

MONTGOMERY VILLAGE MARKETPLACE

10001 Stedwick Road, Montgomery Village, MD 20886
Montgomery County

LAST REMAINING PAD!

EXISTING

PROPOSED SITE

RETAIL FOR LEASE OR SALE

PROPERTY HIGHLIGHTS:

- Purchase, ground lease and built-to-suit deal structures will be considered.
- Façade renovation complete at adjacent center (Montgomery Village Center) anchored by Aldi & Big Lots.
- Well positioned between Montgomery Village Avenue (31,432 ADT) and Watkins Mill Road (13,151 ADT).
- Watkins Mill Rd interchange at I-270 now complete.

AVAILABLE SPACE:

- Size: 1.19 Acres/Up to 8,800 SF Building
- Rent: \$175,000 Annually (Ground Lease)
Purchase: \$2,500,000
Build-to-Suit: Negotiable
- Condition: Finished pad
- Delivery: Immediate

AREA RETAILERS:



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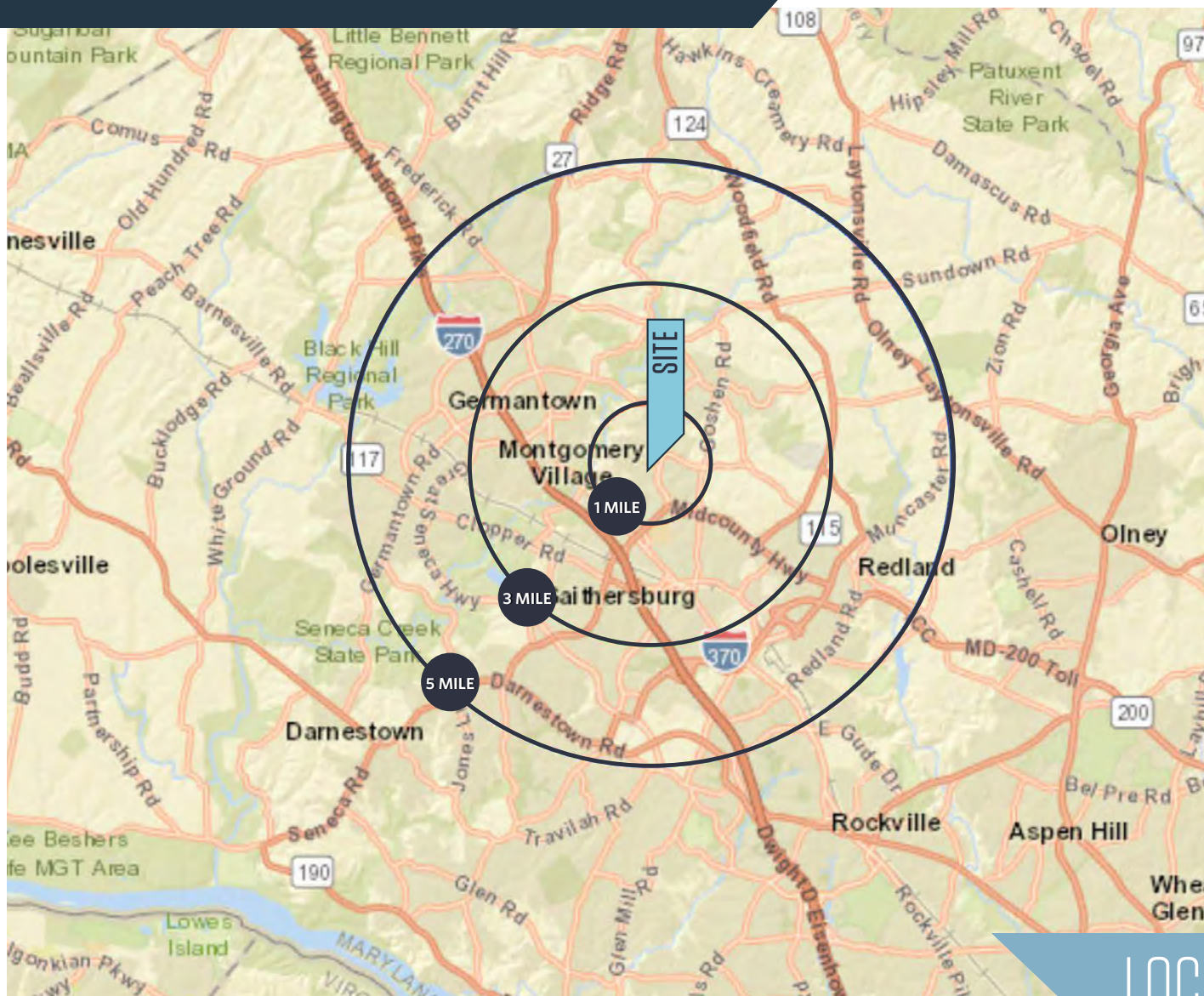
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DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
25,490	137,507	283,569
Daytime Population		
4,844	50,339	125,908
Households		
9,421	46,989	100,180
Average HH Income		
\$95,134	\$107,887	\$128,883
Median HH Income		
\$72,224	\$83,054	\$99,242

