



FACADE RENOVATIONS COMING SOON!

NEARBY RETAILERS



RETAIL FOR LEASE

- Located at the signalized corner of Georgia Ave. & Olney Sandy Spring Rd., Olney, MD.
- Excellent signage available.
- Join high volume Chipotle (renewed for 10 years) & Five Guys.

AVAILABLE SPACE:

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2,630 SF (LOWER LEVEL)	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
2,932 SF (2 ND FLOOR)	NEGOTIABLE	"AS-IS" (FULLY BUILT-OUT HAIR AND NAIL SALON)	WITHIN 30 DAYS OF AN EXECUTED LEASE

EST NNN: \$10.97 PSF



CLICK HERE TO WATCH A VIRTUAL
TOUR OF THE LOWER LEVEL SPACE

BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

CLOSE-UP

3333 OLNEY SANDY SPRING RD

OLNEY, MD 20832, MONTGOMERY COUNTY



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AERIAL

3333 OLNEY SANDY SPRING RD

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2ND FLOOR PHOTOS

3333 OLNEY SANDY SPRING RD

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PHIL RUXTON

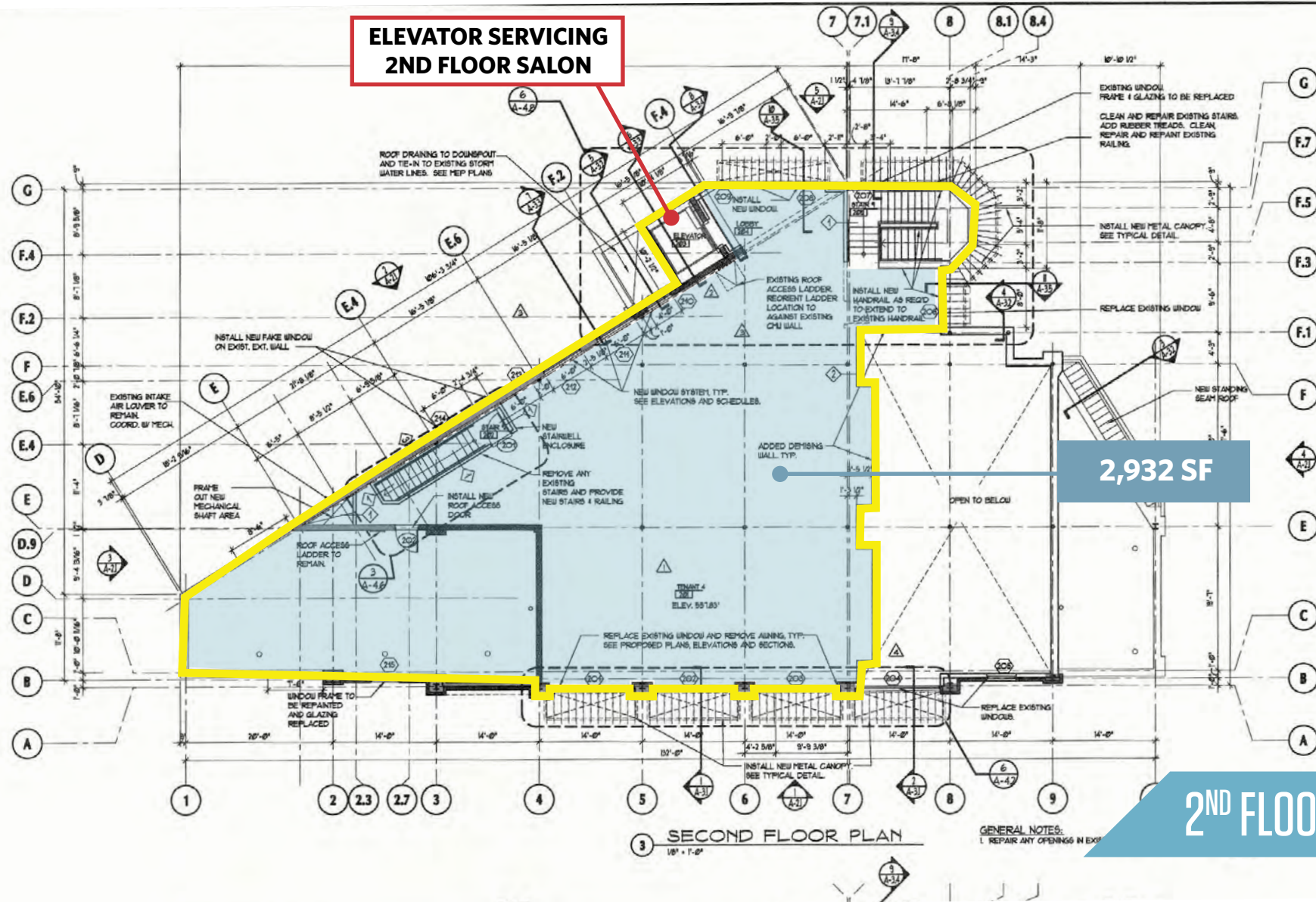
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2ND FLOOR LOD

