



RUSSELL AVE (10,683 VPD)

NEARBY RETAILERS



RETAIL FOR LEASE

- 1,450 SF available at surfaced parked Weis Grocery Anchored Shopping Center in Gaithersburg, MD
- Monument signage available fronting Russell Avenue (10,683 VPD)
- Directly across the street from Costco
- Located on Russell Avenue, conveniently accessible from I-270 and MD-355

MATT SKALET

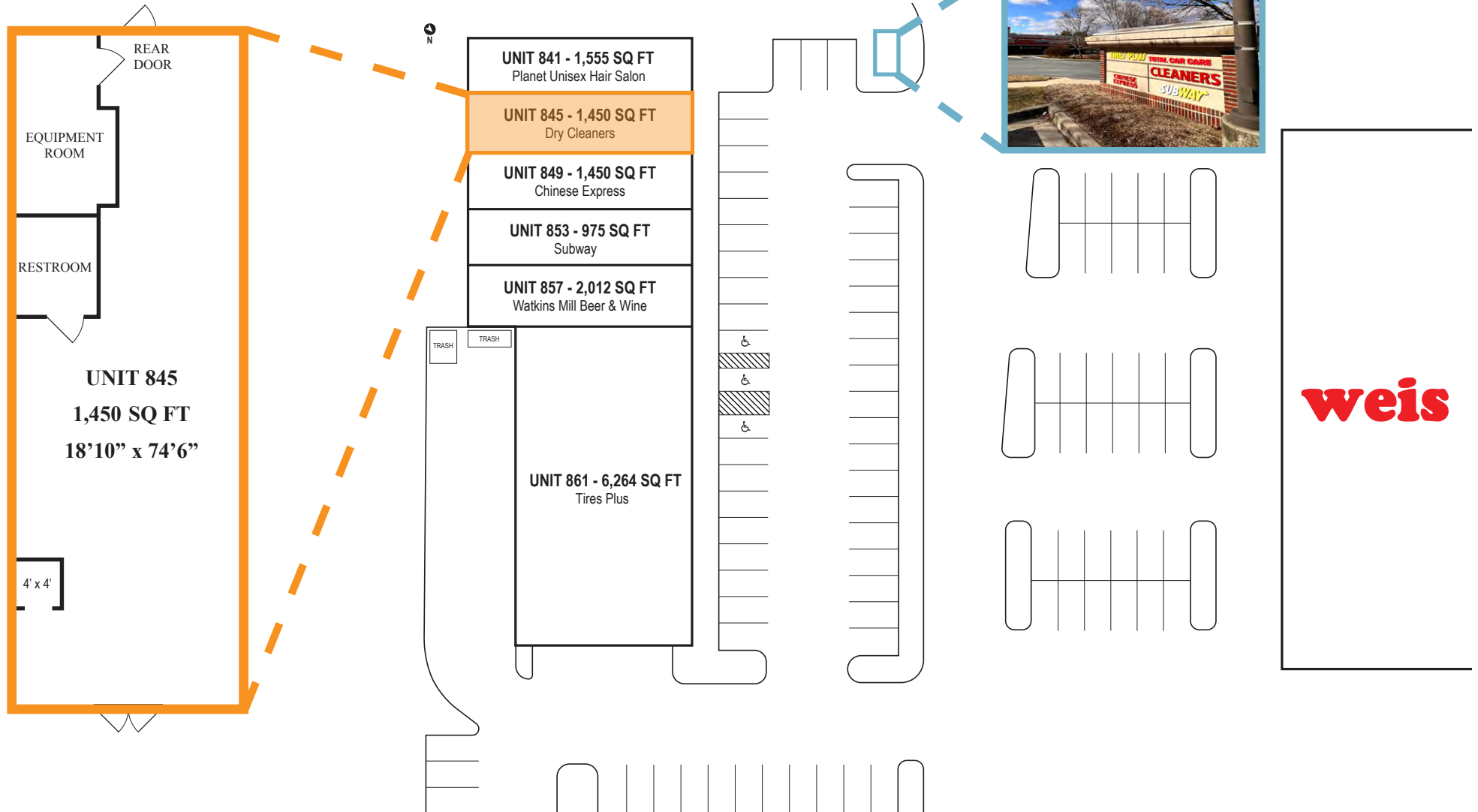
m skalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

RUSSELL AVE (10,683 VPD)

PYLON SIGNAGE





AVAILABLE SPACE

SIZE	RATE	CONDITION
1,450 SF	Negotiable	As-Is

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
24,026	161,035	305,771
Daytime Population		
26,822	149,060	297,481
Households		
9,081	56,358	109,290
Average HH Income		
\$102,458	\$126,796	\$153,269

TRAFFIC COUNTS | 2022:

Russell Ave	10,683 ADT
MD-355 (Frederick Ave)	37,754 ADT
I-270	447,466 ADT

MATT SKALET

m skalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

AERIAL

TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



Gaithersburg
Montgomery County | Maryland

klnb

- Google Earth Pro -
2018 Aerial Photograph
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot
and do not, guarantee its accuracy.

MATT SKALET

mkalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb

CLOSE-UP

TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



MATT SKALET

m skalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb



TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com
202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, DC 20036
.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.