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Stedwick Road	10,151 ADT
Watkins Mill Road	13,151 ADT
Montgomery Village Avenue	31,432 ADT

LOCATION & DEMOGRAPHICS

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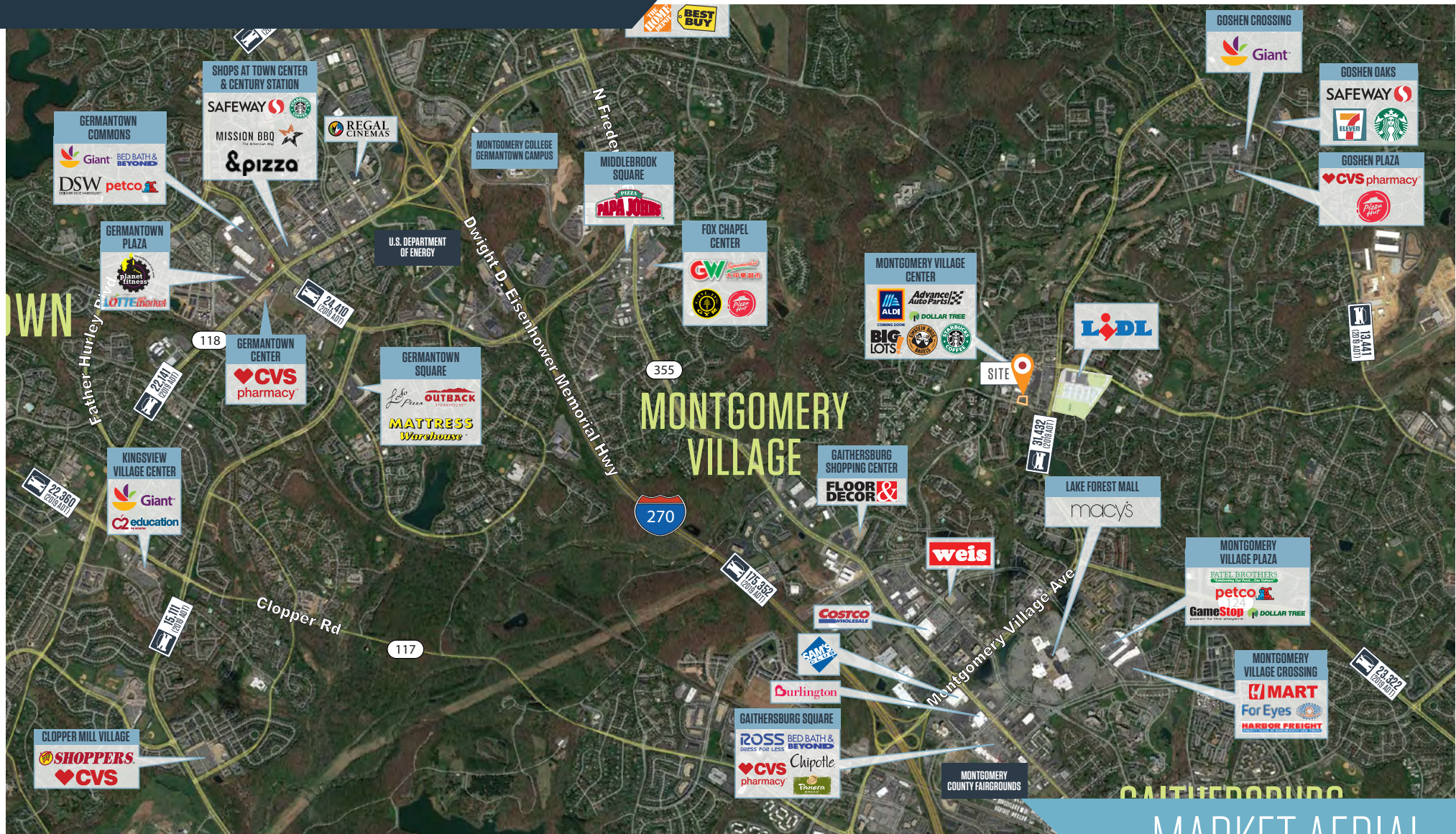
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MARKET AERIAL