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LOWER LEVEL PHOTOS

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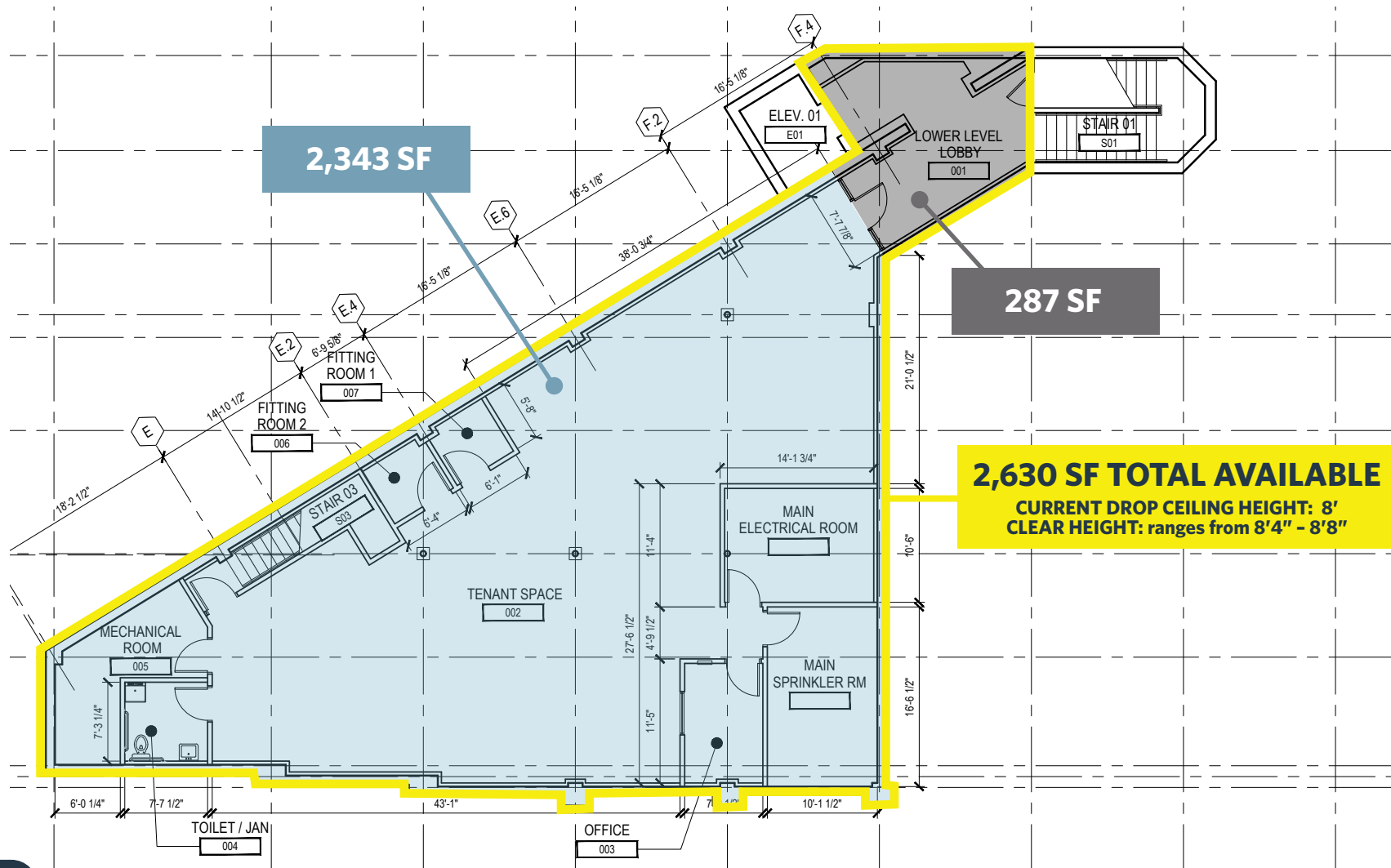
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LOWER LEVEL LOD

