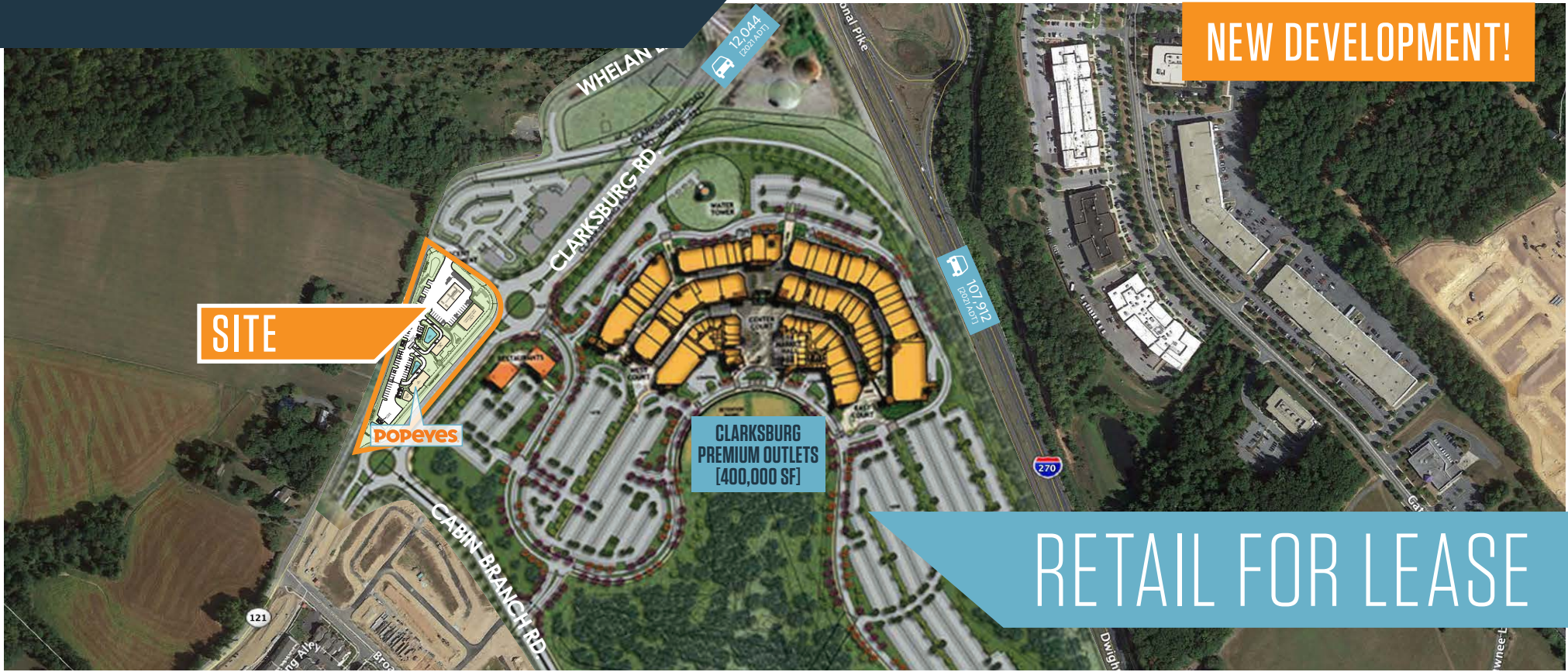


CABIN BRANCH AVENUE & CLARKSBURG ROAD

Cabin Branch Ave & Clarksburg Rd, Clarksburg, MD 20871
Montgomery County



RETAIL FOR LEASE

NEARBY:



- Pad available for lease
- Located at the entrance to Clarksburg Premium Outlets and off of I-270
- Excellent opportunity for QSR in an under served market
- Strong traffic counts and close proximity to interstate

