

THE NEW WALNUT HILL SHOPPING CENTER

16529 S Frederick Avenue
Gaithersburg, MD

- Renovation underway with new **Aldi**, **Sheetz** and **Concentra Health**
- Desirable grocery anchored center with ample at-grade parking
- Great visibility to Frederick Avenue (RT. 355) with 35,138 cars per day
- Underserved market with extremely strong sales volumes
- Junior anchor and small shop spaces available
- Pylon signage available

JUST
SIGNED!



& Concentra®



**NEW JUNIOR ANCHOR
OPPORTUNITY - 16,225 SF**

LOWER LEVEL | AT GRADE WITH N WESTLAND DR



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MARKET OVERVIEW

GAITHERSBURG HAS A POPULATION OF

293,143

PEOPLE WITHIN 5 MILES

MONTGOMERY COUNTY IS THE

1ST

MOST POPULATED COUNTY IN MARYLAND

LOCATED IN THE

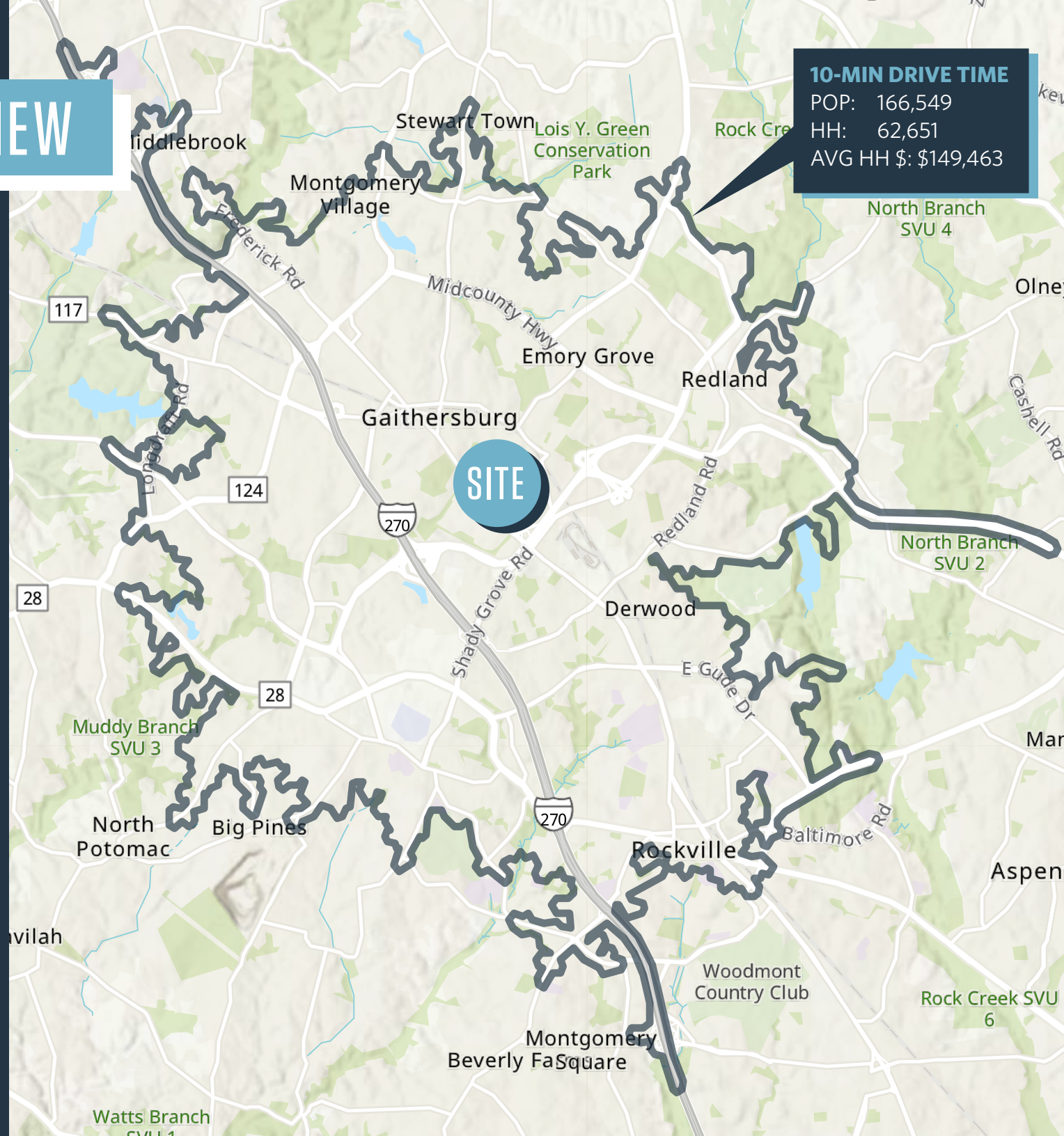
TOP 20

RICHEST COUNTIES IN THE US

GAITHERSBURG HAS A

\$157,726






AVERAGE HOUSEHOLD INCOME

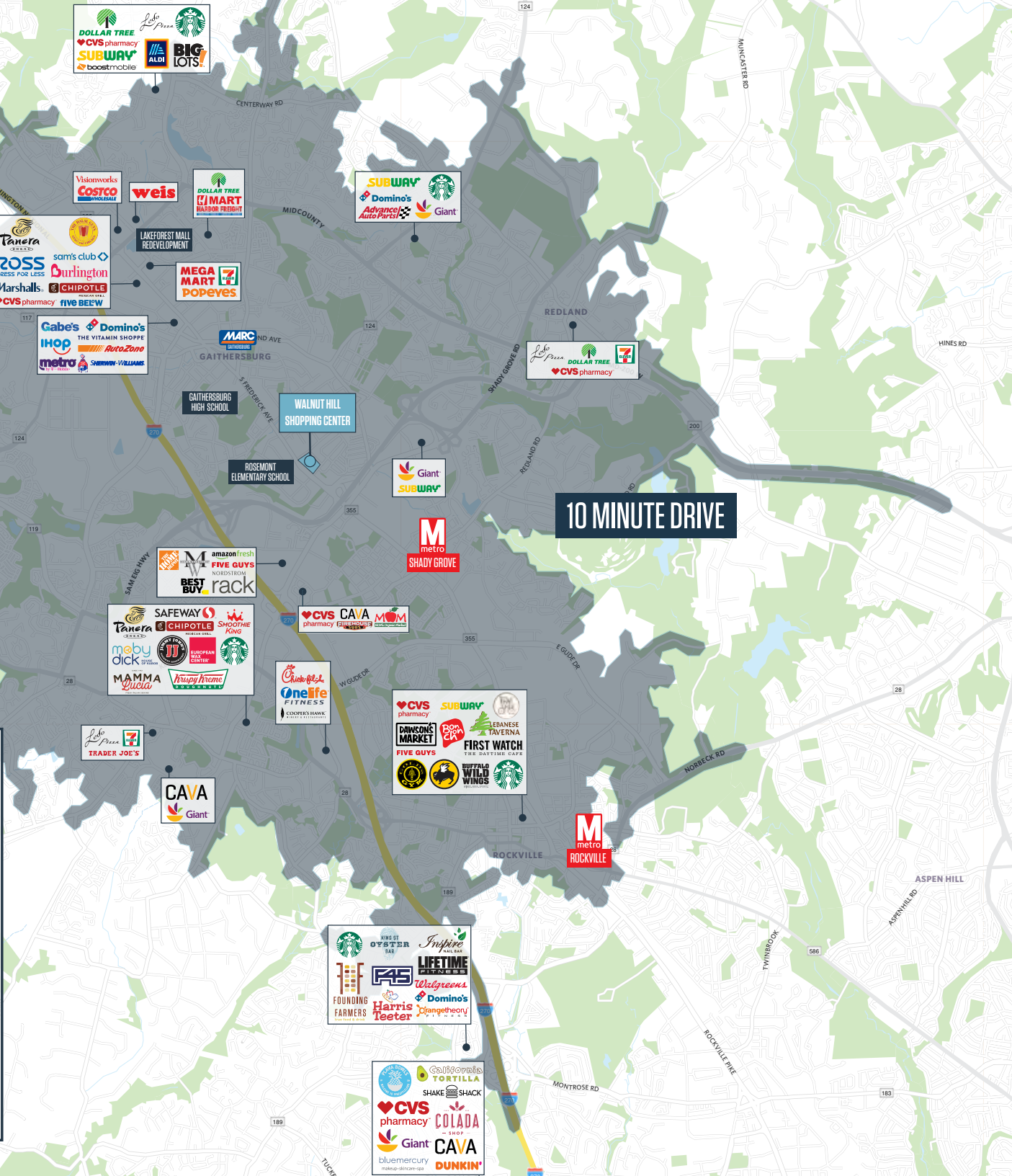


CENTRAL LOCATION

KEY DEMOGRAPHICS

WITHIN A 10 MINUTE DRIVE

		
AVG. HH INCOME \$149,463	MEDIAN AGE 38.2	
		
