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RETAIL FOR LEASE

- 2,100 SF Second Generation Restaurant Space Available!
- Regional shopping center location immediately off of 1-270 on Shady Grove Rd.
- Shopping center has excellent ingress/egress provided with 2 traffic signals.
- The property has tremendous exposure to Shady Grove Rd.
- The "Center" is surrounded by dense residential and daytime population.

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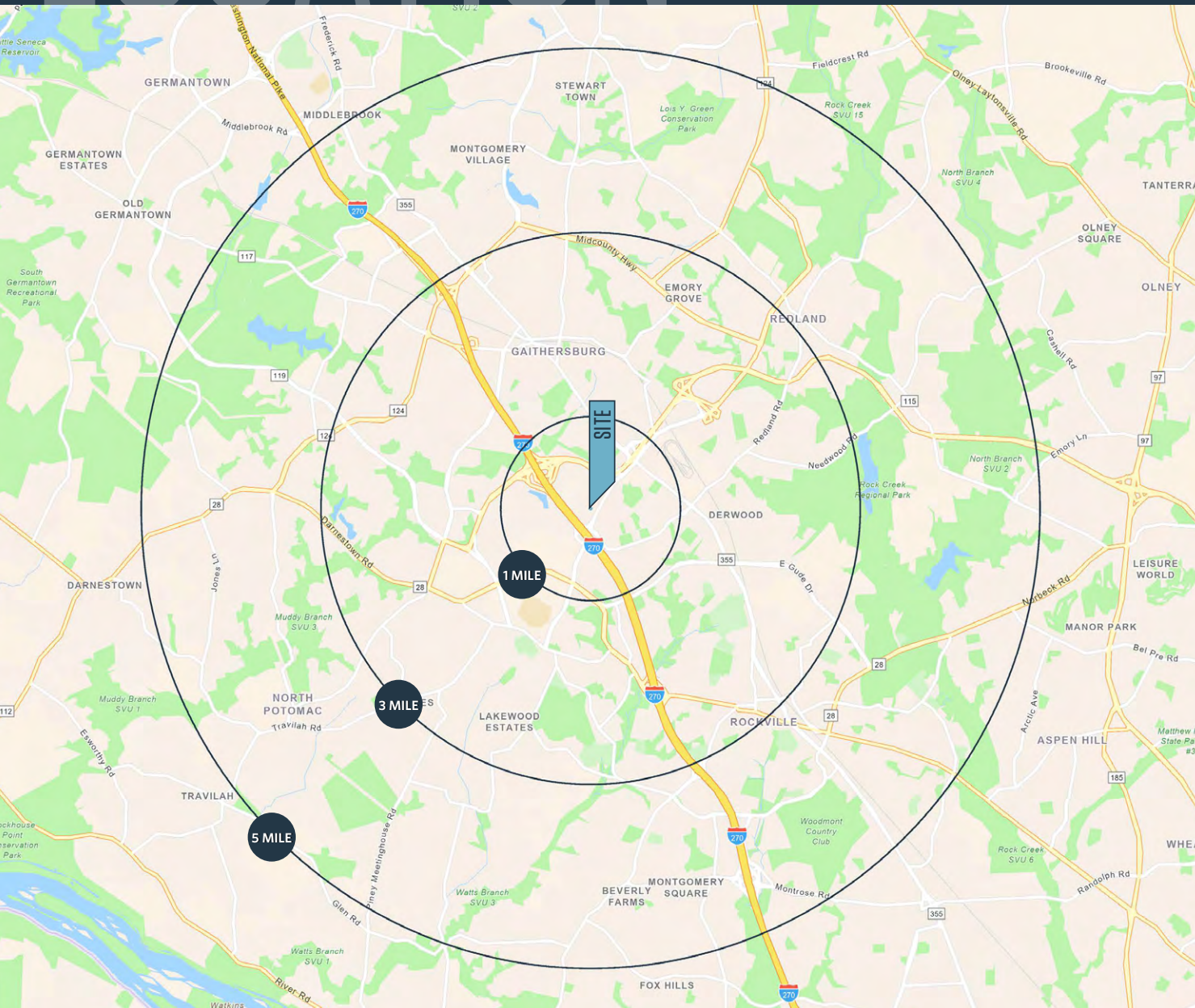
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LOCATION

