

GATEWAY LAKEFOREST

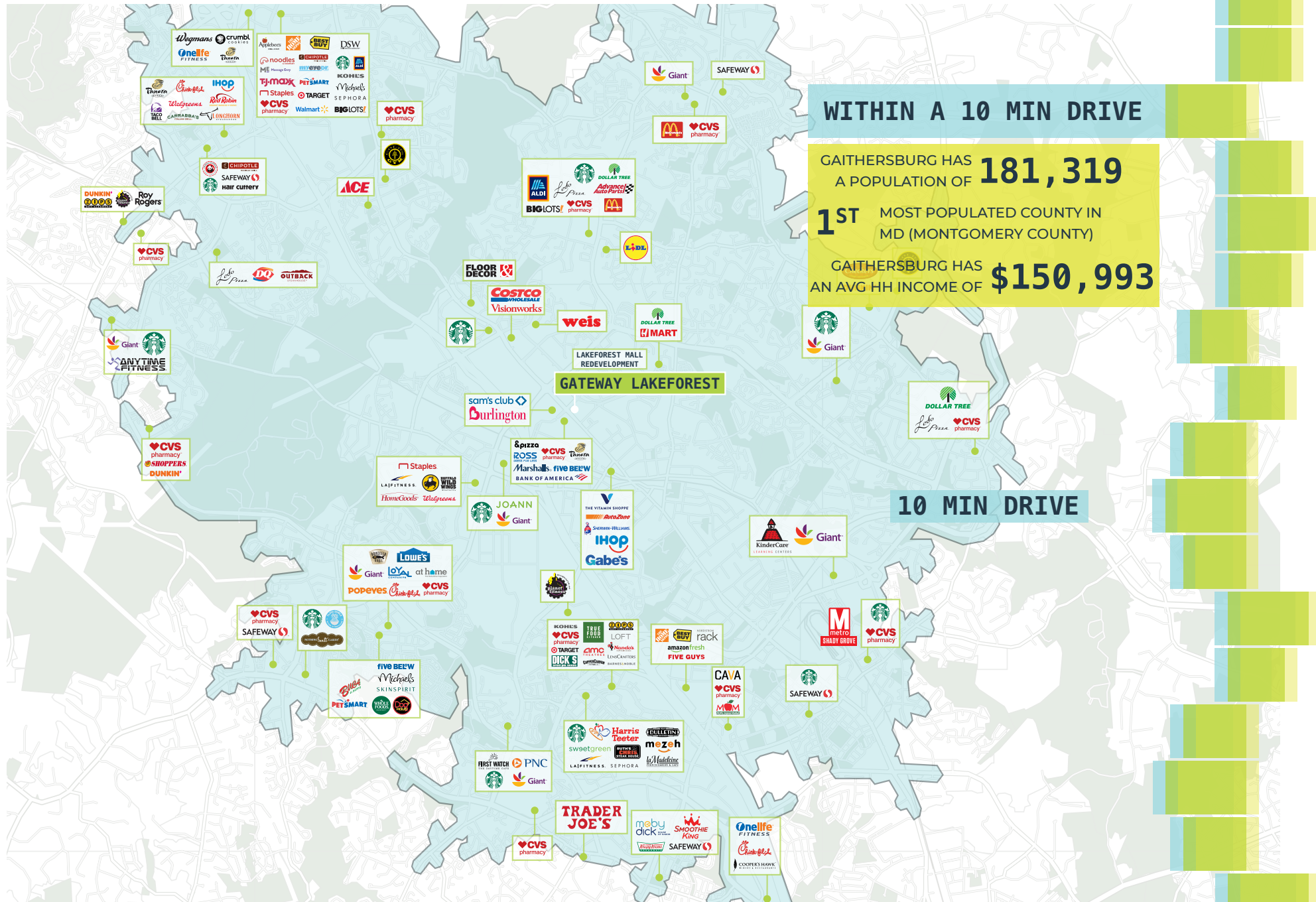
UP TO 21,000 SF
ANCHOR OPPORTUNITY
WITH N. FREDERICK AVE
SIGNAGE & PARKING



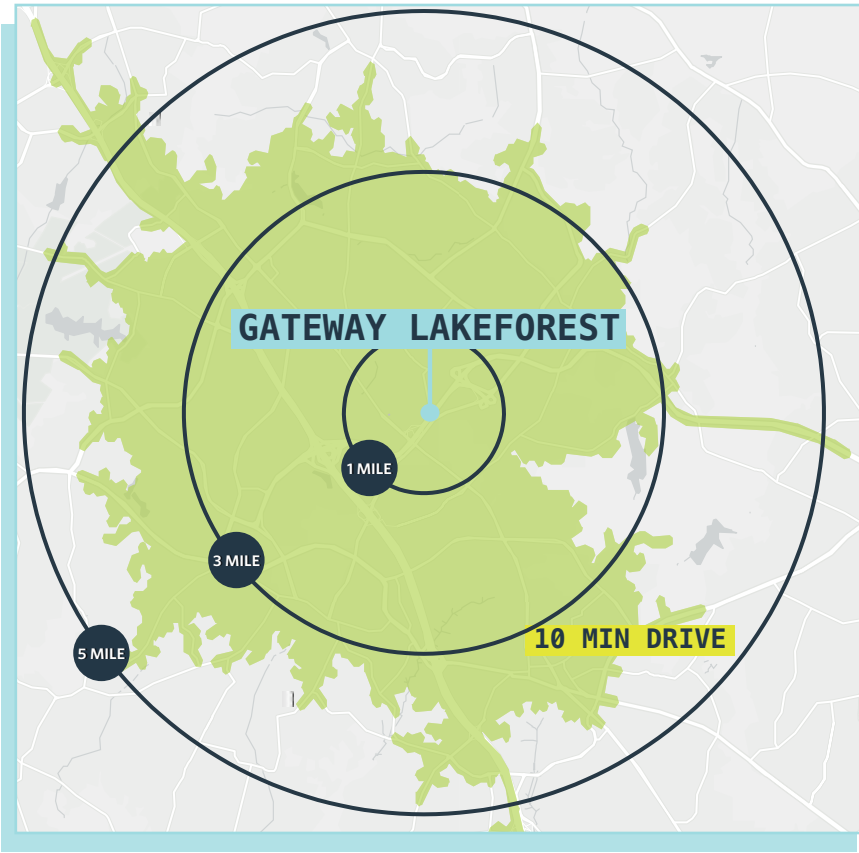
NORTH FREDERICK AVE
AT LAKEFOREST BLVD
GAITHERSBURG, MD

kl**nb**

MARKET OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	10 MIN DRIVE
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POPULATION	28,647	159,381	308,401	181,319
AVG HH INCOME	\$190,657	\$193,291	\$206,859	\$150,993
DAYTIME POPULATION	31,461	150,479	302,574	210,638
HOUSEHOLDS	10,988	56,672	110,394	67,587
MEDIAN AGE	36.4	36.7	37.5	38.3
GROCERIES SPENDING	\$70,861,707	\$609,957,840	\$1,364,464,604	\$674,345,172
RETAIL GOODS SPENDING	\$305,622,098	\$2,630,723,556	\$5,962,130,759	\$2,903,124,973



