

NOW OPEN!

4% CO-BROKER FEE

PEARLE
EST. 1961
VISION

The DALEY

at Shady Grove metro

40,000+ SF
PRIME
RETAIL

The Daley at Shady Grove Metro // Rockville, MD



klnb

NEIGHBORHOOD HIGHLIGHTS

90 ACRE Master Planned Community

1458

Multi-family units

Westside: 1,114

Eastside: +344

753

Townhomes

Westside: 406

Eastside: +345

130,000 SF

Future

Mixed-Use space

PROPOSED

Library, School,
Community &
Athletic Field
(Eastside)

5 MINUTE WALK To Shady Grove Metro Station

12,609

WMATA Riders

Per Day

5,745

Commuter

Parking Spaces

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CLOSE-UP AERIAL

WESTSIDE
AT SHADY GROVE METRO



RETAIL SITE PLAN

PHASE I - BUILDING A: 315,000 SF OF RETAIL

STREET LEVEL RETAIL

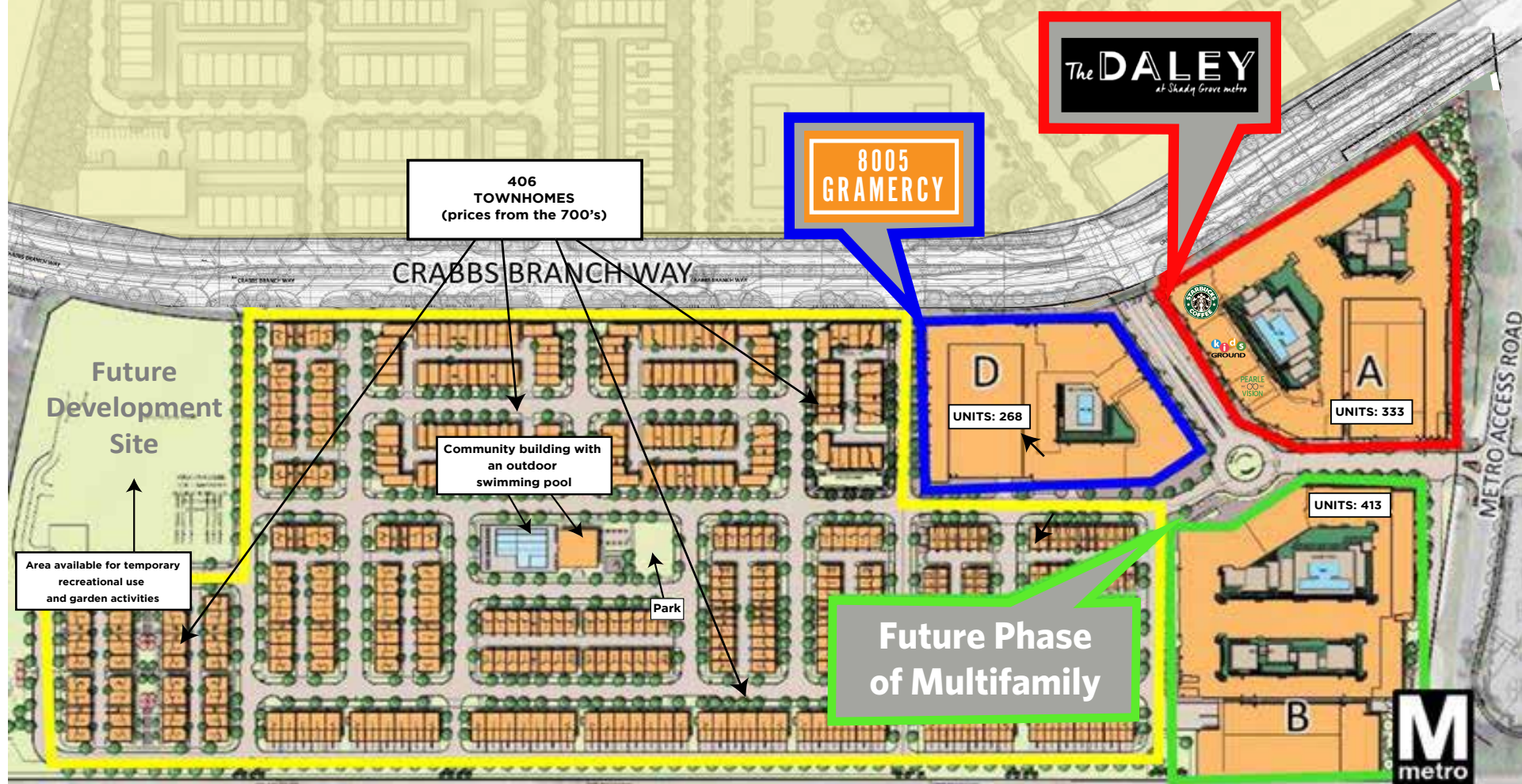
Space #	Gross FloorArea (SF)	Vent
A-1	2,225	No
A-2	2,050	No
B	1,652	No
C	1,917	Yes
D	1,352	Yes
E	2,378	No
F	801	No
G	2,599	Yes
TOTAL	14,974	