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SIGNAGE

3333 OLNEY SANDY SPRING RD

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EXISTING FACADE



CLOSE UP PHOTO OF LOWER LEVEL SIGNAGE FRONTING OLNEY SANDY SPRING RD



SIGNAGE FOR 2ND FLOOR 2,932 SF SPACE



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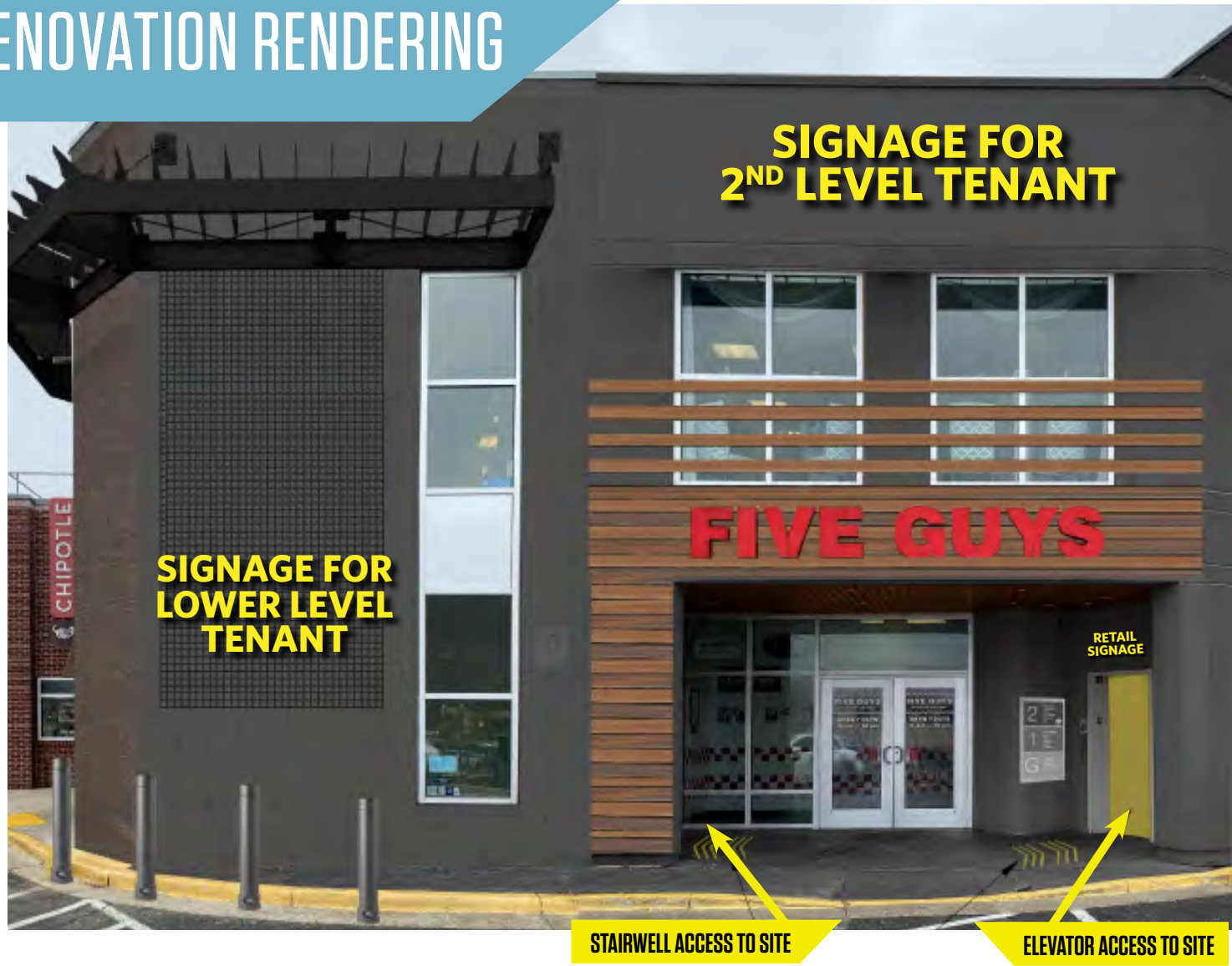
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FACADE RENOVATION RENDERING



