



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 1.14 acre pad site for lease
- Potential dual access off of Frederick Rd and Plummer Dr
- Zoning- NR ([Link to County Use Table](#))
- Frederick Rd- 26,060 ADT

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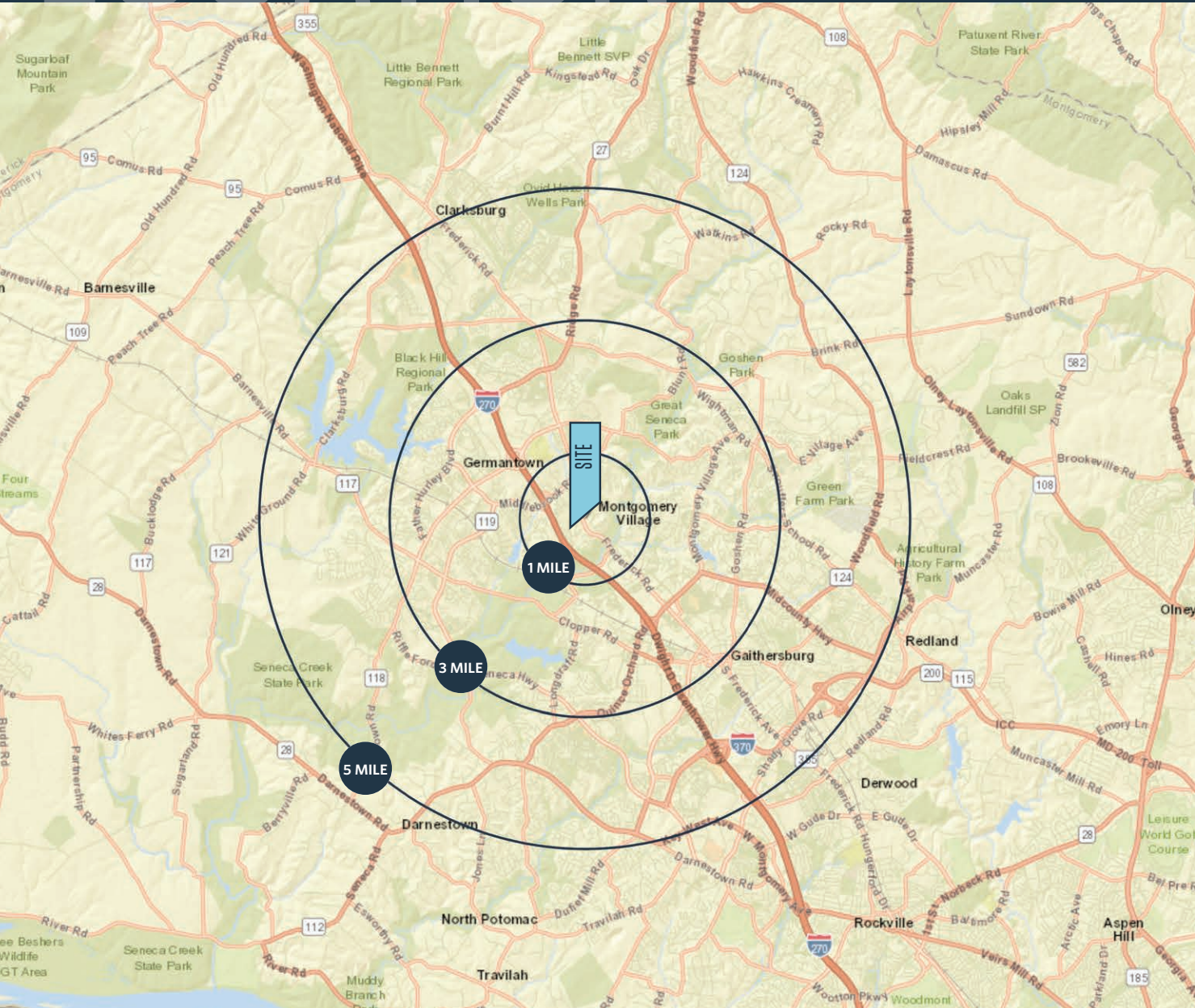
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# LOCATION

# 19235 FREDERICK ROAD

GERMANTOWN, MD 20876, MONTGOMERY COUNTY



## PROPERTY HIGHLIGHTS:

1.14 acre pad for lease

## DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
15,941	154,792	287,416
Daytime Population		
14,362	135,358	260,927
Households		
5,179	54,617	100,270
Average HH Income		
\$128,408	\$124,276	\$150,724

