

CABIN BRANCH AVENUE & CLARKSBURG ROAD

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

NEW DEVELOPMENT!

SITE

adidas carter's J.CREW
BANANA REPUBLIC GNC LIVE WELL GAP LOFT Starbucks
CLARKSBURG PREMIUM OUTLETS
A SIMON CENTER
CLARKSBURG PREMIUM OUTLETS
[400,000 SF]

RETAIL FOR LEASE

NEARBY:

SIMON® PREMIUM OUTLETS UNDER ARMOUR BOSS HUGO BOSS

BANANA REPUBLIC KAY ck JEWELERS Calvin Klein

- 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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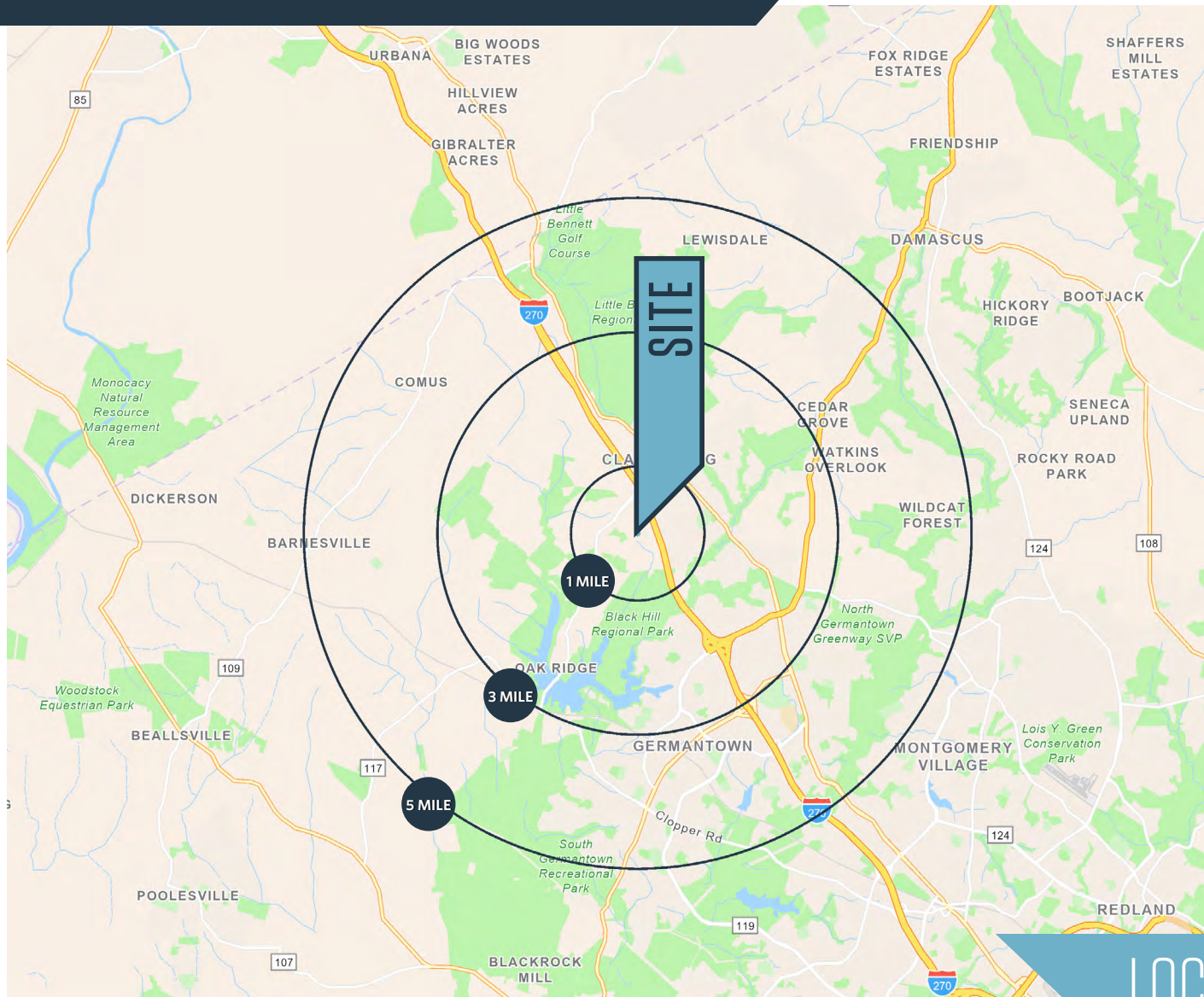
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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
8,342	61,914	137,526
Daytime Population		
7,477	50,563	103,127
Households		
2,630	20,944	46,250
Average HH Income		
\$176,826	\$174,353	\$165,156

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Clarksburg Road	17,340 ADT
Washington National Pike (Rt 270)	113,230 ADT

LOCATION & DEMOGRAPHICS

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MARKET AERIAL

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POSSIBLE DEVELOPMENT PLAN



SITE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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