

# BLACK HILL

20710 Century Blvd,  
Germantown, MD 20874



3,232 SF  
AVAILABLE

PATIO SEATING  
AVAILABLE



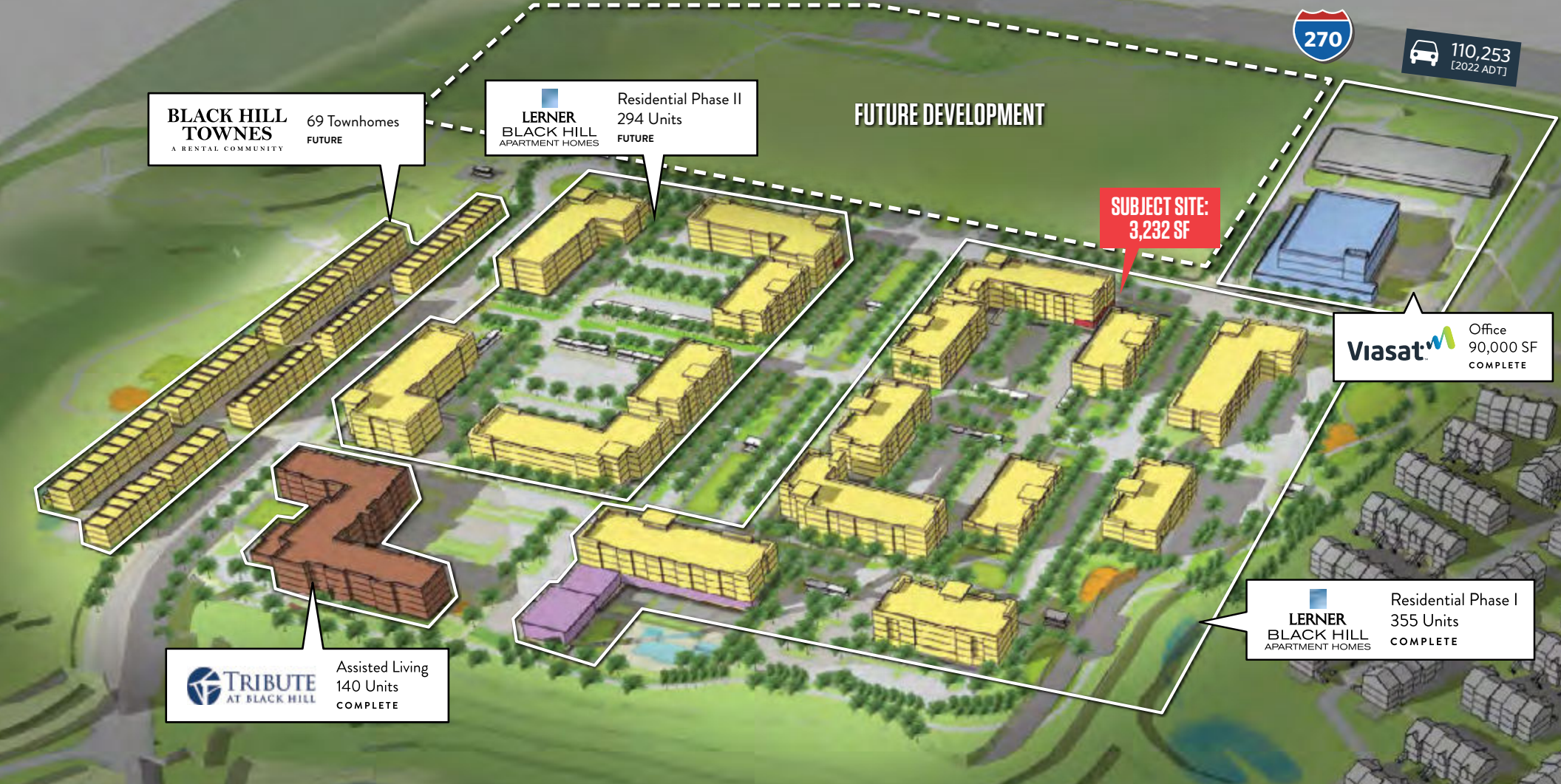