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
15,262	134,781	286,343
Daytime Population		
35,855	172,502	305,474
Households		
7,318	51,680	103,422
Average HH Income		
\$138,804	\$152,160	\$167,840

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Shady Grove Rd	31,981 ADT
1-270	218,681 ADT

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SITE PLAN

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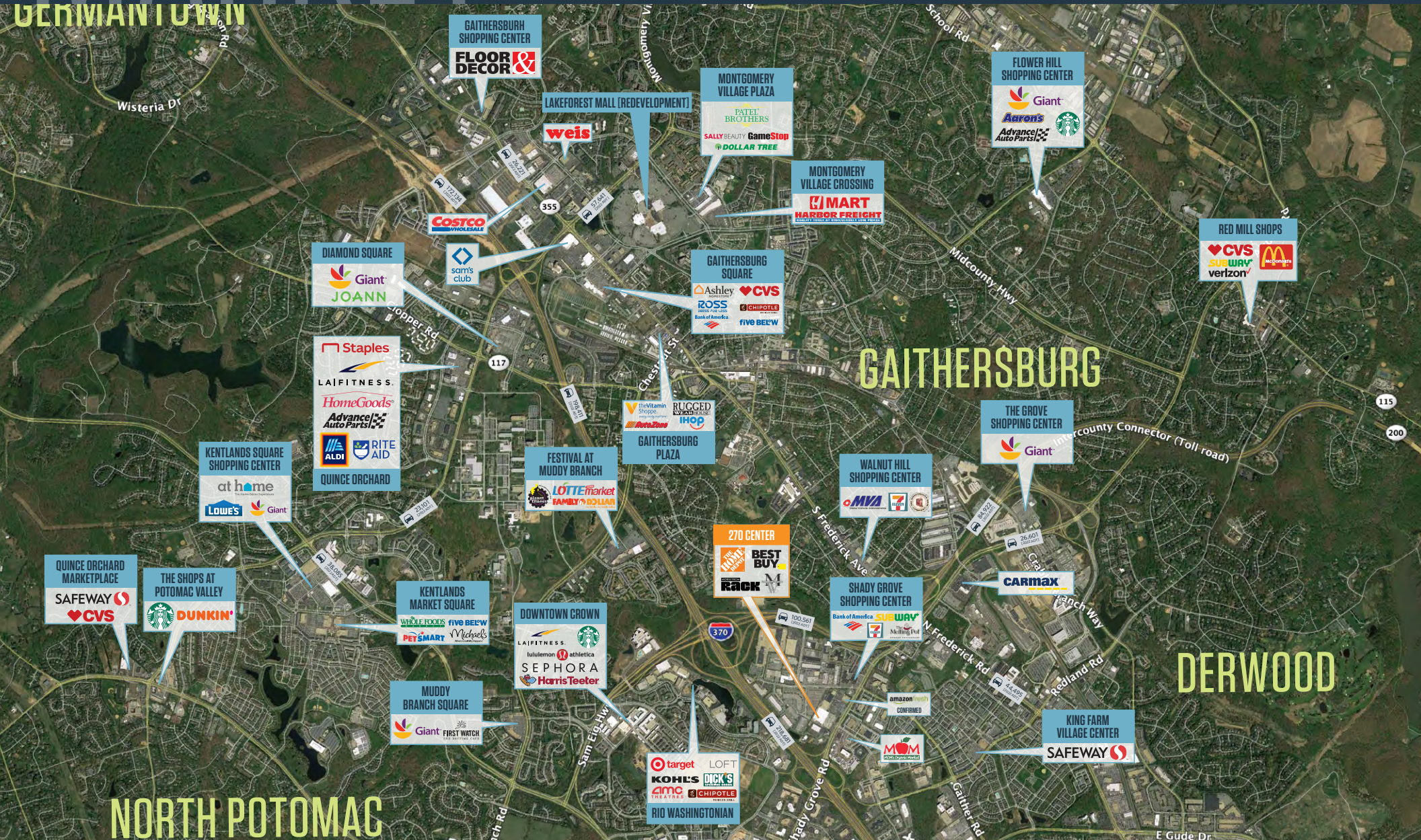
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MARKET