35,135 VPD
N FREDERICK AVE



8,691 VPD
PERRY PKWY



13,367 VPD
ODENDHAL AVE

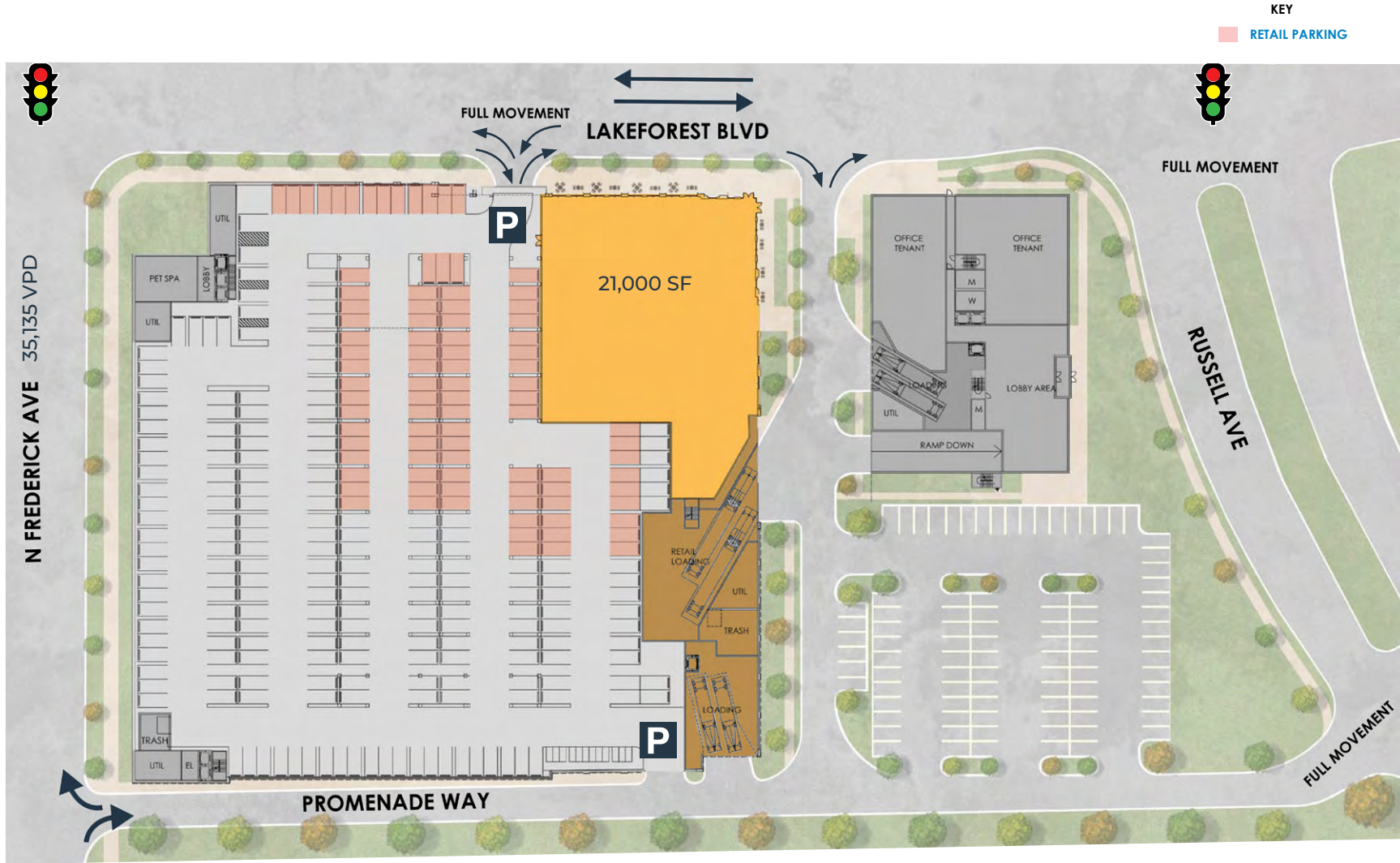
SUBMARKET AERIAL



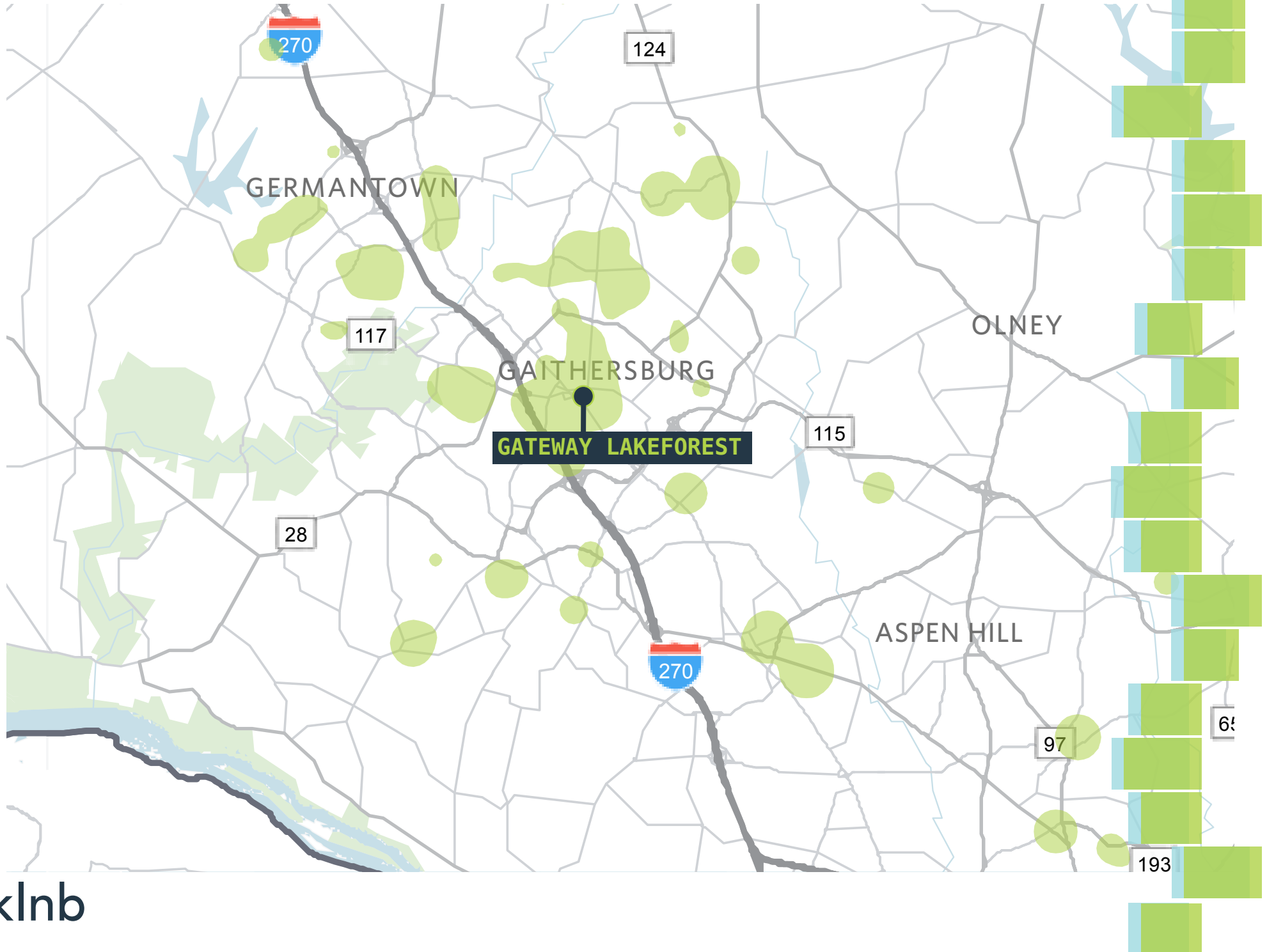
BIRD'S EYE VIEW



SITE PLAN



TRUE GEOFENCED TRADE AREA



DEMOGRAPHIC FIT

WITHIN A 10 MINUTE DRIVE

DEMOGRAPHICS	PROPOSED GATEWAY LAKEFOREST / GAITHERSBURG SQ*	THE GROVE: GIANT	DOWNTOWN CROWN: HARRIS TEETER	UPPER ROCK: MOMS ORGANIC
LOCATION	GAITHERSBURG, MD	DERWOOD, MD	GAITHERSBURG, MD	ROCKVILLE, MD
POPULATION	181,319	135,182	145,714	157,650
DAYTIME POPULATION	210,638	164,106	173,084	192,733
ANNUAL VISITS	2.6M	648,500	1.2M	655,700
HOUSEHOLDS	67,587	51,273	55,256	59,704
MEDIAN HH INCOME	\$107,084	\$103,720	\$117,232	\$112,064
EDUCATIONAL ATTAINMENT	27%	28%	29%	28%
LOYAL CUSTOMERS	2.36M	570,500	1.05M	541,600

*DEMOS AND CUSTOMERS ARE REPRESENTATIVE OF ENTIRE CENTER



GATEWAY LAKEFOREST

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