



**SIGNAGE FOR LOWER LEVEL
2,630 SF SPACE**

**SIGNAGE FOR LOWER LEVEL
TENANT**

**SIGNAGE FOR 2ND FLOOR
2,932 SF SPACE**



INTERIOR VIEW OF OLNEY SANDY SPRING RD. & GEORGIA AVE. TRAFFIC

FAÇADE RENOVATIONS COMING SOON!

NEARBY RETAILERS




RETAIL FOR LEASE

- Located at the signalized corner of Route 108 & Route 97, Olney, MD.
- Excellent signage available.
- Join high volume Chipotle (renewed for 10 years) & Five Guys.

AVAILABLE SPACE:

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2,630 SF (LOWER LEVEL)	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
2,932 SF (2 ND FLOOR)	NEGOTIABLE	"AS-IS" (FULLY BUILT-OUT HAIR AND NAIL SALON)	WITHIN 30 DAYS OF AN EXECUTED LEASE

 [CLICK HERE TO WATCH A VIRTUAL TOUR OF THE LOWER LEVEL SPACE](#)

BO GALLES

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CLOSE-UP

HARD CORNER RETAIL | OLNEY, MD

ROUTE 108 & ROUTE 97



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AERIAL

HARD CORNER RETAIL | OLNEY, MD

ROUTE 108 & ROUTE 97

Olney
Montgomery County | Maryland

klnb

- Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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2ND FLOOR PHOTOS

HARD CORNER RETAIL | OLNEY, MD

ROUTE 108 & ROUTE 97



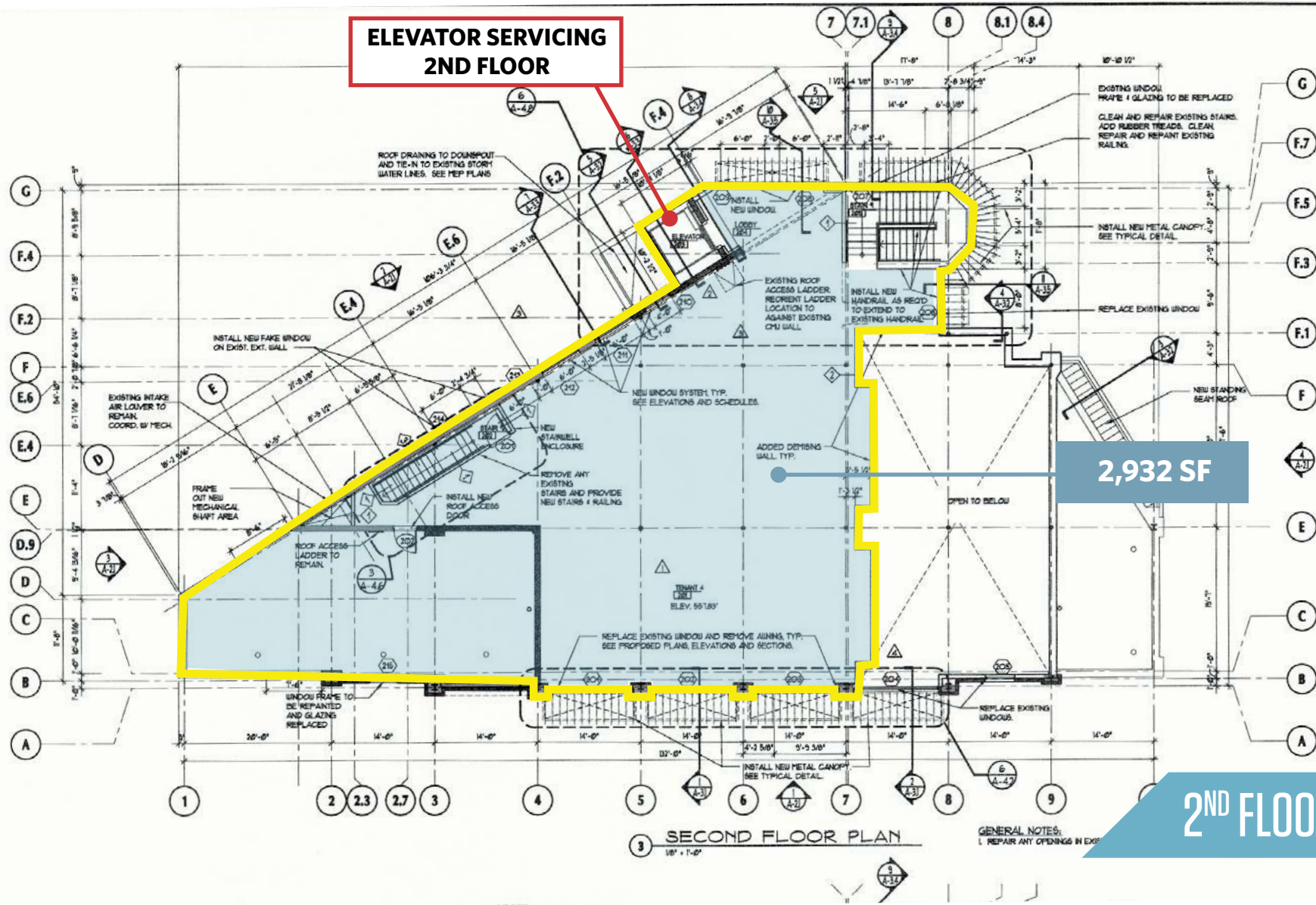
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**ELEVATOR SERVICING
2ND FLOOR**

