



NEARBY RETAILERS



RETAIL FOR LEASE

- 1,555 SF corner end-cap available at surfaced parked Weis Grocery Anchored Shopping Center in Gaithersburg, MD
- Monument signage available fronting Russell Avenue (9,794 VPD)
- Directly across the street from Costco
- Located on Russell Avenue, conveniently accessible from I-270 and MD-355

MATT SKALET

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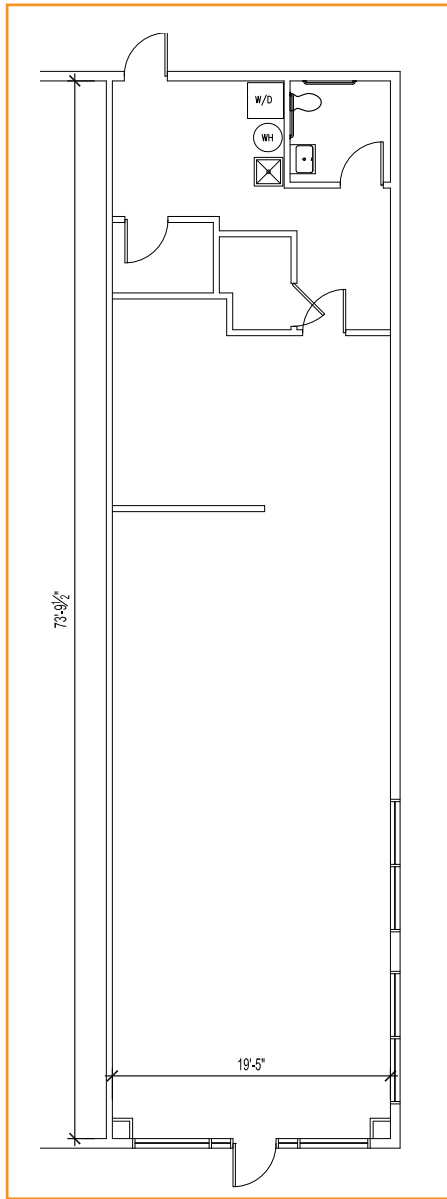
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

SITE PLAN

TALBOT CENTER

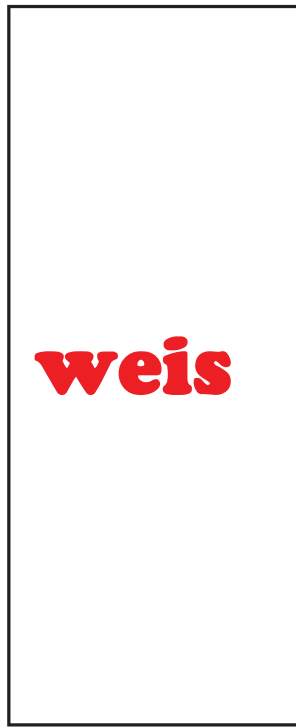
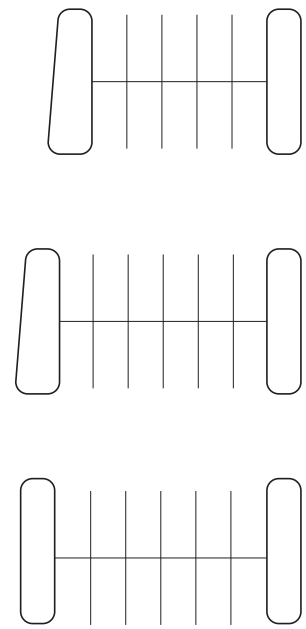
841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



RUSSELL AVE (9,794 VPD)



PYLON SIGNAGE



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LOCATION

TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



AVAILABLE SPACE

SIZE	RATE	CONDITION
1,555 SF	Negotiable	As-Is

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	23,832	159,870	305,232
Daytime Population	27,517	148,068	293,521
Households	8,984	56,032	109,347
Average HH Income	\$102,823	\$124,052	\$147,933

TRAFFIC COUNTS | 2022:

Russell Ave	9,794 ADT
MD-355 (Frederick Ave)	26,221 ADT
I-270	197,511 ADT

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AERIAL

TALBOT CENTER

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GERMANTOWN



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CLOSE-UP

TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



GAITHERSBURG SHOPPING CENTER

- FLOOR DECOR
- BRUSTER'S real ice cream

SPECTRUM TOWN CENTER

- California TORTILLA
- Starbucks
- FIREBIRDS WOOD FIRED GRILL

TALBOT CENTER

- TIRE PLUS
- weis
- SUBWAY

MONTGOMERY VILLAGE PLAZA

- dd's DISCOUNTS
- GameStop
- SALLY BEAUTY
- PATEL BROTHERS
- DOLLAR TREE

COSTCO WHOLESALE

citibank

- FIREHOUSE SUBS

LAKEFOREST MALL (REDEVELOPMENT)

WELLS FARGO

Capital One

PNC

sam's club

Burlington

99 RANCH MARKET

GAITHERSBURG SQUARE

- Ashley HOMESTORE
- Marshall's
- ROSS DRESS FOR LESS
- CVS
- Bank of America
- CHIPOTLE MEXICAN GRILL

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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