270 CENTER

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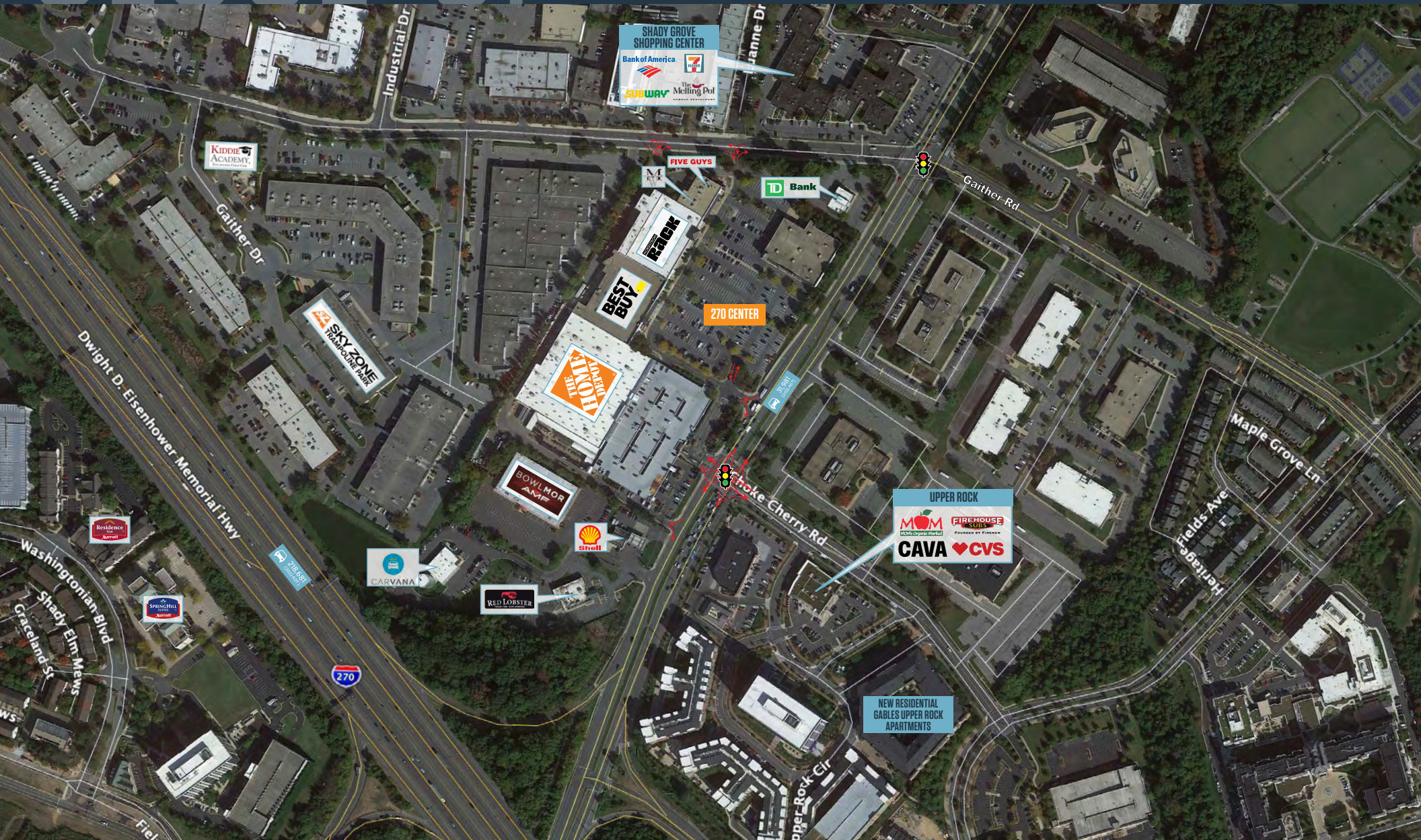
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CLOSE-UP

270 CENTER

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