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CLOSE-UP AERIAL

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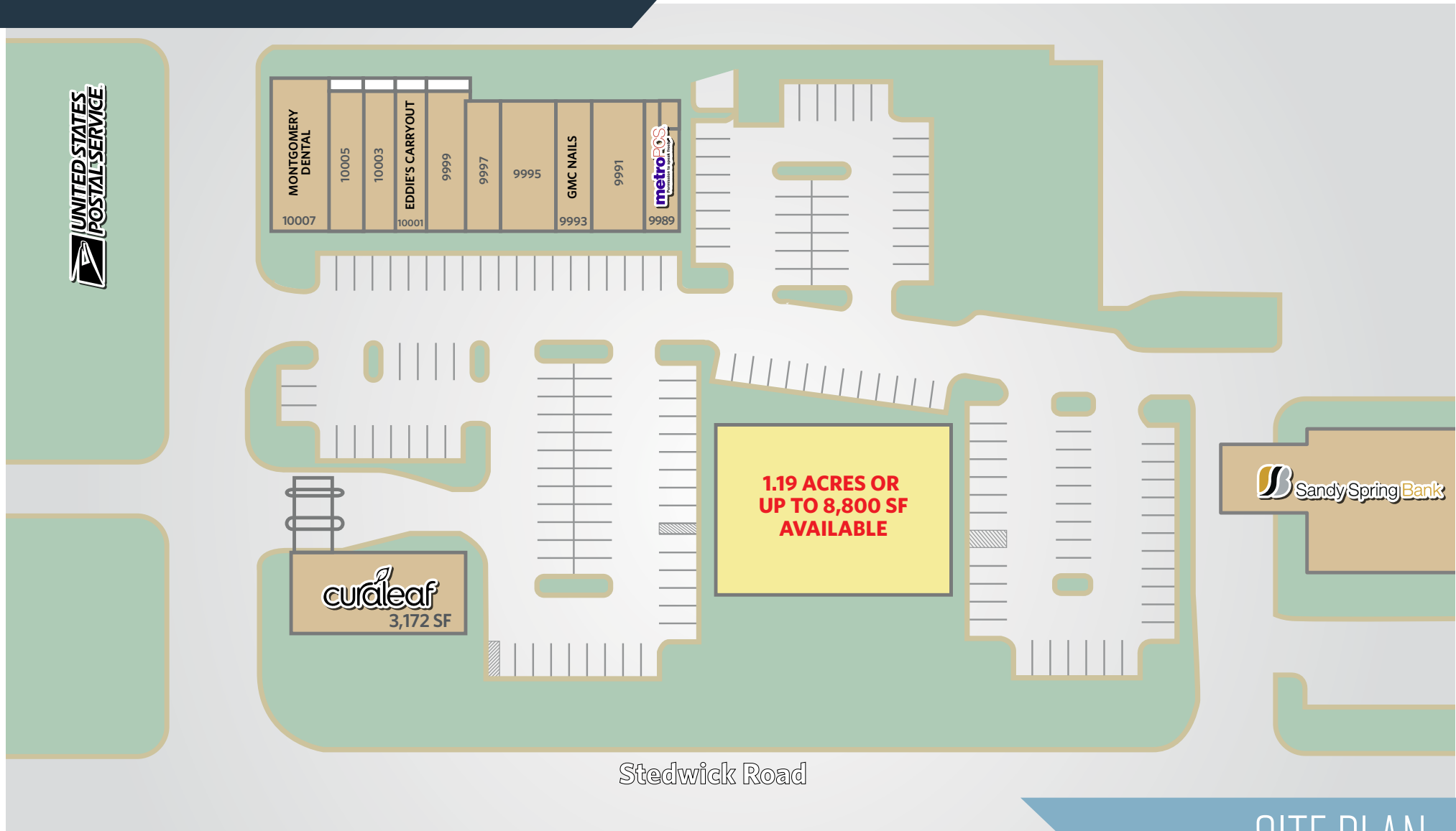
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SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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