- = AVAILABLE
- = AT LEASE
- = EXECUTED LEASE

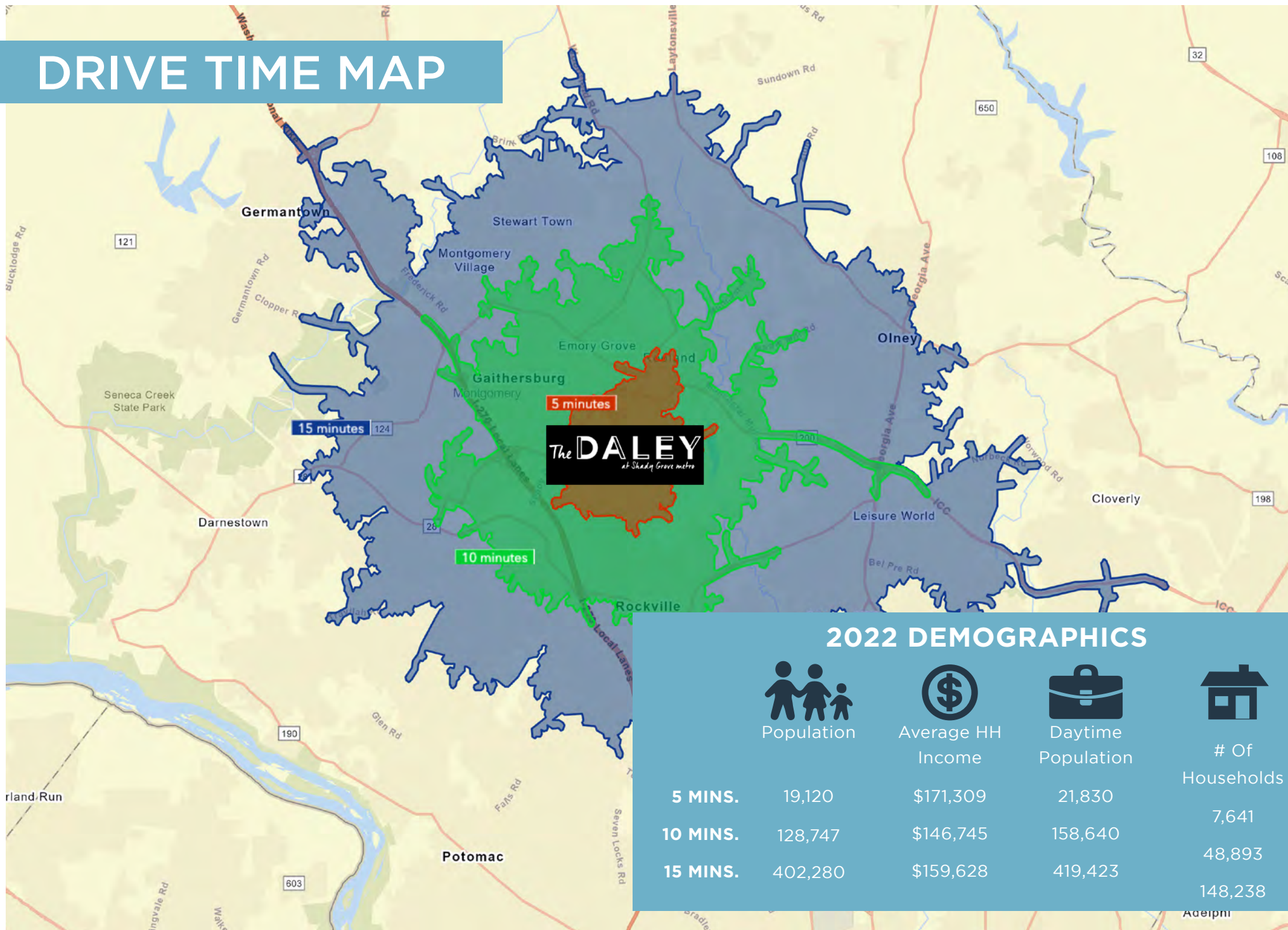


OVERALL DEVELOPMENT PLAN

FUTURE DEVELOPMENT (EAST SIDE)



