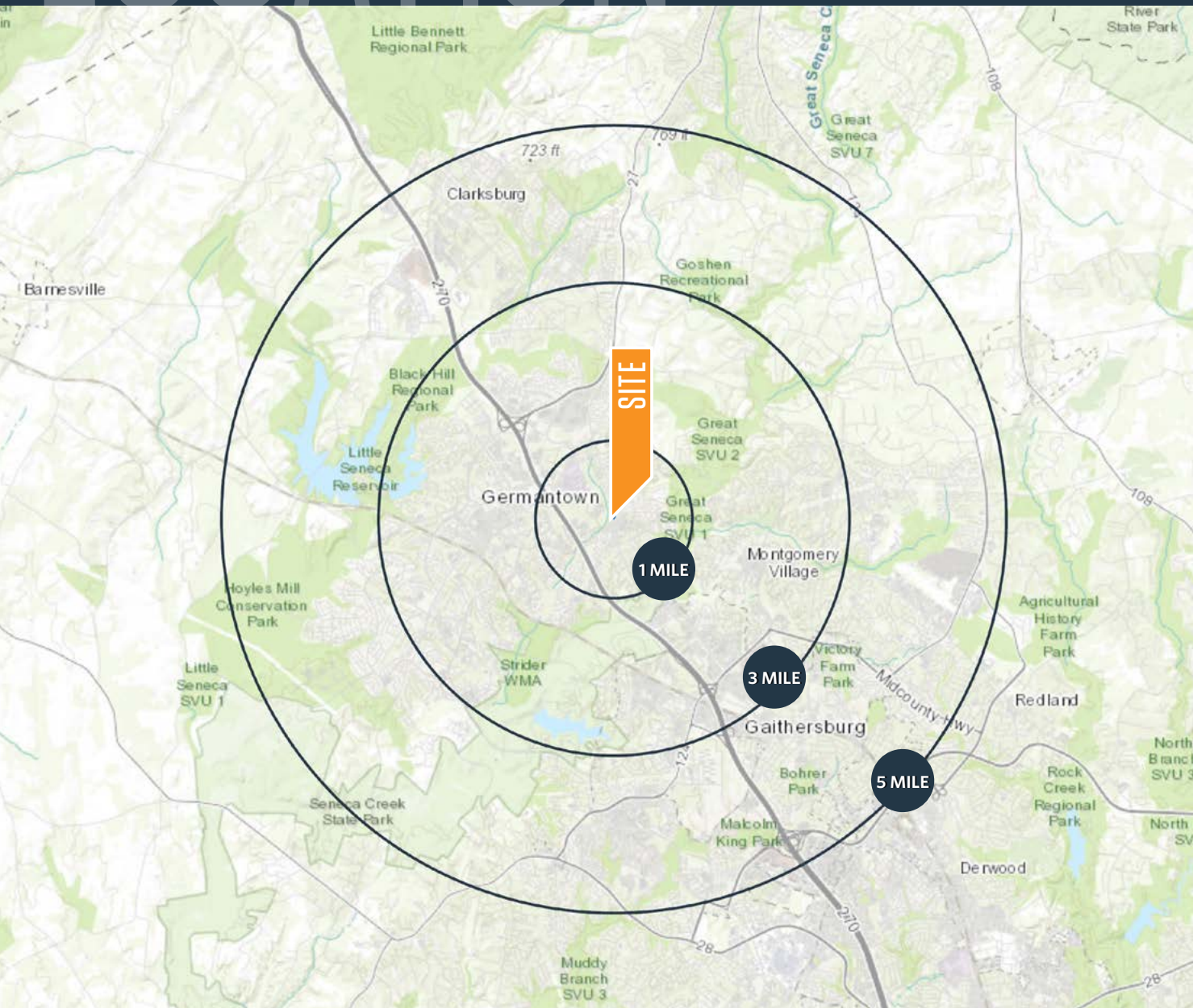
- Prime small shop spaces available.
 - 2,000 SF Drive Thru Endcap
 - 1,124 SF 2nd Gen Hair Salon - AT LEASE
- Conveniently located neighborhood center at the intersections of Frederick Road and Middlebrook Road
 - Frederick Road (22,400 ADT)
 - Middlebrook Road (20,700 ADT)
- Across the street from Holy Cross Hospital and Montgomery College Germantown Campus

MATT SKALET

m skalet@klnb.com | 202-420-7775

BEN BECKER

b becker@klnb.com | 202-420-7773



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,000 SF	\$60.00 PSF*	As Is	6/1/25
1,124 SF	\$45.00 PSF*	As Is	Immediate

* \$12.50 PSF NNN

DEMOGRAPHICS | 2024:

10- MIN DRIVE	1-MILE	3-MILE	5-MILE
Population			
146,151	16,588	137,968	275,195
Daytime Population			
124,285	15,186	112,171	235,523
Households			
52,149	5,512	48,229	94,564
Average HH Income			
\$137,224	\$122,173	\$134,687	\$155,233