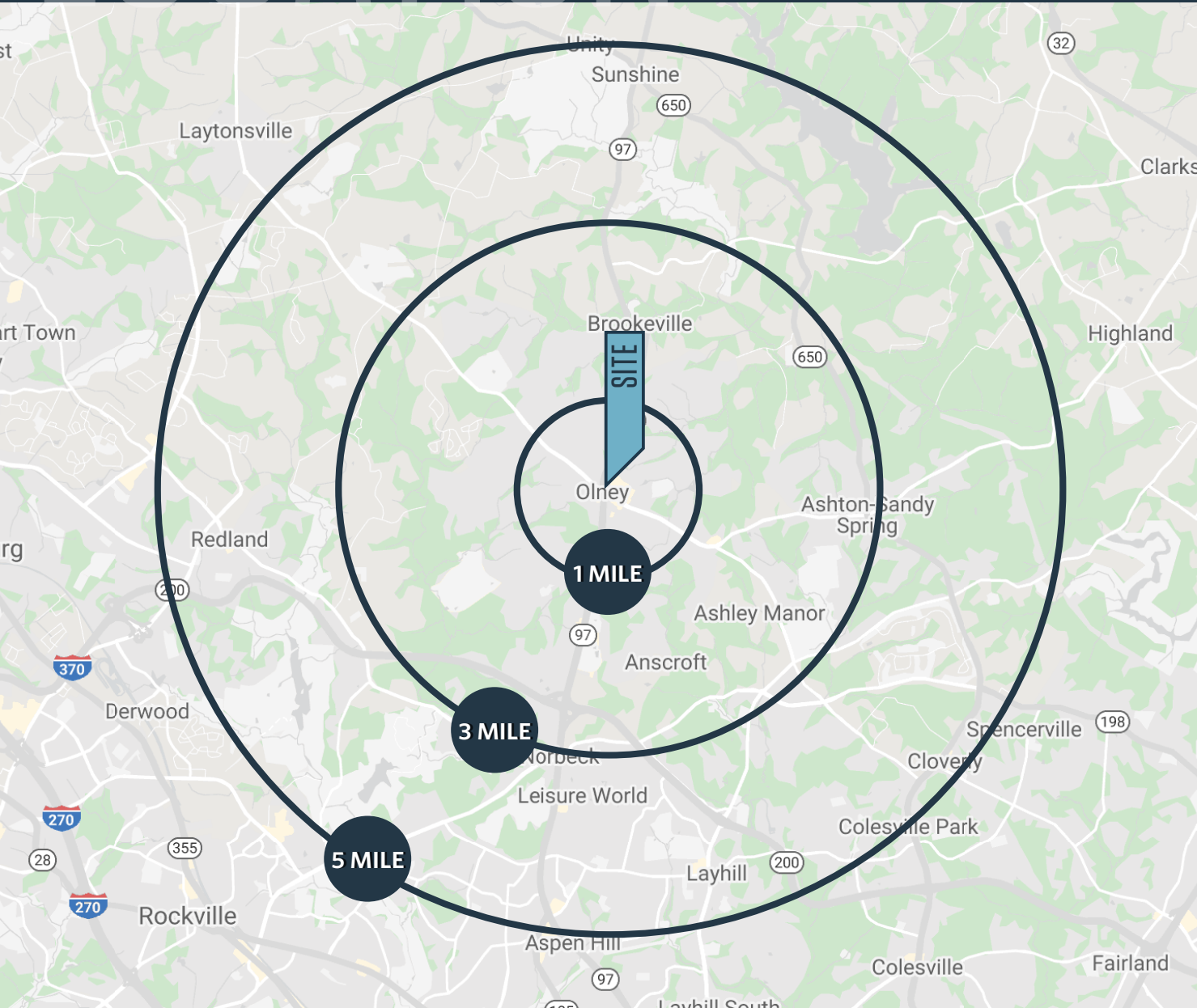
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DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population 14,729	42,946	113,420
Daytime Population 7,299	14,145	33,746
Households 5,320	14,737	41,094
Median HH Income \$138,121	\$157,960	\$118,796

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022

Olney Sandy Spring Rd.	22,148 ADT
Georgia Ave.	19,033 ADT



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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