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2021:

Frederick Rd 26,060 ADT

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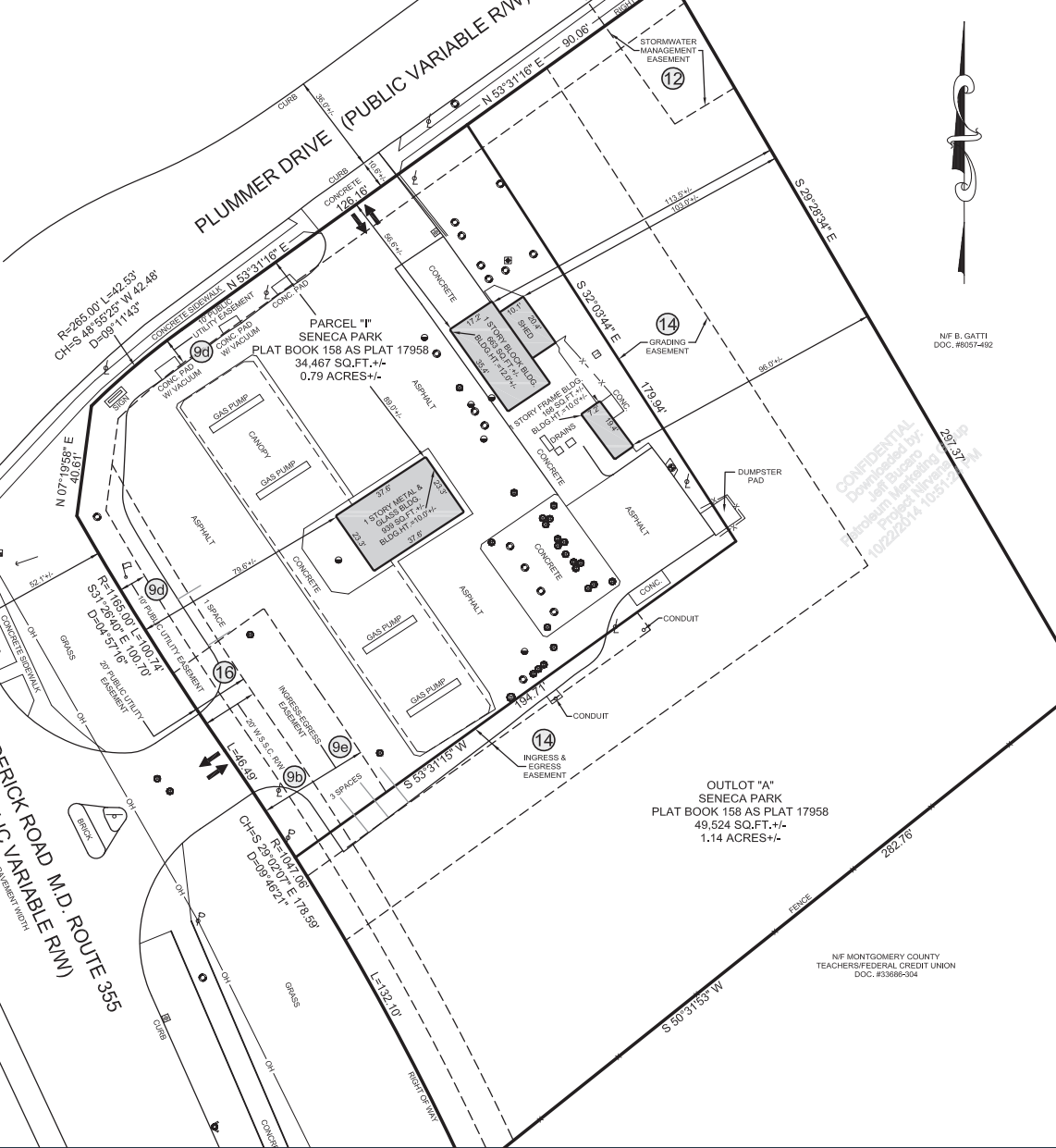