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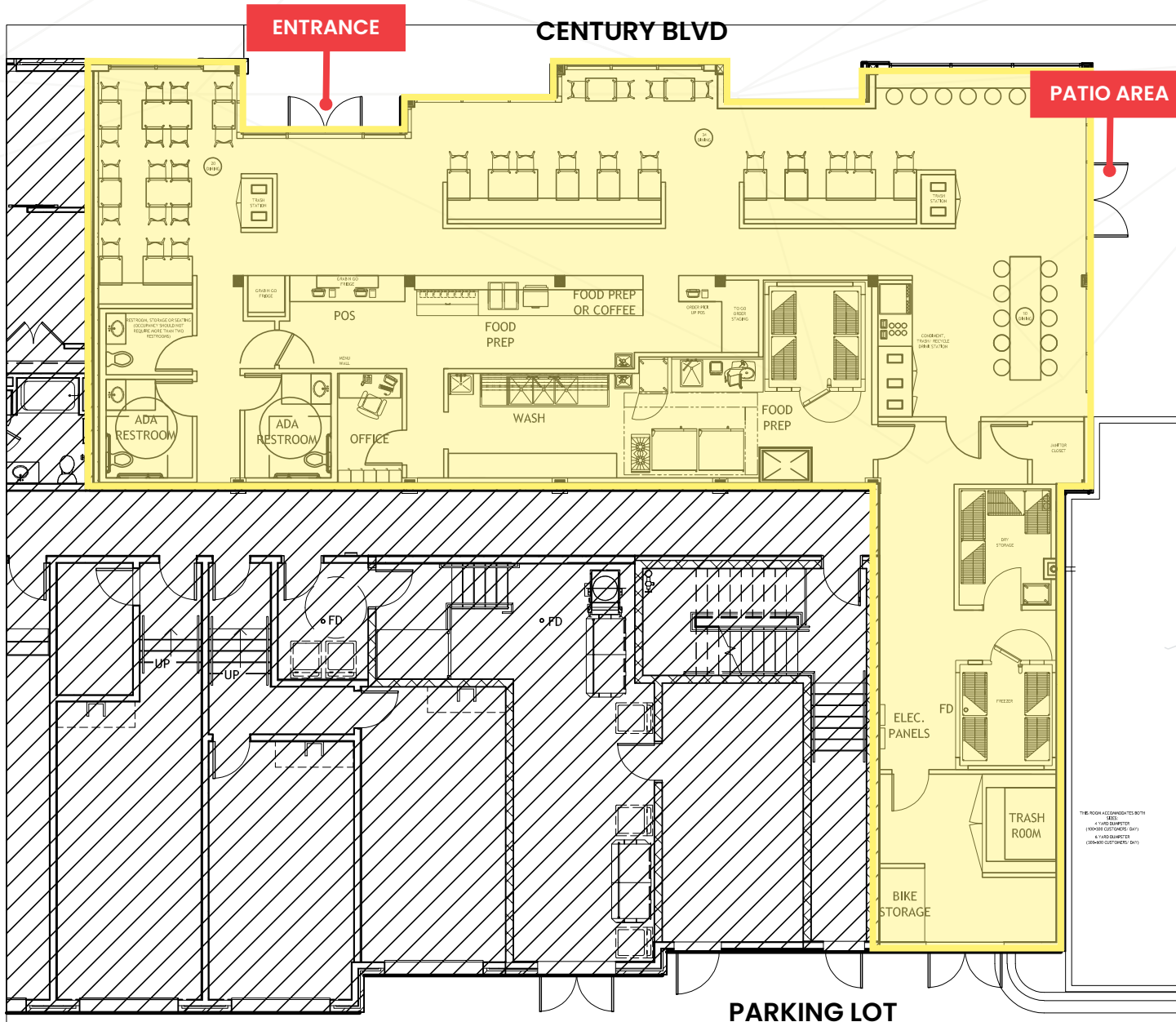
# 3,232 SF WITH PATIO SEATING AVAILABLE

