

# AERIAL

# KENTLANDS DAYCARE PAD

GREAT SENECA HWY & LAKELANDS DRIVE



MATT SKALET

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klnb



# KENTLANDS DAYCARE PAD

GREAT SENECA HWY & LAKELANDS DRIVE

## THE OPPORTUNITY

- Corner 3.43 acre pad site available at traffic signal
  - Opportunity for 7,500 SF free standing building with 6,250 SF outdoor play area
  - Located in the highly desirable Kentlands/Lakelands community in Gaithersburg, Montgomery County, Maryland
  - Highly visible signalized corner of Great Seneca Highway (37,854 ADT) and Lakelands Drive
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### 0-5 YEAR OLD DEMOGRAPHICS

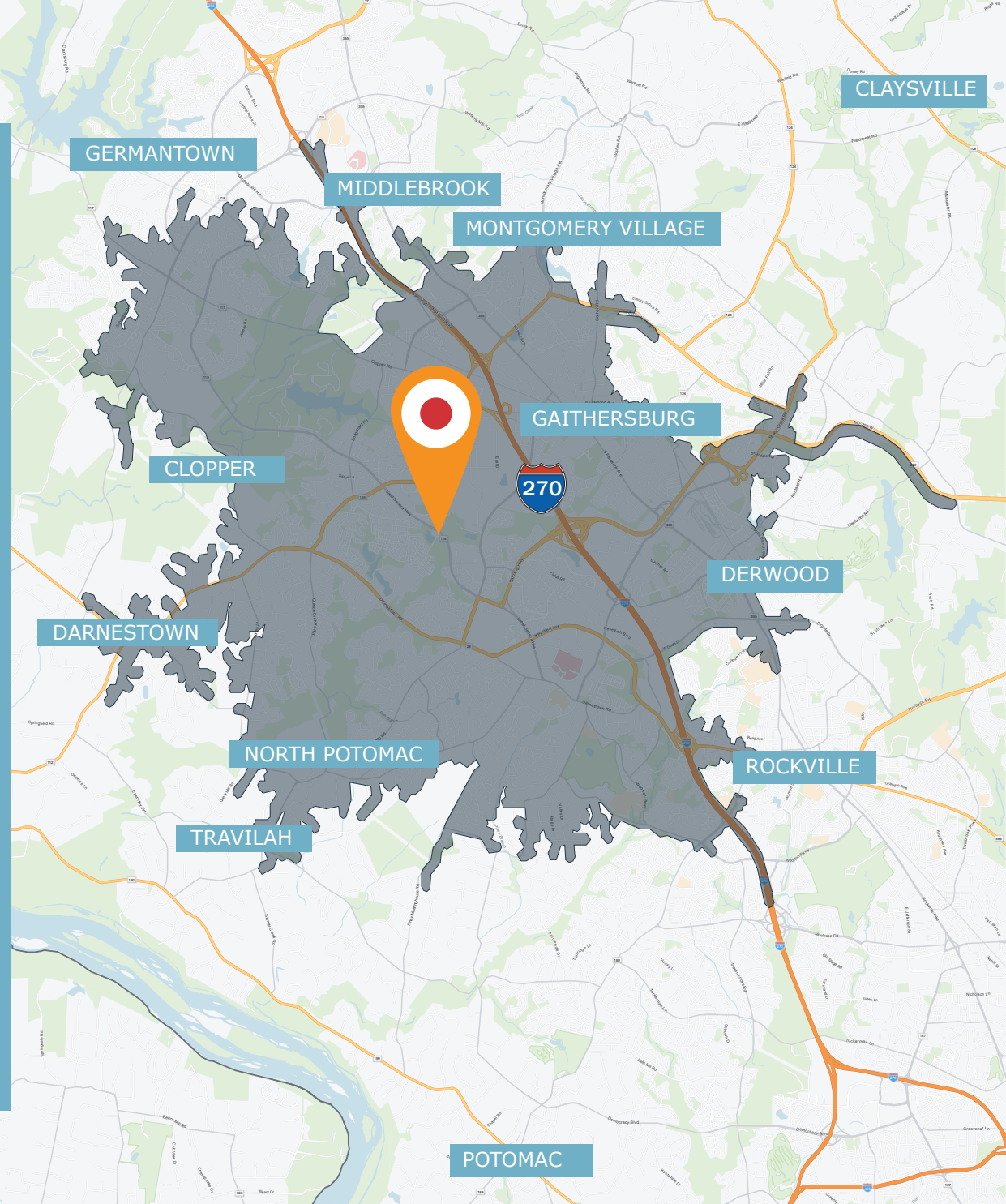
	1 Mile	3 Miles	5 Miles	10 Minute Drive
Number of 0-5 Children	1,670	9,201	22,698	16,905