# SITE PLAN

# 19235 FREDERICK ROAD

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- 11. Right-of-Way to The State Roads Commission, dated April 26, 1954, and recorded June 23, 1954, among the Land Records in Liber 1932 at Folio 348, and as shown on State Roads Commission of Maryland Plat No. 9516. - **PLAT PROVIDED IS ILLEGIBLE.**
- 12. Grant of Stormwater Management Easement and Right-of-Way to Montgomery County, Maryland, dated September 6, 1989, and recorded November 27, 1989, among the Land Records in Liber 9095 at Folio 292. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**
- 13. Declaration of Covenants Inspection/Maintenance of Best Management Practices Stormwater Management Facility(ies), dated September 6, 1989, and recorded November 27, 1989, among the Land Records in Liber 9095 at Folio 296. - **ITEM AFFECTS AND IS BLANKET IN NATURE.**
- 14. Easement Agreement, dated July 12, 1990, and recorded July 19, 1990, among the Land Records in Liber 9404 at Folio 114. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**
- 15. Right-of-Way for the benefit of Washington Suburban Sanitary Commission, dated August 16, 1990, and recorded August 29, 1990, among the Land Records in Liber 9457 at Folio 451. - **ITEM AFFECTS BUT HAS NO PLOTTABLE INFORMATION.**
- 16. Utility Easement for the benefit of (i) Potomac Electric Power Company, (ii) Chesapeake & Potomac Telephone Company of Maryland, and (iii) Maryland Natural Gas Company, dated September 10, 1990, and recorded September 11, 1990, among the Land Records in Liber 9472 at Folio 379. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**



- (MN1) THIS SURVEY CONFORMS TO THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS' STANDARD SURVEY UNDER CLASS URBAN SURVEY.
- (MN2) CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- (MN3) THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED TO THE SURVEYOR, PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A STANDARD SURVEY, (EFFECTIVE FEBRUARY 23, 2011)
- (MN4) THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON REASONABLE KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED.
- (MN5) THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED ZONING PLANS, ZONING REPORT AND MAY NOT BE THE CURRENT STANDARD, OR HOW THE ZONING STANDARD IS INTERPRETED BY THE TOWNSHIP.
- (MN6) SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW WHICH WERE NOT OBSERVABLE AT THE TIME OF SURVEY.
- (MN7) ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- (MN8) ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED, NO UNDERGROUND UTILITIES WERE LOCATED.
- (MN9) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVEMENT OR BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MN20) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED OR EXISTING STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK.
- (MN2) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USES SUCH AS WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- (MN2) THERE ARE NO OFFSITE EASEMENTS OR SERVICEDS BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- (MN20) PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF 1,000,000.

SCALE: 1" = 30'