- Join Lerner's newest, multi-phase development in Germantown: Black Hill. Accessible from I-270 (insert traffic count).
- Over 3 million square feet of upscale office, residential, senior living, and retail.
- Immediate 3,232 SF opportunity located along Century Blvd with ample outdoor seating. Ideal for all day café, restaurant, gourmet market, high-end beer and wine store, and more!

## NEARBY RETAILERS:



# CONCEPTUAL LAYOUT



**3,232 SF**

**Click for  
Conceptual  
Layout  
with Utilities**

**Click for  
LOD with  
dimensions**

# MASTER PLAN

Montgomery County's newest  
**110-acre** mixed use community



243,240 SF of  
**HOTEL**

90,000 SF of  
**OFFICE**

91,400 SF of  
**RETAIL**

1,851,560 SF of  
**RESIDENTIAL**  
*with podium parking*

140  
**ASSISTED  
LIVING UNITS**



# DEMO GRAPHICS

Which **type of consumers** live here  
and what they value

## 5 Mile Radius Tapestry



### Enterprising Professionals

Households: 27,829 (44.3%)  
Median Age: 35.3



### Boomburbs

Households: 7,790 (12.4%)  
Median Age: 34.0



### Professional Pride

Households: 6,956 (11.1%)  
Median Age: 40.8

**Unparalleled** accessibility and connectivity with **direct access** to I-270 & numerous public transportation options



Direct access to I-270



Express bus to Shady Grove Metro



2 MARC stations within 5 miles

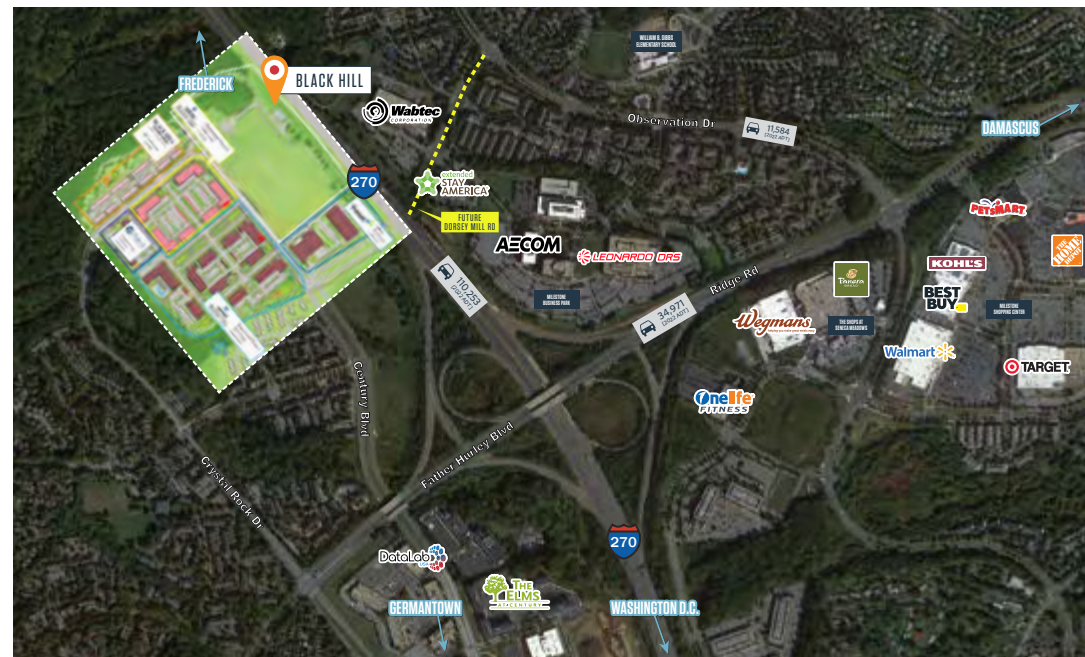


Future Corridor Cities Transitway (CCT) line to Shady Grove Metro stops at property



Convenient to Intercounty Connector (ICC) that links I-270 to I-95

	1 MILE	3 MILES	5 MILES
POPULATION	12,966	106,863	185,617
DAYTIME POPULATION	3,662	33,909	61,263
AVG HH INCOME	\$137,859	\$146,568	\$143,767
HOUSEHOLDS	5,113	36,238	63,438



# MARKET OVERVIEW

Ideally located in Montgomery County, one of the **most affluent and highly educated** counties in the U.S.



Maryland's **MOST POPULOUS COUNTY** with a population of **1,062,061**

**MAJOR ECONOMIC ENGINE**

for the state with **22.8%** of the county's population making over **\$200,000/year** (compared to only 7.7% of total U.S.)

**TOP 20 RICHEST COUNTY**

in the U.S. with an average household income of **\$149,437**

# WHAT'S NEARBY

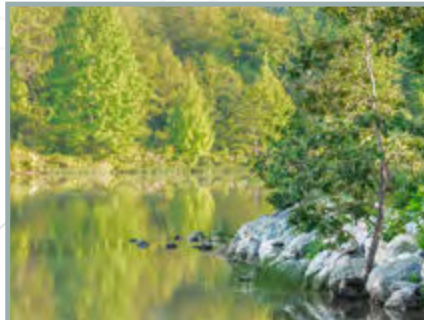
Discover **adventure** destinations along with **major employers** located within minutes

## RIO LAKEFRONT



Rio is 760,000 SF of main-street retail, restaurant and entertainment in Gaithersburg, MD including Target, Barnes & Noble, Dick's and the newly renovated AMC Theatres. Stroll along the waterfront, soak in the scenery and wander into boutiques.

## BLACK HILL REGIONAL PARK



Enjoy 2,000 acres of land with picnic shelters, volleyball courts, playgrounds, dog parks, and trails. You can even rent a canoe, kayak, or rowboat to take out onto the Little Seneca Lake.

## BIO CAPITAL OF MONTGOMERY COUNTY



Montgomery County employs many people within health sciences, cyber security, and the federal government.

With offices directly across from the site some of these major companies include:



## MAJOR SHOPPING CENTERS



Two minutes away from Milestone Shopping Center, Neelsville Village Center, and Shops at Seneca Meadows. Major retailers include: Wegmans, Walmart, Best Buy, and Target.

## CLARKBURG PREMIUM OUTLETS



Five minutes away from Premium Outlets with over 90 stores! Major retailers include: Saks Fifth Avenue, Armani, Banana Republic, Nike, Theory, and Tory Burch.

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**CLICK TO VIEW PROPERTY WEBSITE**