### TRADE AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Minute Drive
Population	18,751	123,184	291,121	173,267
Daytime Population	9,395	85,122	157,394	100,961
Average HH Income	\$181,194	\$161,867	\$163,794	\$162,359
Households	7,224	46,419	104,610	64,505

# KEY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TRADE AREA
POPULATION	18,751	123,184	291,121	173,267
DAYTIME POPULATION	9,395	85,122	296,953	157,394
AVERAGE HH INCOME	\$181,194	\$161,867	\$163,794	\$162,359
HOUSEHOLDS	7,224	46,419	104,610	64,505
AVERAGE AGE	38.9	38.4	38.2	38.9
CHILDREN 0-5	1,479	9,007	21,631	16,905



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# TRADE AREA

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GREAT SENECA HWY & LAKELANDS DRIVE

64,505



HOUSEHOLDS

157,394



DAYTIME POPULATION

151 LAKLANDS DRIVE



173,267



POPULATION

16,905



CHILDREN 0-5

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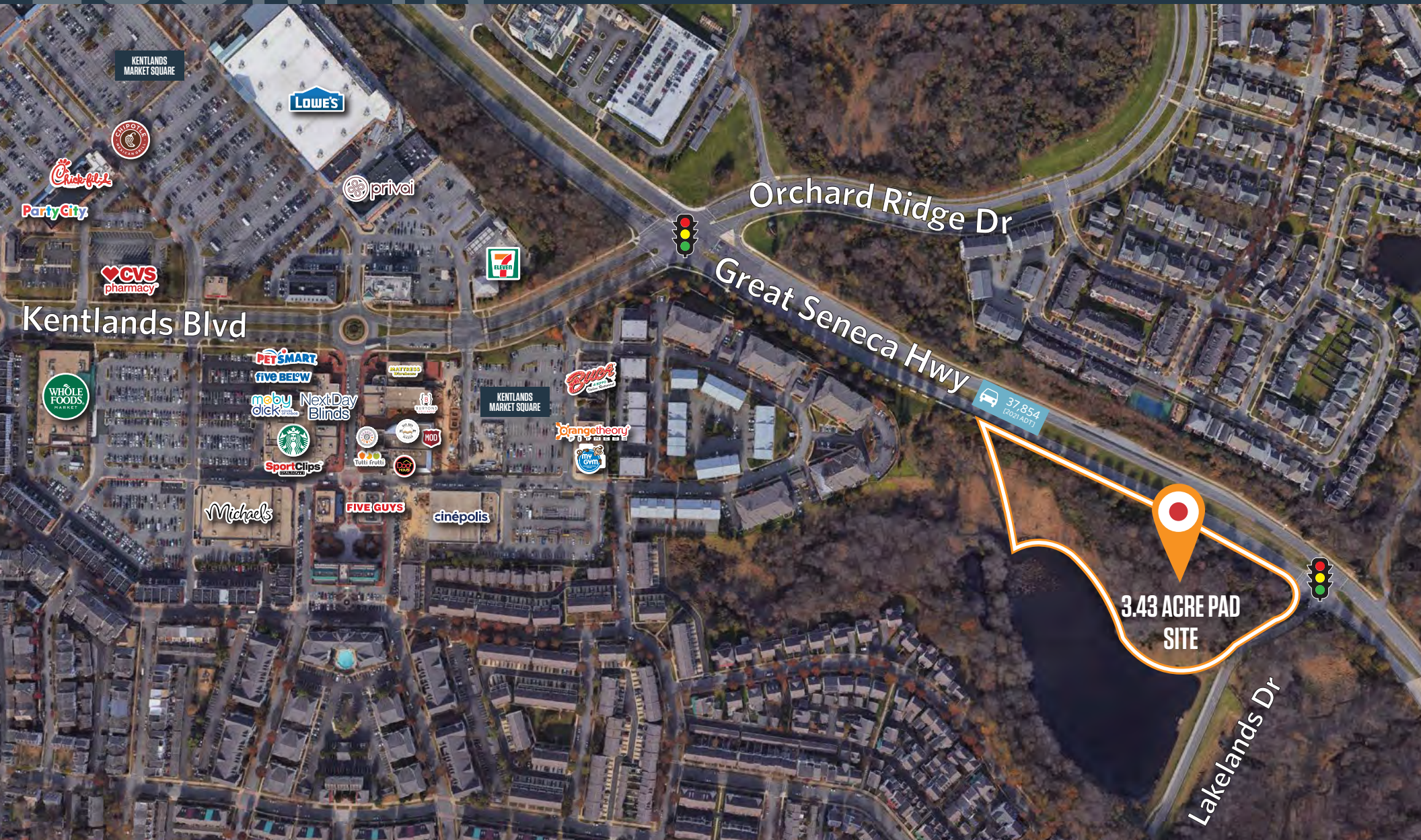
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# ZOOM IN