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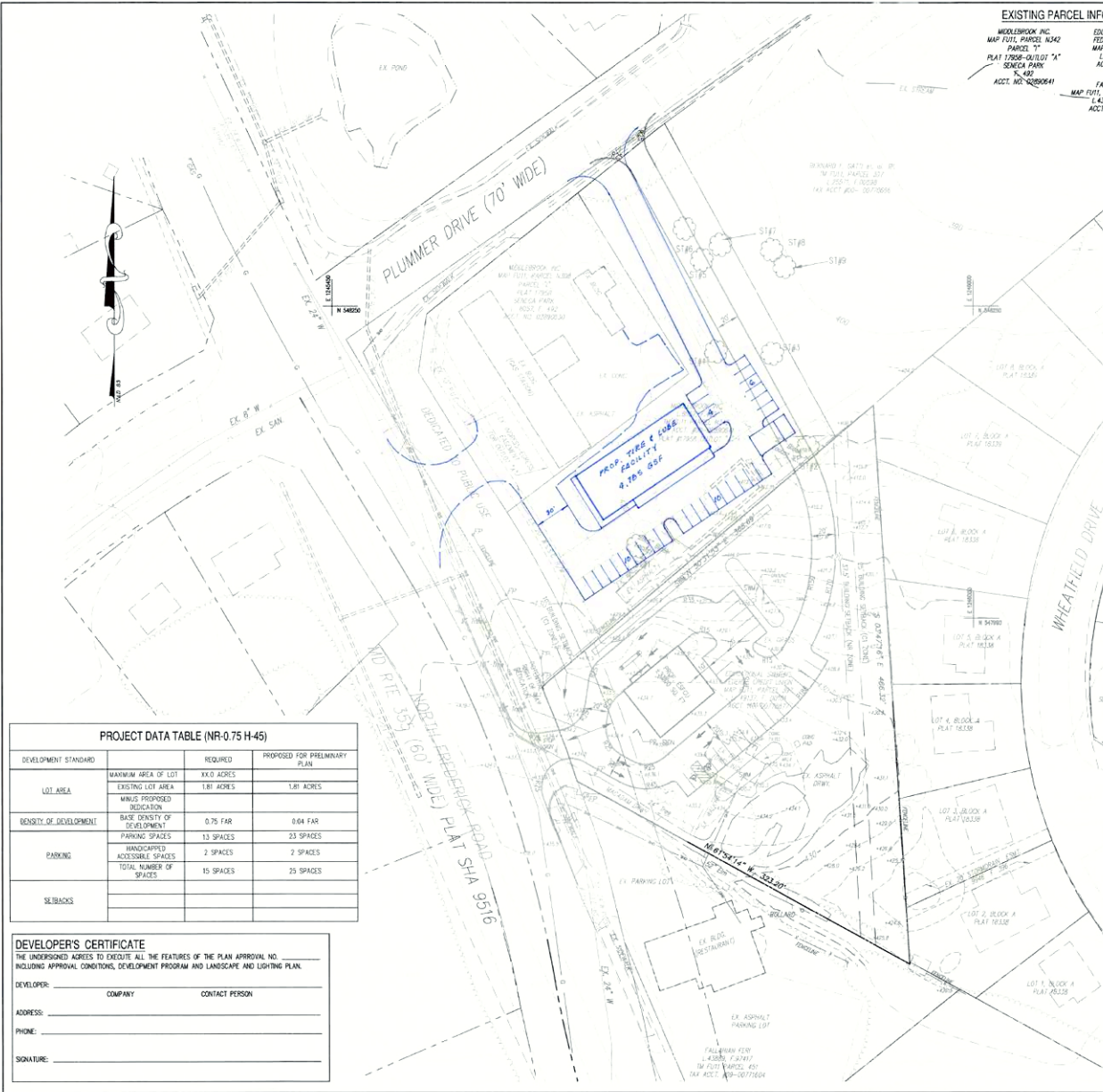
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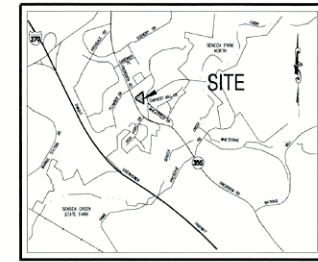
# SITE PLAN

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GERMANTOWN, MD 20876, MONTGOMERY COUNTY



**EXISTING PARCEL INFORMATION**  
 MOOREBOOK INC. MAP F101, PARCEL NS42  
 PARCEL 77  
 PLAT 17008-OUTLOT "A"  
 SONEKA PARK  
 R. 691  
 ACCT. NO. 00778571  
 ACCT. NO. 02880641  
 EDUCATIONAL SYSTEMS FEDERAL CREDIT UNION  
 MAP F101, PARCEL 307  
 L. 4915, F. 2010  
 ACCT. NO. 00778577  
 FALANIAN FERI MAP F101, PARCEL 451, SEB0. 1  
 LANSY F. 10417  
 ACCT. NO. 00778584



VICINITY MAP  
SCALE: 1" = 2,000'

