

JOIN THESE RETAILERS



RETAIL FOR LEASE

- Neighborhood center located along Pooleville's most trafficked road: Fisher Ave (6,174 ADT).
- 1,292 SF endcap, 1,087 SF 2nd gen restaurant, and 2,380 SF freestanding building with drive-through immediately available.
- Strong demos— average HH incomes over \$200,000 per year.
- Seeking gourmet market, café, bank or credit union, and service users.

VICTOR SALCIDO

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JOE FLEISCHMANN

joef@klnb.com | 703-268-2708

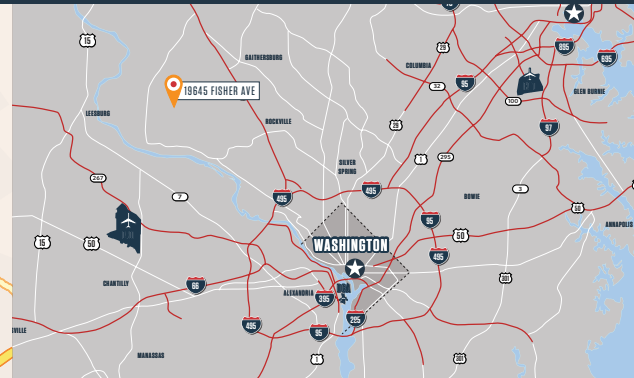
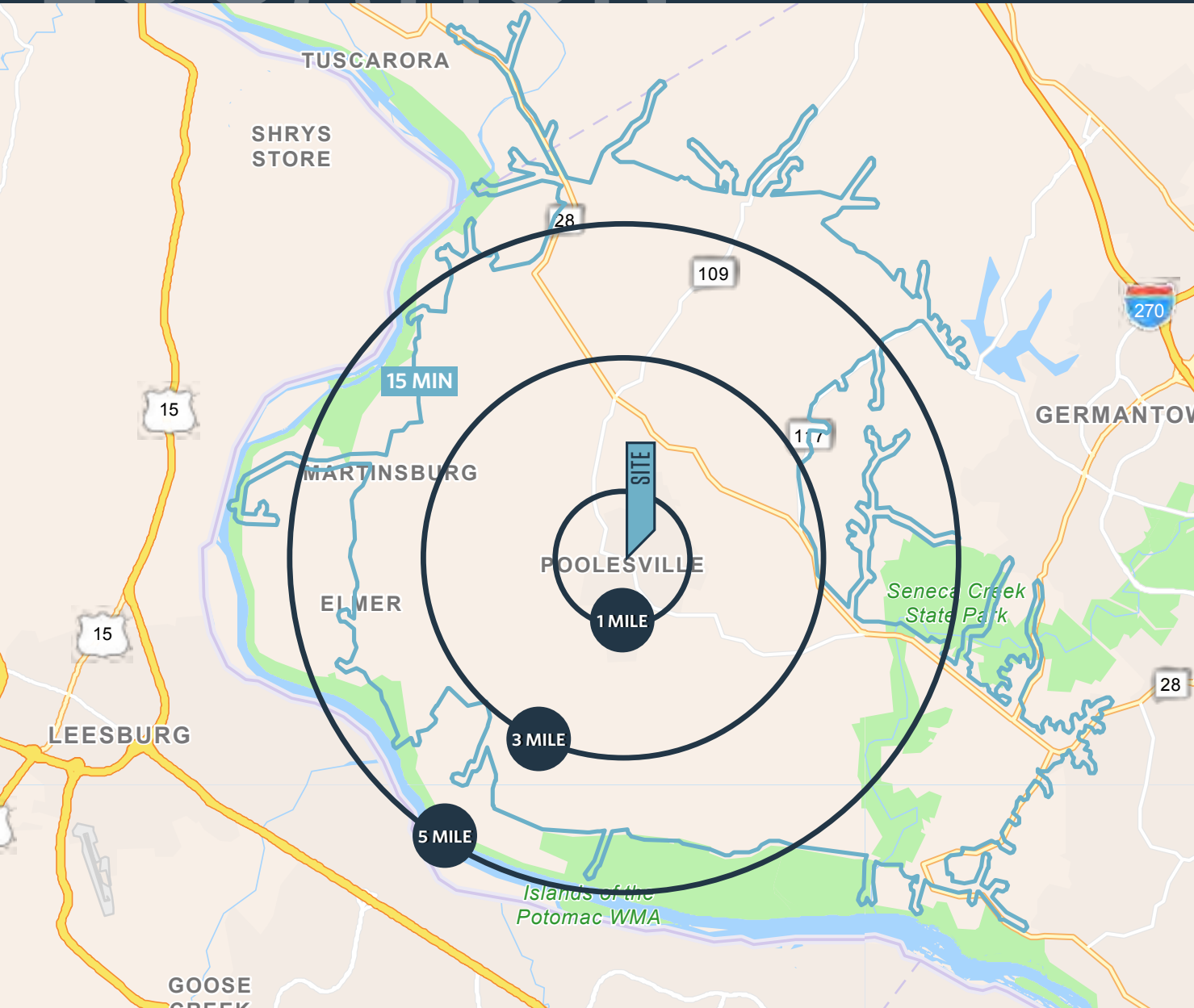
MIKE PRATT