# KENTLANDS DAYCARE PAD

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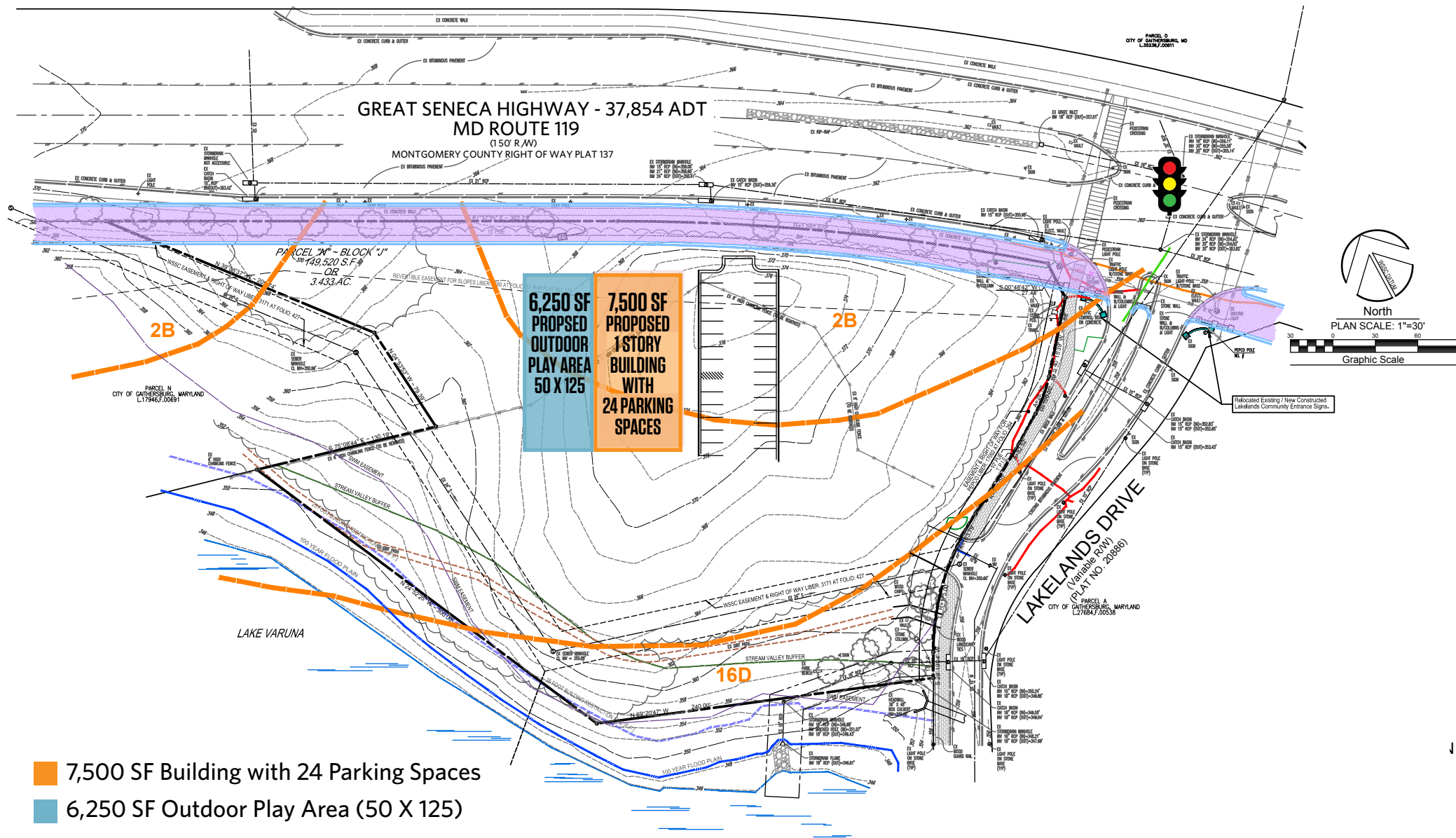


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## FOR MORE INFORMATION, PLEASE CONTACT:

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