**GENERAL NOTES:**

- THE TOPOGRAPHIC INFORMATION LOT SIZE: 1.81 AC./78,692 SQ. FT. (BASED ON ALTA/ACSM LAND TITLE SURVEY, PREPARED JANUARY, 2015 BY BOWMAN CONSULTING GROUP, LTD.)
- ZONING: C1 COMMERCIAL NR NEIGHBORHOOD RETAIL (COUNCIL APPROVED ZONING CODE TO TAKE EFFECT ON OCTOBER 30, 2014)
- USE: CURRENT USE: RESIDENTIAL SHAW METAL SALES AND SERVICE 8,000 SQ. FT. BUILDING AND 1 LANE DRIVE BAY
- SETBACKS: C1 ZONING (SECTION 56.0.4.3(4)) 10 FEET STREET FRONTAGE; 15 FEET SETTING RESIDENTIAL USES; 15 FEET (40 FEET MIN. 1/4 OF THE ADJUTING PROPERTY) - ALL OTHER BOUNDARIES: 0 FEET  
 NF ZONING (SECTION 4.1.8 OF THE COUNCIL APPROVED ZONING CODE) - SETTING RESIDENTIAL USES: 37.5 FEET (1.5 X THE 25' SETBACK REQUIREMENTS FOR ADJACENT R-90 ZONE (1.5 X 25 FEET)) - ALL OTHER BOUNDARIES: 0 FEET
- PARKING: C1 ZONING (SECTION 56.0.3.7) - 5 P.S. PER 1,000 S.F. OF GROSS LEASABLE AREA - REQUIRED PARKING = 2,000 SQ. FT. X 1/1,000 = 15 SPACES - PARKING PROVIDED = 23 SPACES  
 NR ZONING (COUNCIL APPROVED ZONING CODE SECTION 6.2.4) - 5 P.S. PER 1,000 S.F. OF GROSS LEASABLE AREA - REQUIRED PARKING = 2,000 SQ. FT. X 1/1,000 = 15 SPACES - PARKING PROVIDED = 23 SPACES
- PARKING LOT LANDSCAPING: C1 ZONING (SECTION 56.0.2.7) PERMEABLE BUFFER (MIN.) - 10' FINISH THE STREET R.O.W. - 4' (BUT NOT LESS THEN REQUIRED SETBACKS) ON ALL OTHER SIDES INTERIOR - 5% OF THE PAVED SURFACE AREA  
 NR ZONING (SECTION 6.2.0.2 OF THE COUNCIL APPROVED ZONING CODE) PERMEABLE BUFFER (MIN.) - 10' FINISH RESIDENTIAL USES - 6' ON ALL OTHER SIDES INTERIOR - 5% OF THE PAVED SURFACE AREA
- EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM BEST AVAILABLE INFORMATION. SITE SURVEY HAS NOT BEEN COMPLETED.
- THE PROPOSED DAYS/HOURS ARE: 7 DAYS/WEEK, 6:00 AM TO 11:00 PM FOR THE AUTOMOBILE DRIVE-THRU
- THE VERTICAL DATUM HANGERS IS BASED ON SHA BENCH MARK WITH A PUBLISHED ELEVATION OF \_\_\_\_\_
- THE SUBJECT PROPERTY LIES IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN (AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 240101010101, FOR MONTGOMERY COUNTY, MARYLAND, AND NEIGHBORHOOD AREAS EFFECTIVE SEPTEMBER 29, 2006).
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. F101, THE PROPERTY FALLS ON MSFC FILE NUMBER 220001.
- THIS SITE IS LOCATED IN THE NORTH BRANCH-RIGHT FORK WATERSHED.
- THERE ARE NO WATERS OF THE U.S. WETLANDS OR 100-YEAR FLOOD PLAIN LIMITS ON THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE BASED ON THE "LOCALITY ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND" (MWCDC).
- THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS AND IS CURRENTLY IN SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED WHERE NEEDED ON SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE PROPOSED BUILDING. LOCATIONS ARE TO BE DETERMINED AT PERMIT.
- STORMWATER QUALITY FACILITIES ARE LOCATED ON-SITE. THE PROPERTY IS SUBJECT TO STORMWATER CONCEPT APPROVAL. FILE NO. \_\_\_\_\_ (APPROVAL PENDING).
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY TO BE DEDICATED WHERE NEEDED AND WILL BE PROVIDED AT TIME OF PERMIT.
- FINAL LOCATIONS OF BUILDING ENTRANCES AND OTHER SITE FEATURES TO BE DETERMINED AT THE TIME OF CENTERED SITE PLAN.
- THIS PLAN IS SUBJECT TO A NATURAL RESOURCES INVENTORY NO. #420150990 AND NR #420151000, APPROVED \_\_\_\_\_.

**PROJECT DATA TABLE (NR-0.75 H-45)**

DEVELOPMENT STANDARD	REQUIRED	PROPOSED FOR PRELIMINARY PLAN
LOT AREA	MAXIMUM AREA OF LOT	XXX ACRES
	EXISTING LOT AREA	1.81 ACRES
DENSITY OF DEVELOPMENT	MINUS PROPOSED	1.81 ACRES
	INDICATION	
PARKING	BASE DENSITY OF DEVELOPMENT	0.75 FAR
	0.64 FAR	
SETRBACKS	PARKING SPACES	13 SPACES
	MINUS PROPOSED	23 SPACES
	HANDICAPPED ACCESSIBLE SPACES	2 SPACES
	TOTAL NUMBER OF SPACES	15 SPACES
		23 SPACES