HOUSEHOLDS 62,651	POPULATION 166,549	DAYTIME POP 198,578














































GAITHERSBURG HIGH SCHOOL

WALNUT HILL SHOPPING CENTER

ROSEMONT ELEMENTARY SCHOOL













































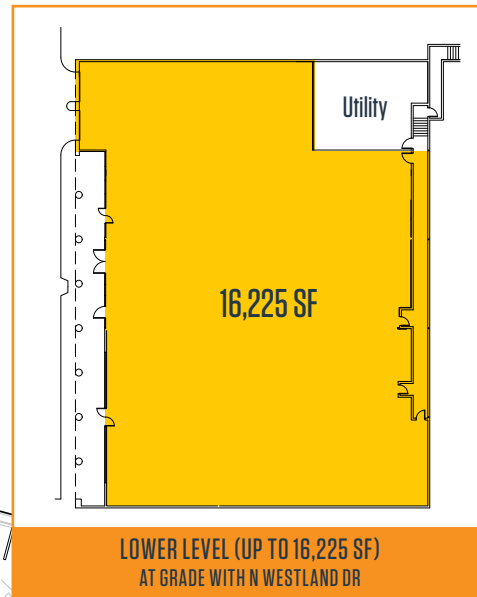




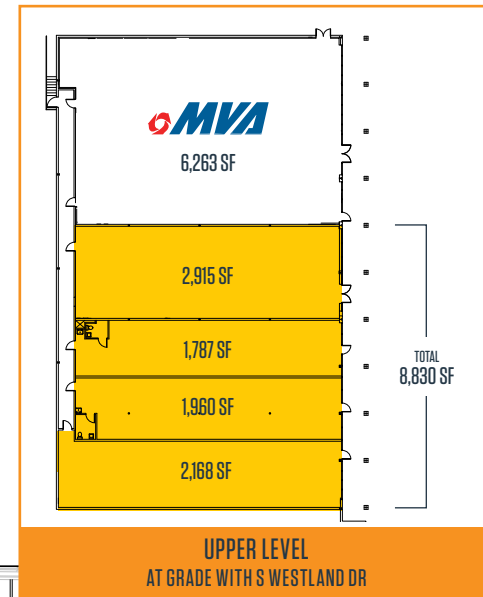



SITE PLAN

NEW JUNIOR ANCHOR OPPORTUNITY: 16,225 SF



LOWER LEVEL (UP TO 16,225 SF)
AT GRADE WITH N WESTLAND DR



UPPER LEVEL
AT GRADE WITH S WESTLAND DR



SIGNAGE OPPORTUNITY



MONUMENT SIGN 1