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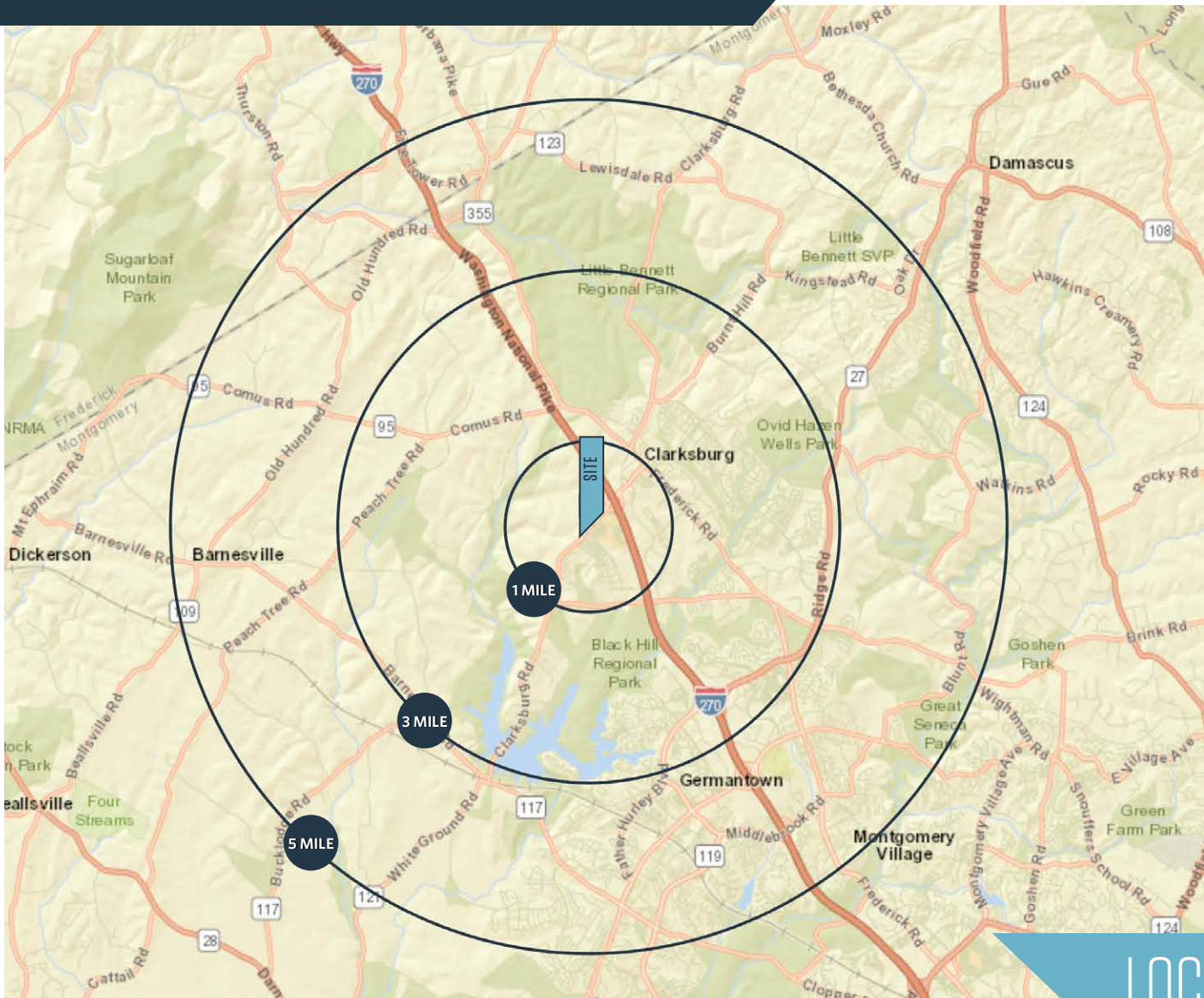
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DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	7,282	48,444	123,015
Daytime Population	7,096	40,222	101,783
Households	2,126	15,824	41,358
Average HH Income	\$228,083	\$187,883	\$161,440

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2021:

