



RENOVATIONS COMPLETE!

M

MONTGOMERY
VILLAGE CENTER

PREPARED BY: **kInb**

NOW OPEN!








PROPERTY HIGHLIGHTS

SIZE

169,000 SF shopping center.

LOCATION

Located in an under served portion of Montgomery County.

RENOVATIONS

\$20M project including Centerway Road extension, outdoor seating areas and complete facade renovation.

RESIDENTIAL

280 new residential units

AVAILABLE SPACE

753 SF, 1,506 SF (see page 5)

DEMOGRAPHICS

1-MILE 3-MILE 5-MILE



POPULATION

26,127 138,448 284,915



DAYTIME POPULATION

4,407 58,254 137,422



HOUSEHOLDS

9,594 47,063 100,476



AVERAGE HH INCOME

\$93,752 \$102,508 \$119,497

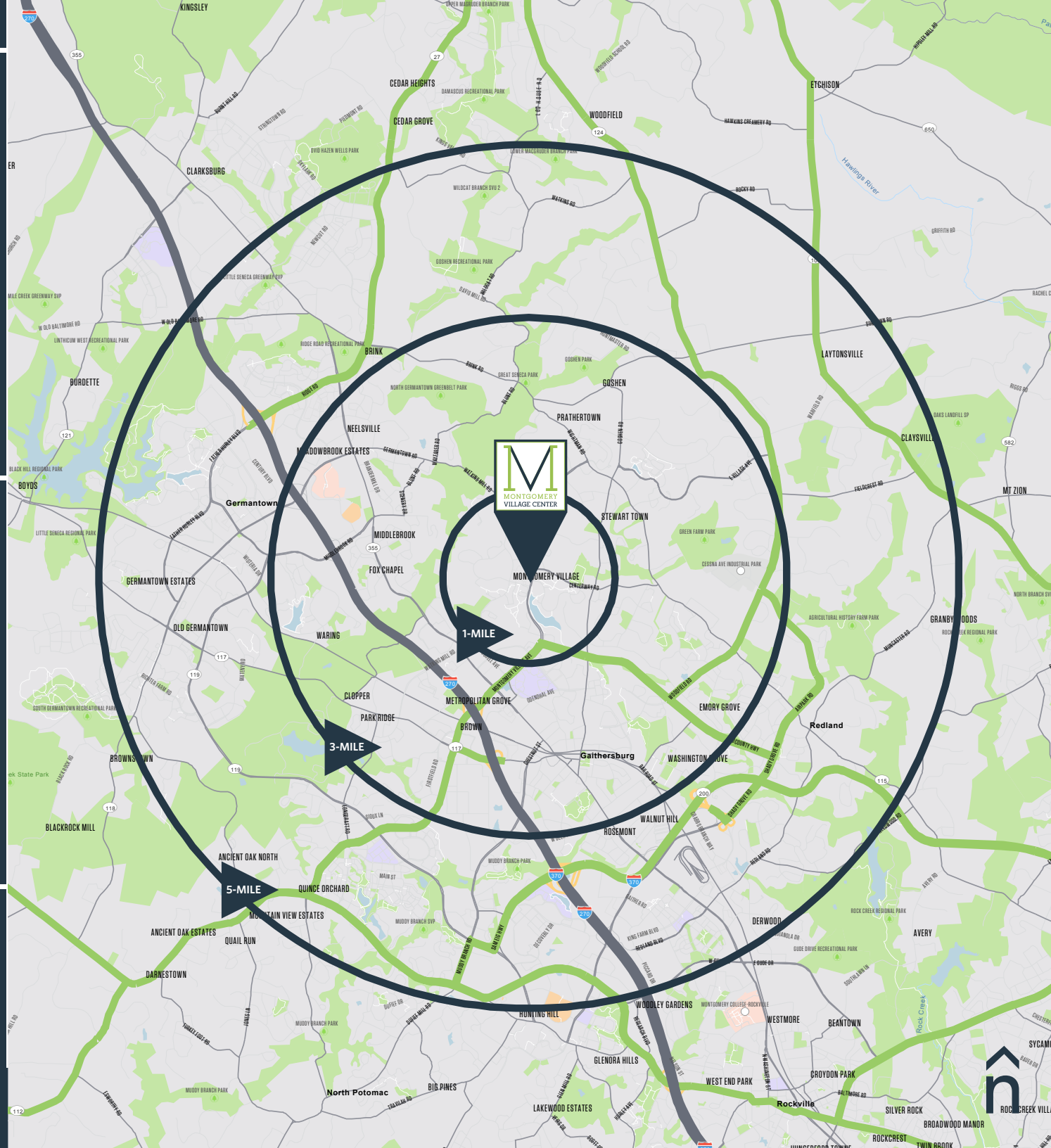


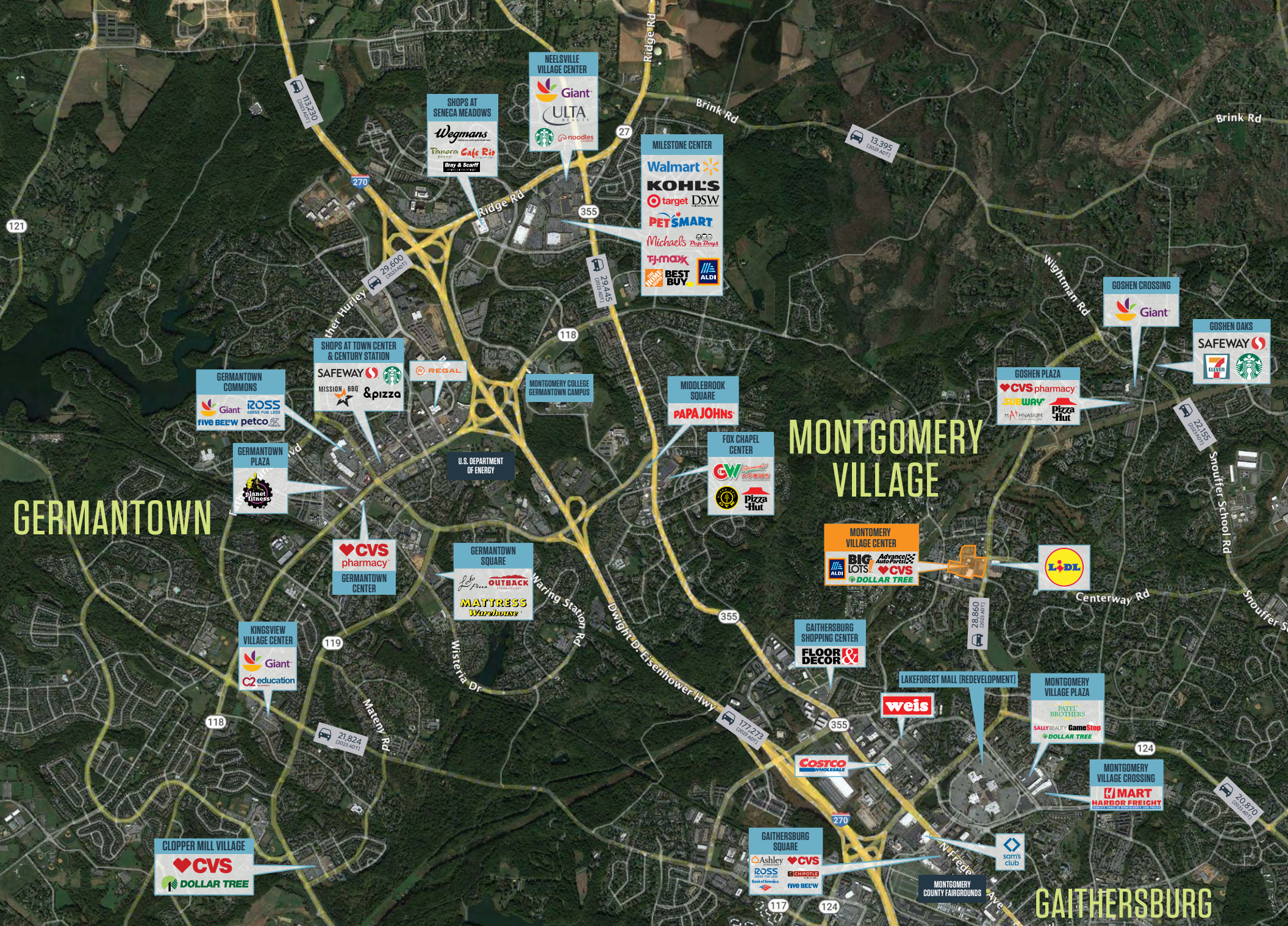
MEDIAN HH INCOME

\$76,485 \$82,418 \$98,409

TRAFFIC COUNTS

