

# The DALEY

at Shady Grove metro

40,000+ SF  
PRIME RETAIL

 **CVS**  
pharmacy®

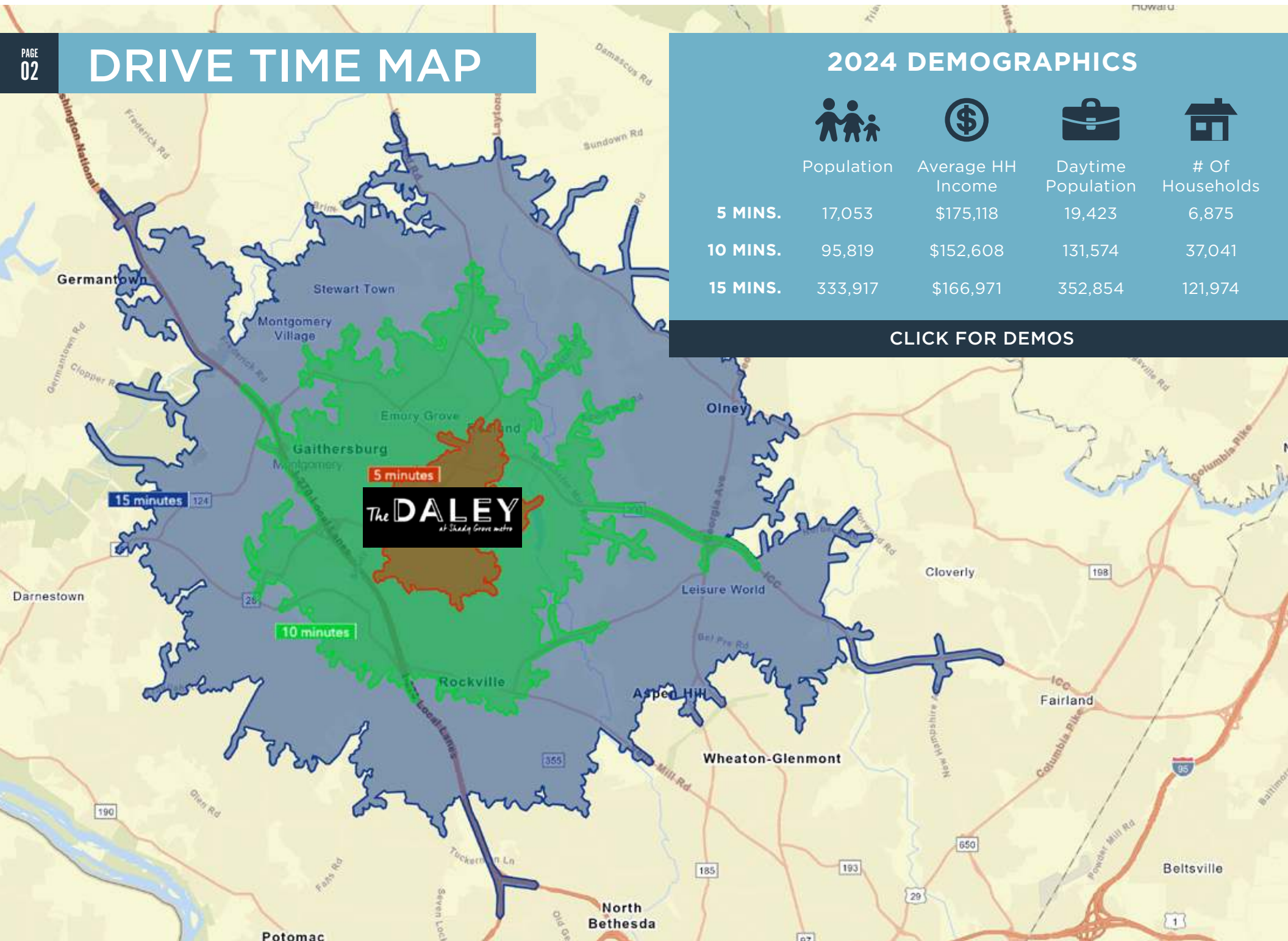


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# DRIVE TIME MAP



## 2024 DEMOGRAPHICS



Population

**5 MINS.**

17,053

**10 MINS.**

95,819

**15 MINS.**

333,917



Average HH Income

\$175,118

\$152,608

\$166,971



Daytime Population

19,423

131,574

352,854



# Of Households

6,875

37,041

121,974

[CLICK FOR DEMOS](#)