Clarksburg Road	12,044 ADT
Washington National Pike (Rt 270)	107,912 ADT

LOCATION & DEMOGRAPHICS

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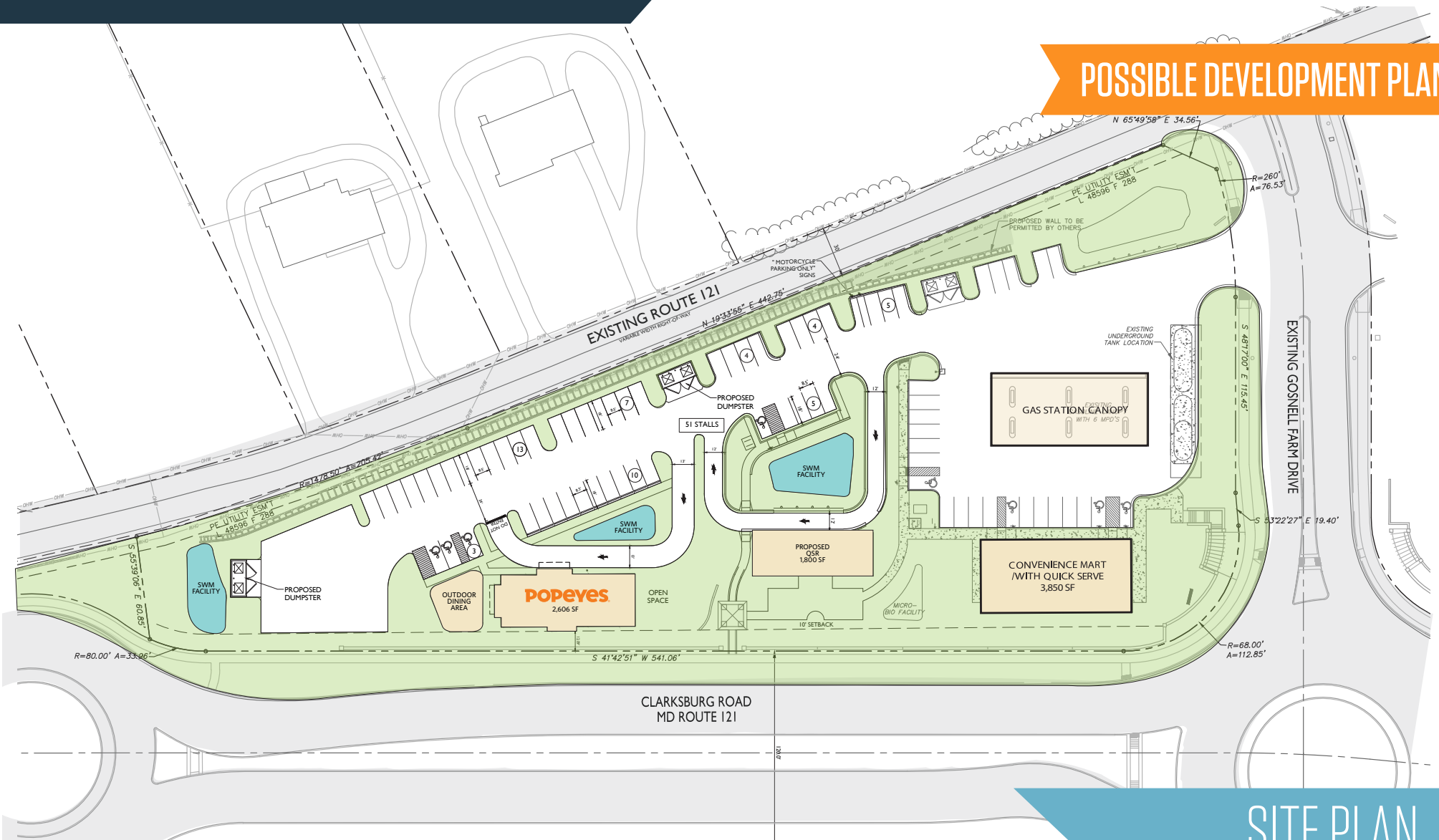
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POSSIBLE DEVELOPMENT PLAN



SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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