Montgomery Village Avenue	28,860 ADT
Watkins Mill Road	12,835 ADT
Stedwick Road	9,915 ADT
Centerway Road	9,155 ADT





GERMANTOWN

MONTGOMERY VILLAGE

GAITHERSBURG



MONTGOMERY COLLEGE MIDDLE SCHOOL

MONTGOMERY VILLAGE CARE CENTER

12,835 [2023 ADT]

UNITED STATES POSTAL SERVICE

12,835 [2023 ADT]

curaleaf

Stedwick Rd

9,915 [2023 ADT]

CVS pharmacy

BIG Lots

ALDI

DOLLAR TREE

The UPS Store

28,860 [2023 ADT]

Montgomery Village Ave

U-HAUL

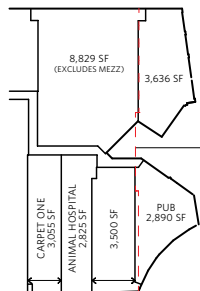
Shell

Montgomery Village Ave

9,155 [2023 ADT]

LIDL

Centerway Rd



PARTIAL EXISTING PLAN

LINE OF NEW EXTERIOR WALL



28,860 [2023 ADIT]


SITE PLAN

Leased

Available

At Lease



 [CLICK TO VIEW DRONE VIDEO](#)

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