# THE MARKET



**MONTGOMERY VILLAGE CENTER**  
**BIG LOTS** **Advance! Auto Parts** **CVS** **DOLLAR TREE**

**LIDL**

**GAITHERSBURG SHOPPING CENTER**  
**FLOOR DECOR** **BRU'STER'S**

**MONTGOMERY VILLAGE PLAZA**  
**PATEL BROTHERS** **SALLY BEAUTY** **GameStop** **DOLLAR TREE**

**FLOWER HILL SHOPPING CENTER**  
**Giant** **Aaron's** **Advance! Auto Parts** **SUNTrust** **Starbucks**

**SPECTRUM TOWN CENTER**  
**California TORTILLA** **Starbucks** **FIREBIRDS**

**LAKEFOREST MALL (REDEVELOPMENT)**  
**weis**

**MONTGOMERY VILLAGE CROSSING**  
**MART** **HARBOR FREIGHT**

**RED MILL SHOPS**  
**CVS** **SUBWAY** **verizon** **McDonald's**

**DIAMOND SQUARE**  
**ROAMING ROOSTER** **Giant** **JOANN**

**sam's club**

**GAITHERSBURG SQUARE**  
**Ashley** **CVS** **ROSS** **CHIPOTLE** **Bank of America** **FIVE BELOW**

**Staples** **LAIFITNESS** **HomeGoods** **Advance! Auto Parts**

**GAITHERSBURG PLAZA**  
**the Vitamin Shoppe** **RUGGED** **ihop**

**KENTLANDS SQUARE SHOPPING CENTER**  
**at home** **Lowie's** **Giant**

**ALDI** **RITE AID**

**NIST**  
 National Institute of Standards and Technology  
 2,700 EMPLOYEES

**FESTIVAL AT MUDDY BRANCH**  
**LOTTE Market** **FAMILY DOLLAR**

**WALNUT HILL SHOPPING CENTER**  
**MVA** **7-Eleven**

**THE GROVE SHOPPING CENTER**  
**Giant**

**THE SHOPS AT POTOMAC VALLEY**  
**Starbucks** **DUNKIN'**

**KENTLANDS MARKET SQUARE**  
**WHOLE FOODS** **PETSMART** **Starbucks** **CHOPT** **cinépolis** **BURTONS BOUTIQUE** **Michaels**