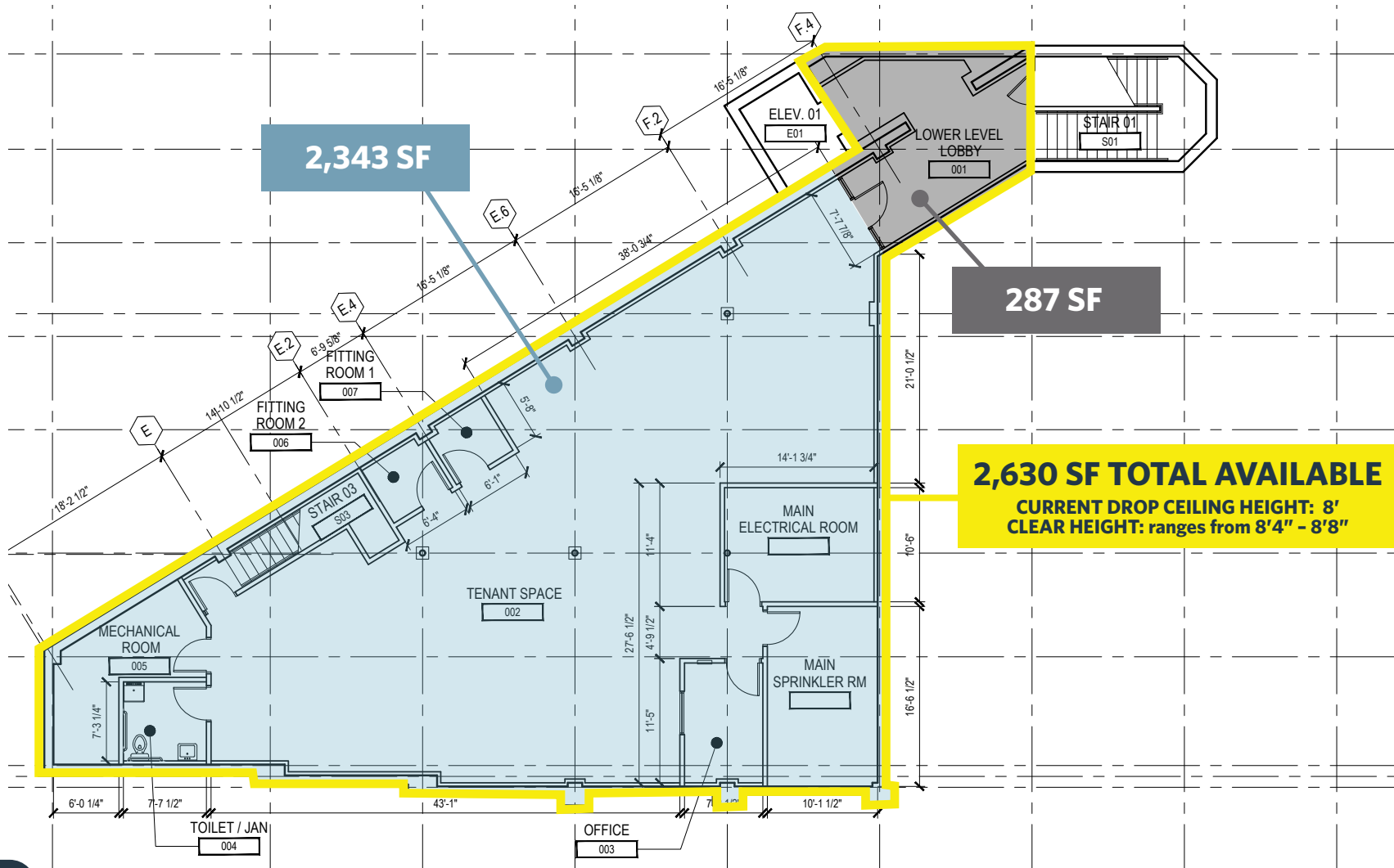
2,932 SF

2ND FLOOR SPACE

LOWER LEVEL LOD

HARD CORNER RETAIL | OLNEY, MD

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SIGNAGE

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SIGNAGE VISIBILITY FROM INTERSECTION