DRIVE TIME MAP



2022 DEMOGRAPHICS



Population



Average HH
Income



Daytime
Population



Of
Households

	Population	Average HH Income	Daytime Population	# Of Households
5 MINS.	19,120	\$171,309	21,830	7,641
10 MINS.	128,747	\$146,745	158,640	48,893
15 MINS.	402,280	\$159,628	419,423	148,238

THE MARKET

GERMANTOWN

Gaithersburg
Montgomery County | Maryland

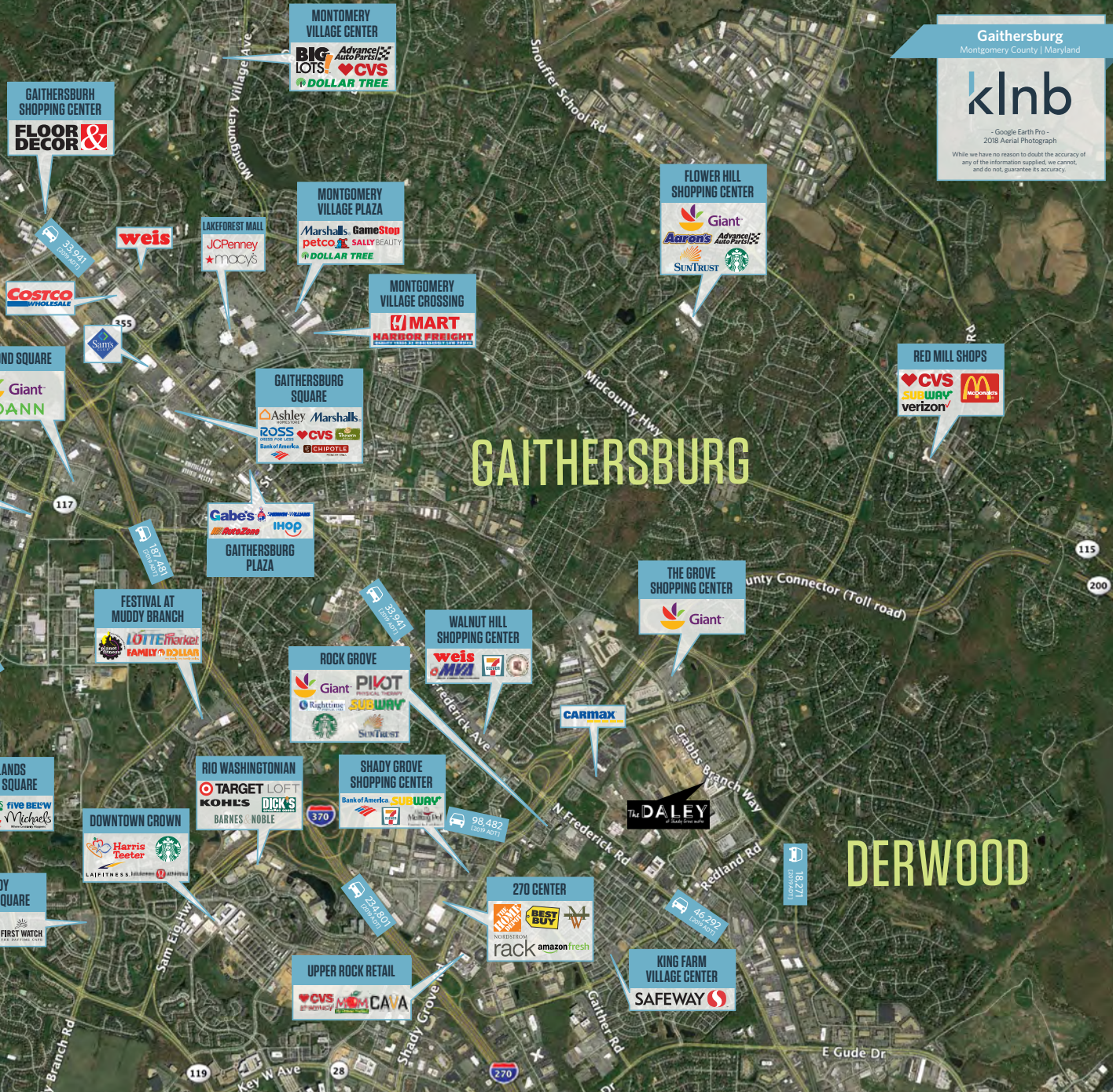
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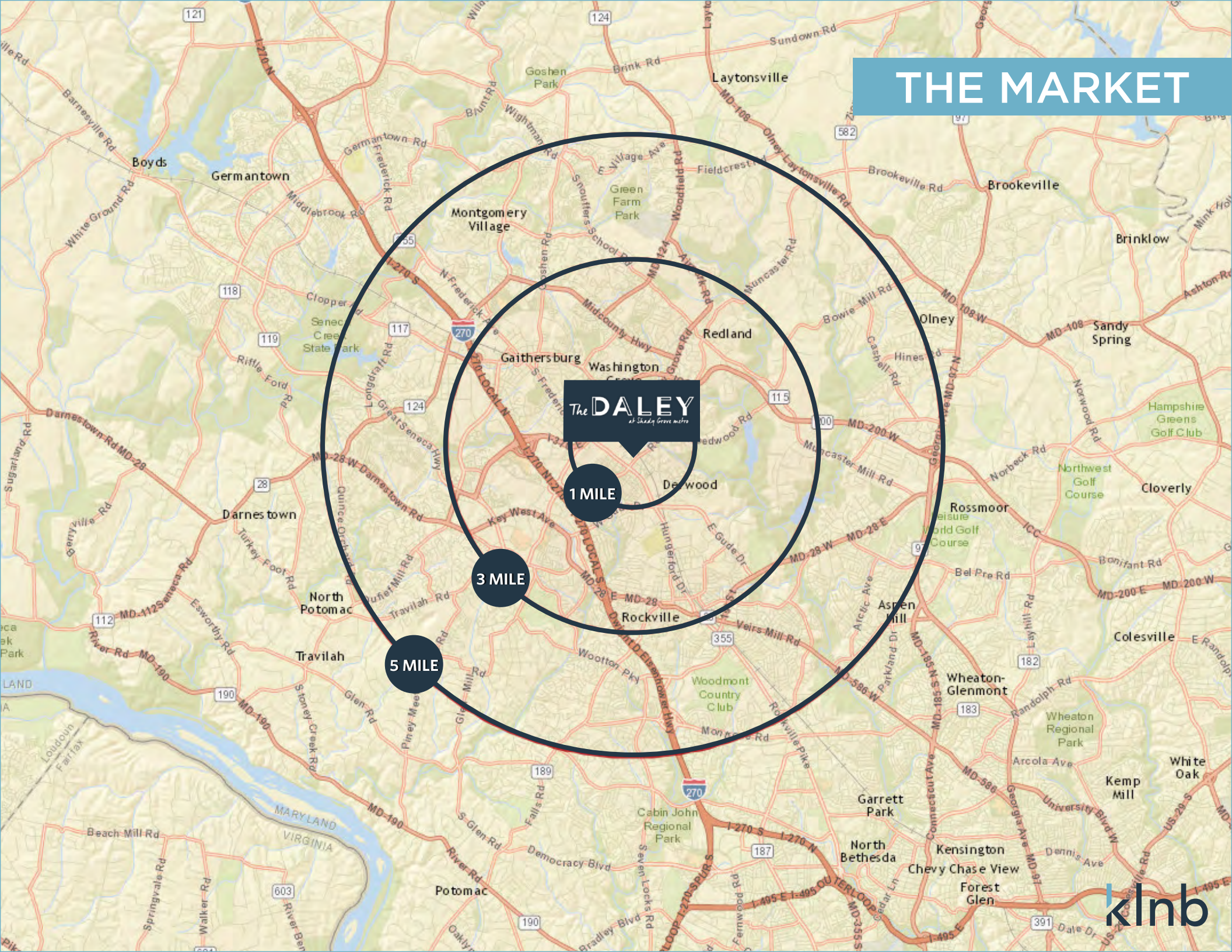
GAITHERSBURG

DERWOOD

NORTH POTOMAC



THE MARKET



The DALEY
at Shady Grove metro

1 MILE

3 MILE

5 MILE





**For More Information
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