**DOWNTOWN CROWN**  
**LAIFITNESS** **lululemon** **athletica** **SEPHORA** **HarrisTeeter**

**RIO WASHINGTONIAN**  
**target** **LOFT** **KOHL'S** **DICK'S** **KIMO** **CHIPOTLE**

**SHADY GROVE SHOPPING CENTER**  
**Bank of America** **SUBWAY** **7-Eleven** **Melting Pot**

**CARMAX**



**Giant** **FIRST WATCH**  
**MUDDY BRANCH SQUARE**

**UPPER ROCK RETAIL**  
**CVS** **pharmaco** **MOM CAVA**

**270 CENTER**  
**THE HOME DEPOT** **amazon fresh** **BEST BUY**

**ROCK GROVE**  
**Giant** **RightStar** **PIVOT** **Starbucks** **SUBWAY**

# CLOSE-UP AERIAL



# NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

## 90 ACRE Master Planned Community

**1458**

Multi-family units  
Westside: 1,114  
Eastside: +344

**753**

Townhomes  
Westside: 406  
Eastside: +345

**130,000 SF**  
Future  
Mixed-Use space

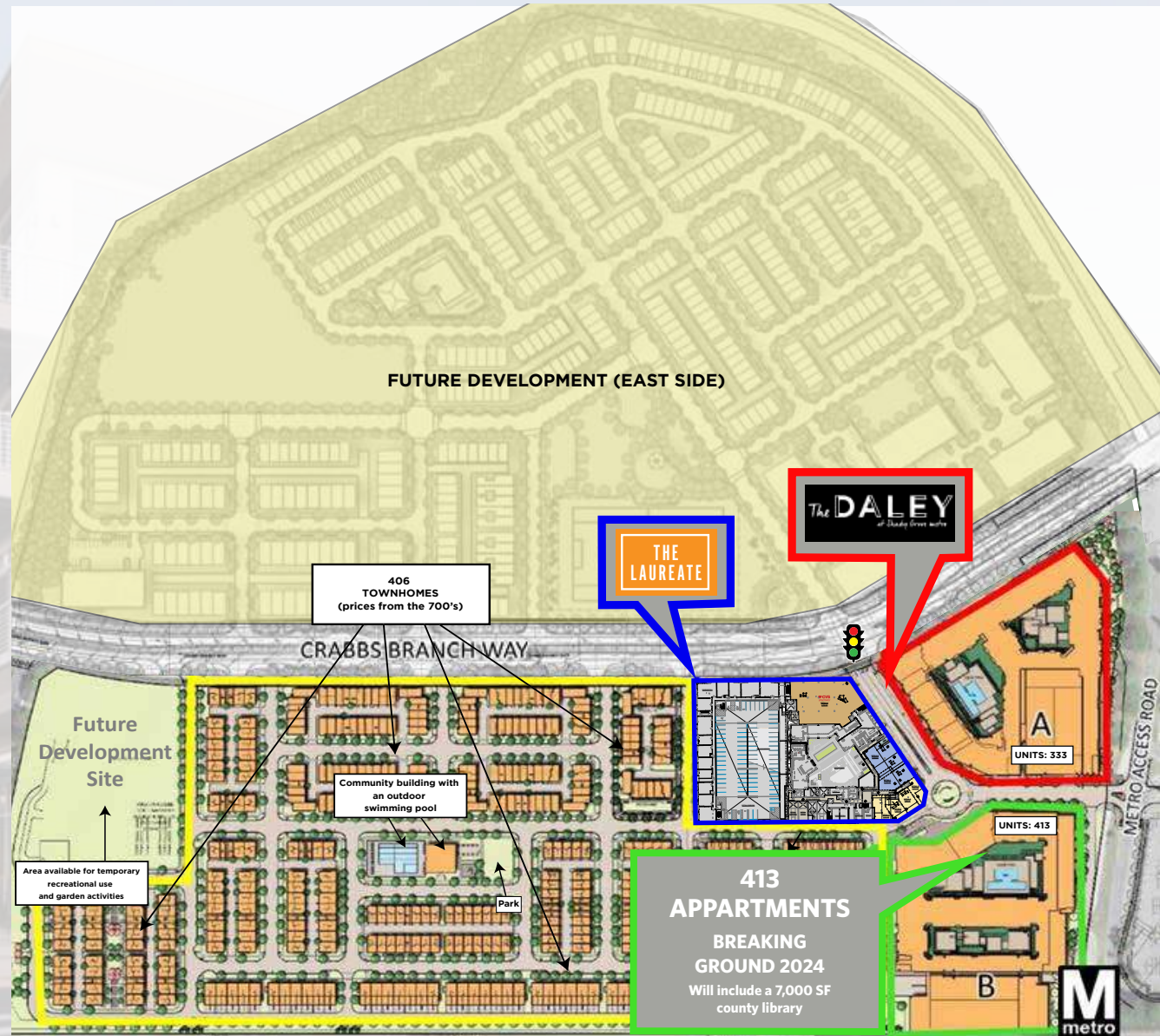
**PROPOSED**  
Library, School,  
Community &  
Athletic Field  
(Eastside)