MONUMENT SIGN 2

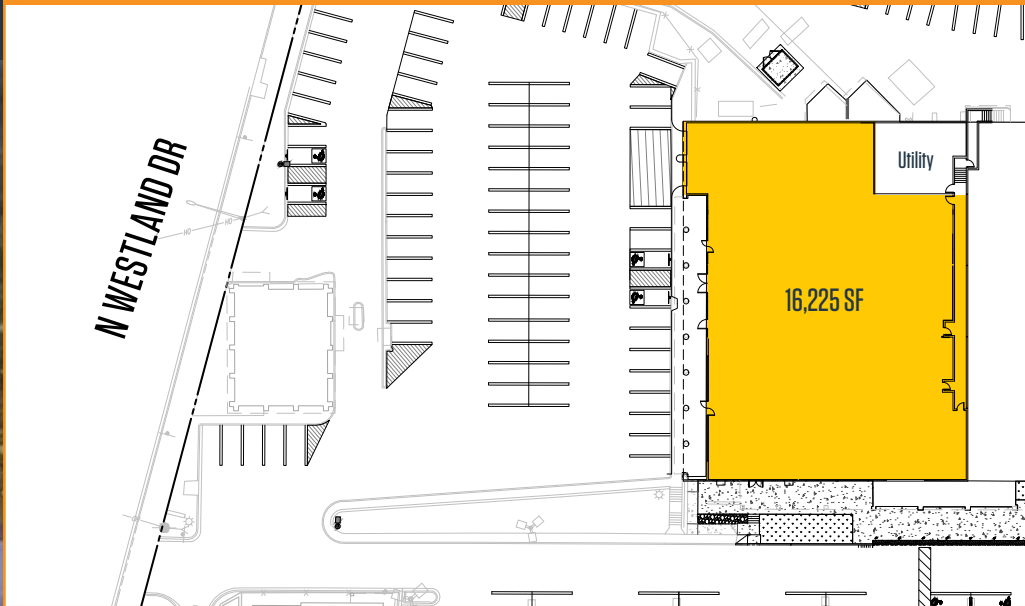


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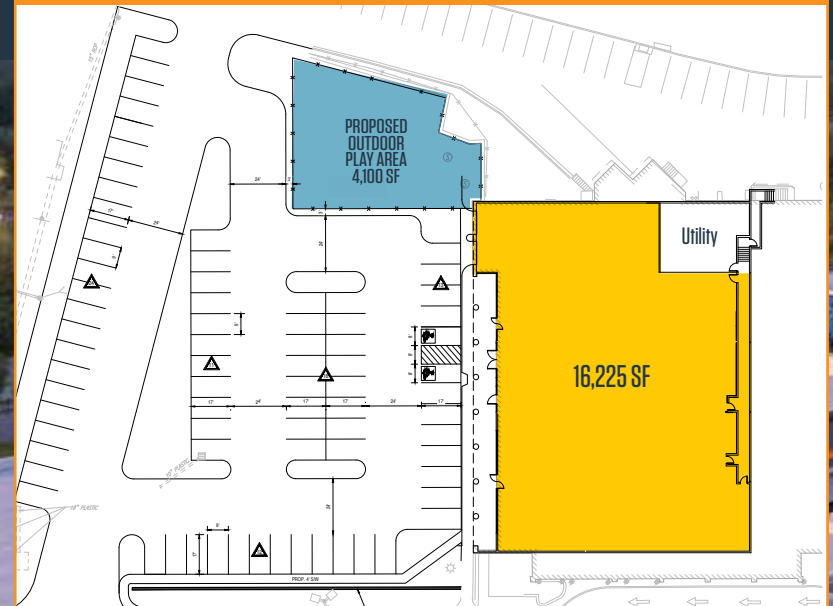


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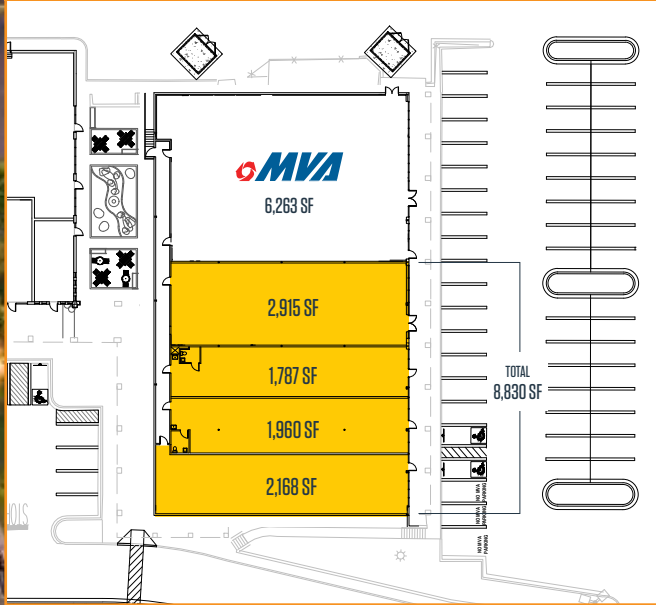
LOWER LEVEL | AT GRADE WITH N WESTLAND DR



DAYCARE OPTION



UPPER LEVEL | AT GRADE WITH S WESTLAND DR



S FREDERICK AVE

S WESTLAND DR



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GAITHERSBURG, MD

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