TRAFFIC COUNTS | 2023:

Middlebrook Road	20,700 ADT
Frederick Road	22,400 ADT

MATT SKALET

mskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

klnb

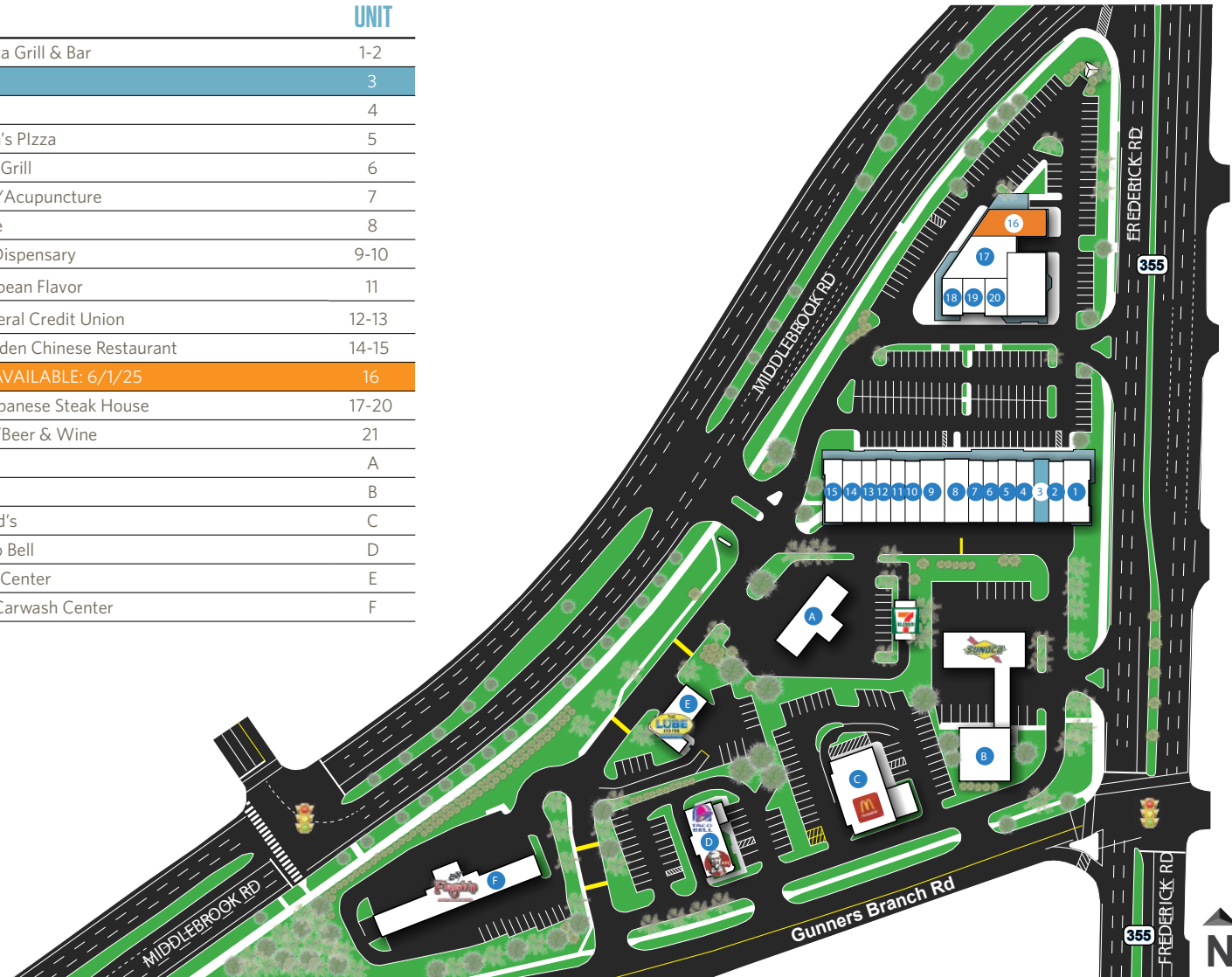


SITE PLAN

MIDDLEBROOK SQUARE

11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876

TENANT	UNIT
Abi Azteca Grill & Bar	1-2
AT LEASE	3
Top Nails	4
Papa John's Pizza	5
Kabobish Grill	6
Massage/Acupuncture	7
KicksKarate	8
Medical Dispensary	9-10
The Carribean Flavor	11
Navy Federal Credit Union	12-13
Tasty Garden Chinese Restaurant	14-15
COMING AVAILABLE: 6/1/25	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



MATT SKALET

mskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

klnb

AERIAL

MIDDLEBROOK SQUARE

11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

klnb



MIDDLEBROOK SQUARE

11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mkalet@klnb.com

202-420-7775

BEN BECKER

bbecker@klnb.com

202-420-7773

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.