## 5 MINUTE WALK To Shady Grove Metro Station

**4,420**  
Average Daily Riders  
at Shady Grove

**5,745**  
Commuter  
Parking Spaces

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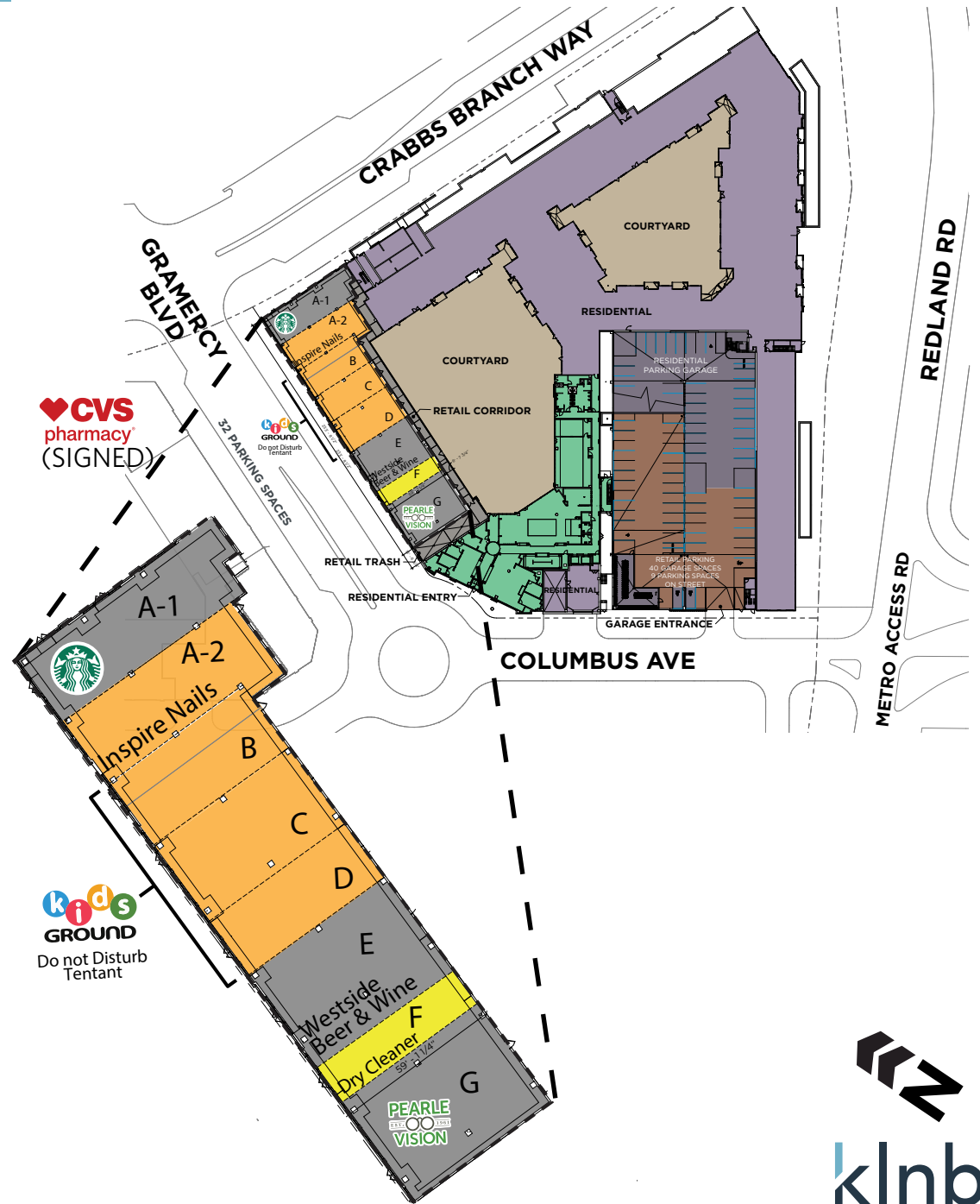
406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

# RETAIL SITE PLAN

## PHASE I - BUILDING A: ±15,000 SF OF RETAIL

STREET LEVEL RETAIL		
Space #	Gross Floor Area (SF)	Vent
A-1	2,225	No
A-2	2,050	No
B	1,652	No
C	1,917	Yes
D	1,352	Yes
E	2,378	No
F	801	No
G	2,599	Yes
<b>TOTAL</b>	<b>14,974</b>	

	= AVAILABLE
	= LEASED
	= POTENTIALLY AVAILABLE





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**For More Information  
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