**DEVELOPER'S CERTIFICATE**  
 THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND LANDSCAPE AND LIGHTING PLAN.

DEVELOPER: \_\_\_\_\_ COMPANY \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**Bowman CONSULTING**  
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 301-986-9505  
 301-986-9512  
 www.bowmanconsulting.com

PRELIMINARY PLAN, SITE DATA, NOTES & TABLES  
**ESFCU GERMANTOWN**  
 MAP F101-1 PARCEL 307 REMAINDER FROM L. 987, F. 187, ACCT. NO. 00778677  
 ELECTION DISTRICT 08, GERMANTOWN, MONTGOMERY COUNTY, MD

DATE	DESCRIPTION
RW	JNC
DESIGN	DRAWN
SCALE	H
JOB NO.	8198-01-001
DATE	JANUARY 5, 2015
FILE NO.	8198-D-CP-001
SHEET	3 OF 3

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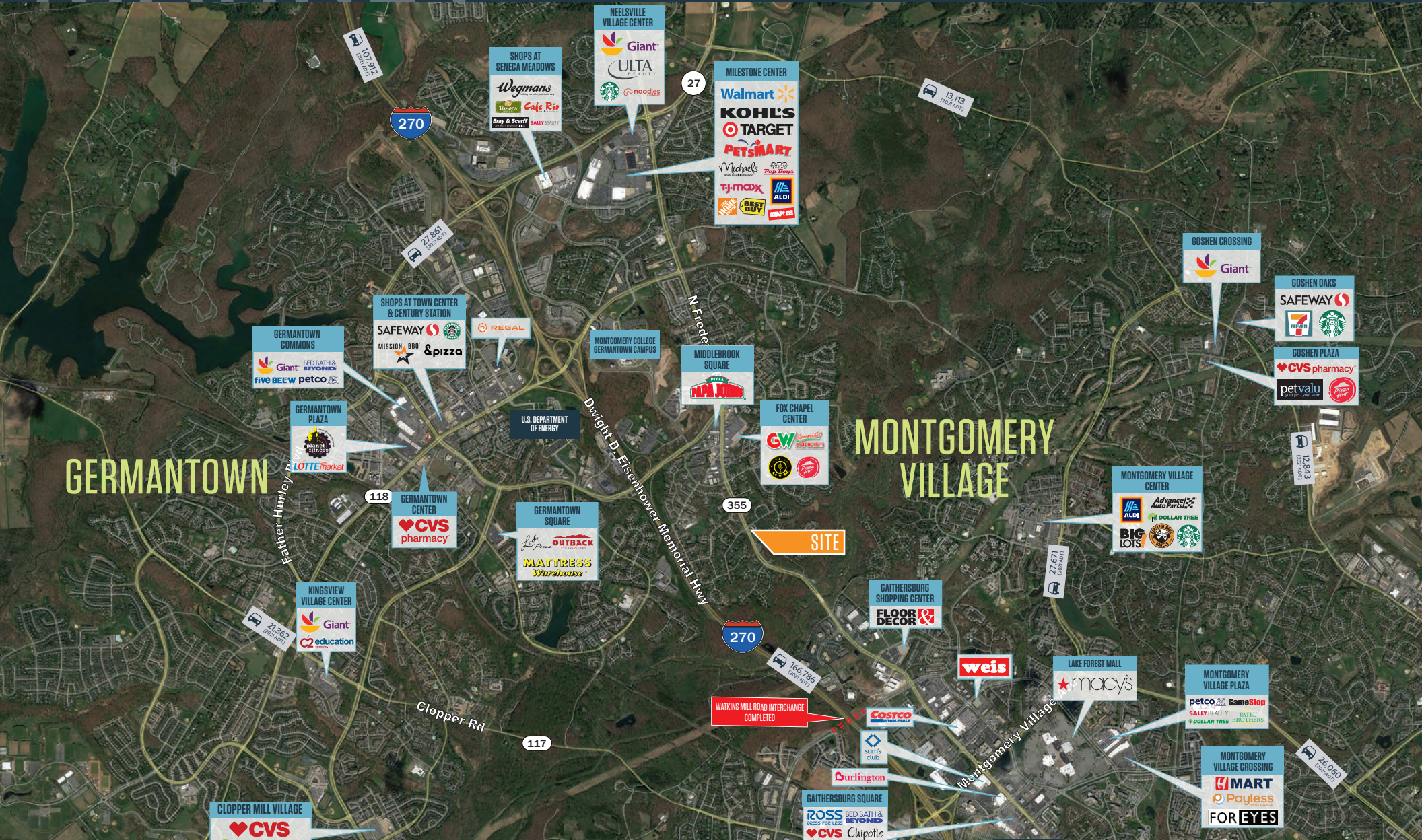
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# MARKET

