



## NEARBY RETAILERS



## RETAIL FOR LEASE

- Ground leases and small shop building leases available
- Pad opportunity and small shop space directly on RT 355
- Located directly off of I-270 fronting RT 355
- Signalized intersection with direct access to RT 355
- Just South of New Watkins Mill interchange at I-270
- Located in the city of Gaithersburg, MD
- Perfect sit down restaurant site

**JOHN MEYER**

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# MARKET

## DRIVE THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



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# MIDVIEW

## DRIVE THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

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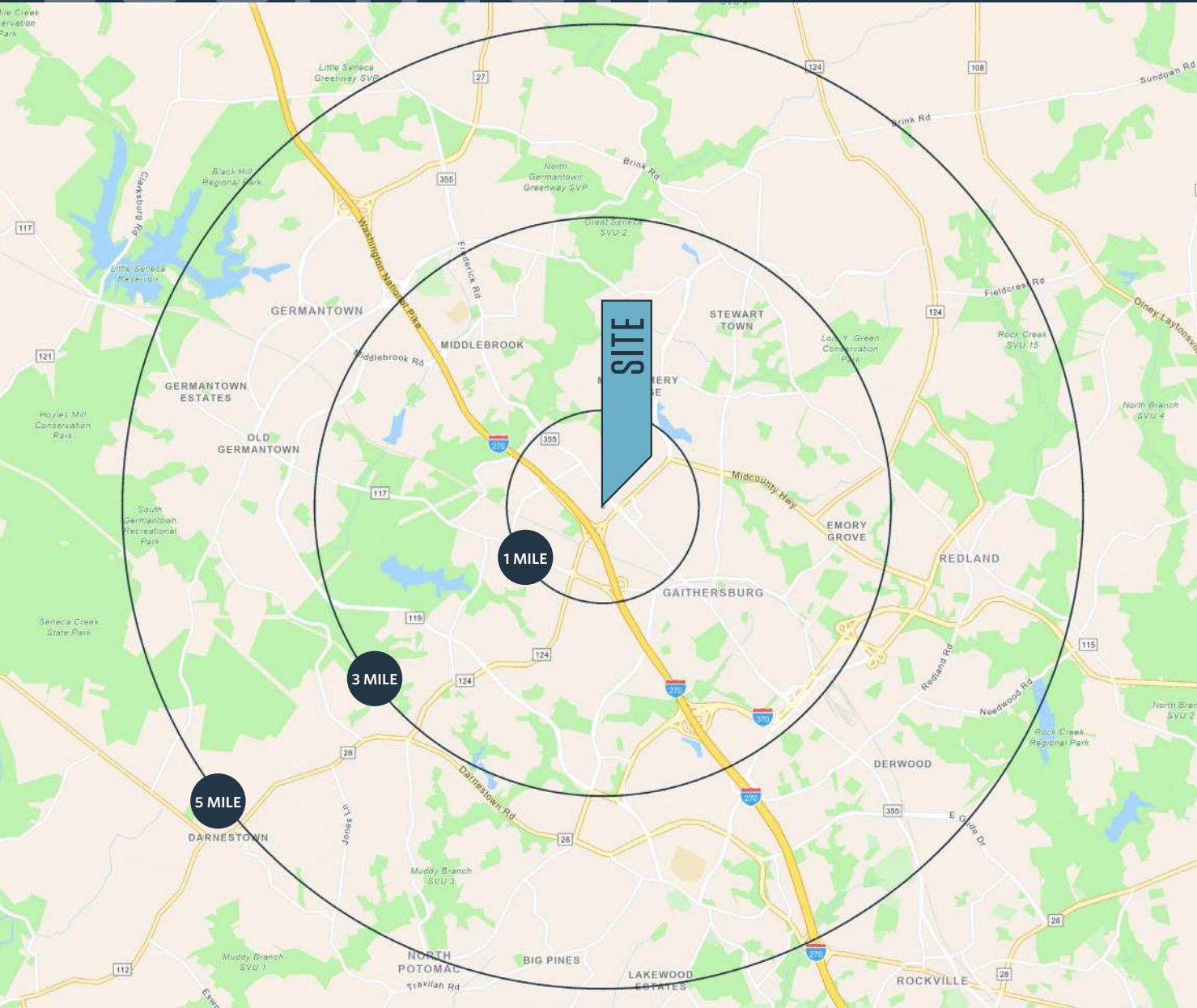
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# LOCATION

## DRIVE THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



### DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
19,437	163,737	307,385
Daytime Population		
27,890	150,435	295,928
Households		
7,559	57,638	110,093
Average HH Income		
\$96,067	\$126,190	\$148,894

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

I-270	172,134 ADT
RT 355 (Frederick Rd)	26,221 ADT
Quince Orchard Rd	57,641 ADT

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# SITE PLAN

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# SITE PLAN

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# DRIVE THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD

## FOR MORE INFORMATION, PLEASE CONTACT:

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