SIGNAGE FOR LOWER LEVEL TENANT



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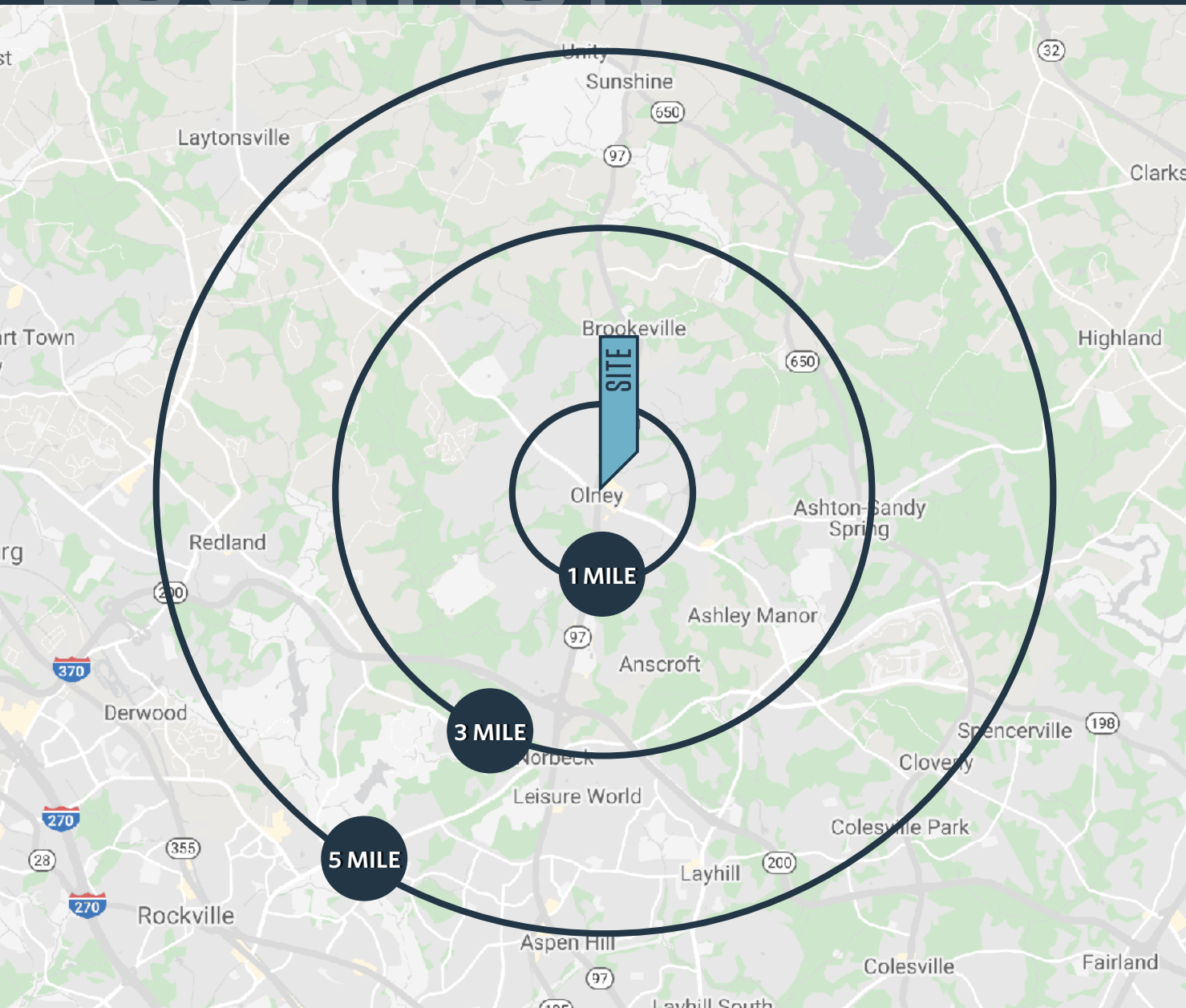
FACADE RENOVATION RENDERING



LOCATION

HARD CORNER RETAIL | OLNEY, MD

ROUTE 108 & ROUTE 97



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
14,729	42,946	113,420
Daytime Population		
7,299	14,145	33,746
Households		
5,320	14,737	41,094
Median HH Income		
\$138,121	\$157,960	\$118,796

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022

Rt. 108 (Olney Sandy Spring Rd)	22,148 ADT
Rt. 97 (Georgia Ave)	19,033 ADT

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FOR MORE INFORMATION, PLEASE CONTACT:

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