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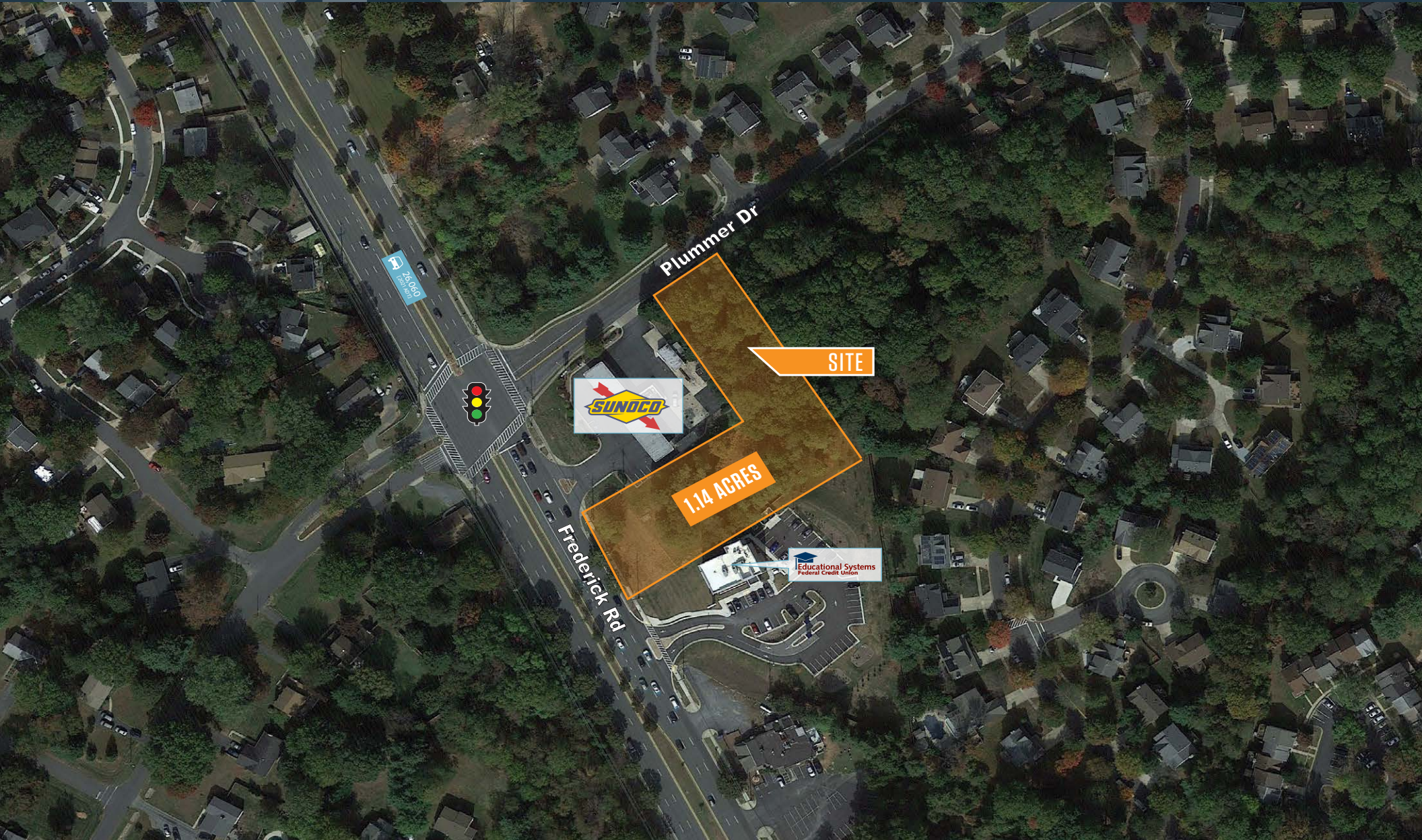
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# CLOSE-UP

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