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LOCATION

POOLESVILLE TOWN CENTER

19645 FISHER AVE, POOLESVILLE, MD 20837, MONTGOMERY COUNTY



DEMOGRAPHICS | 2023:

| | 1-MILE | 3-MILE | 5-MILE | 15-MIN DRIVE TIME |
|--------------------|-----------|-----------|-----------|----------------------|
| Population | 5,342 | 6,874 | 9,347 | 9,797 |
| Daytime Population | 1,474 | 2,046 | 2,988 | 7,682 |
| Households | 1,701 | 2,278 | 3,217 | 3,306 |
| Average HH Income | \$201,650 | \$205,268 | \$217,081 | \$220,239 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

[CLICK TO DOWNLOAD DRIVE TIME REPORT](#)

TRAFFIC COUNTS | 2022:

Fisher Ave 6,174 ADT

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MARKET

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CLOSE-UP

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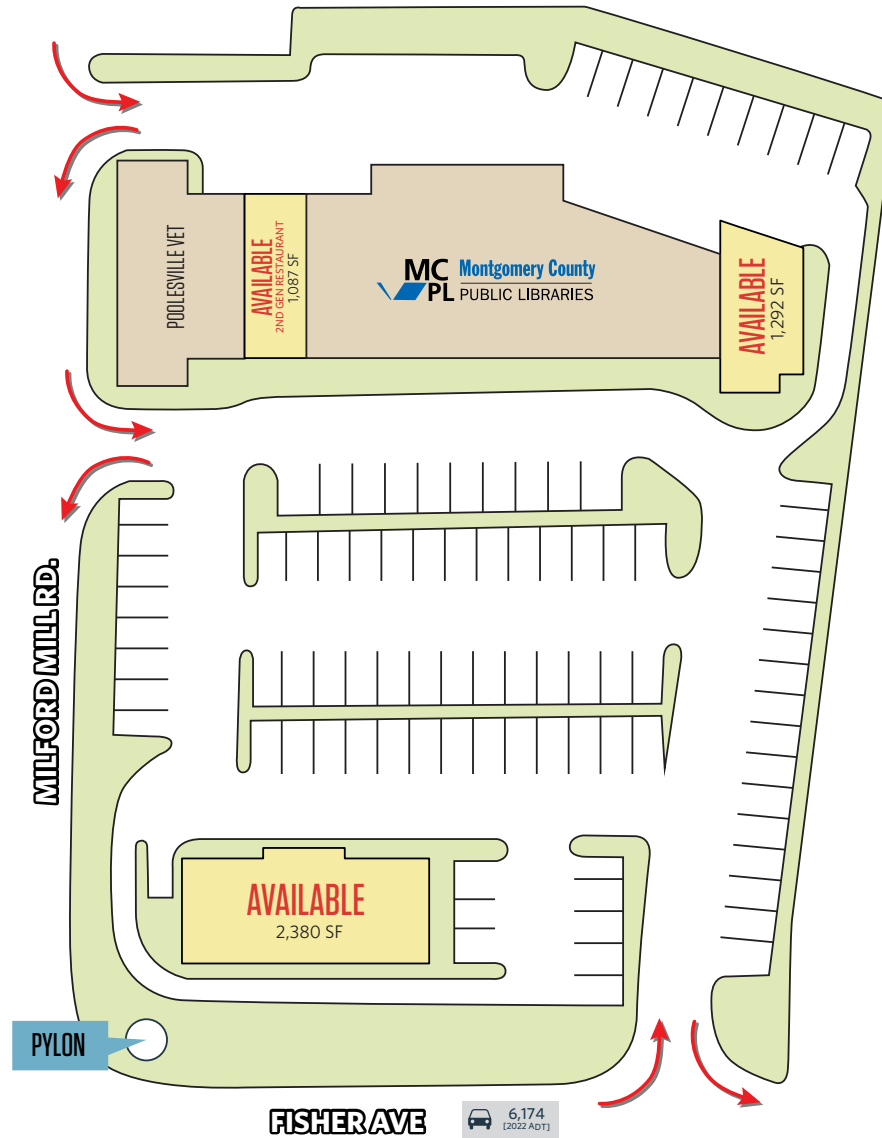
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SITE PLAN

POOLESVILLE TOWN CENTER

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FOR MORE INFORMATION, PLEASE CONTACT:

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