

KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE



KENTLANDS PAD

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THE OPPORTUNITY

- **Corner 3.43 acre pad site available at traffic signal**
 - **By right 6,000 SF free standing building with outdoor play area or patio**
 - *Potential to expand building footprint*
 - **Located in the highly desirable Kentlands/Lakelands community in Gaithersburg, Montgomery County, Maryland**
 - **Highly visible signalized corner of Great Seneca Highway (37,854 ADT) and Lakelands Drive**
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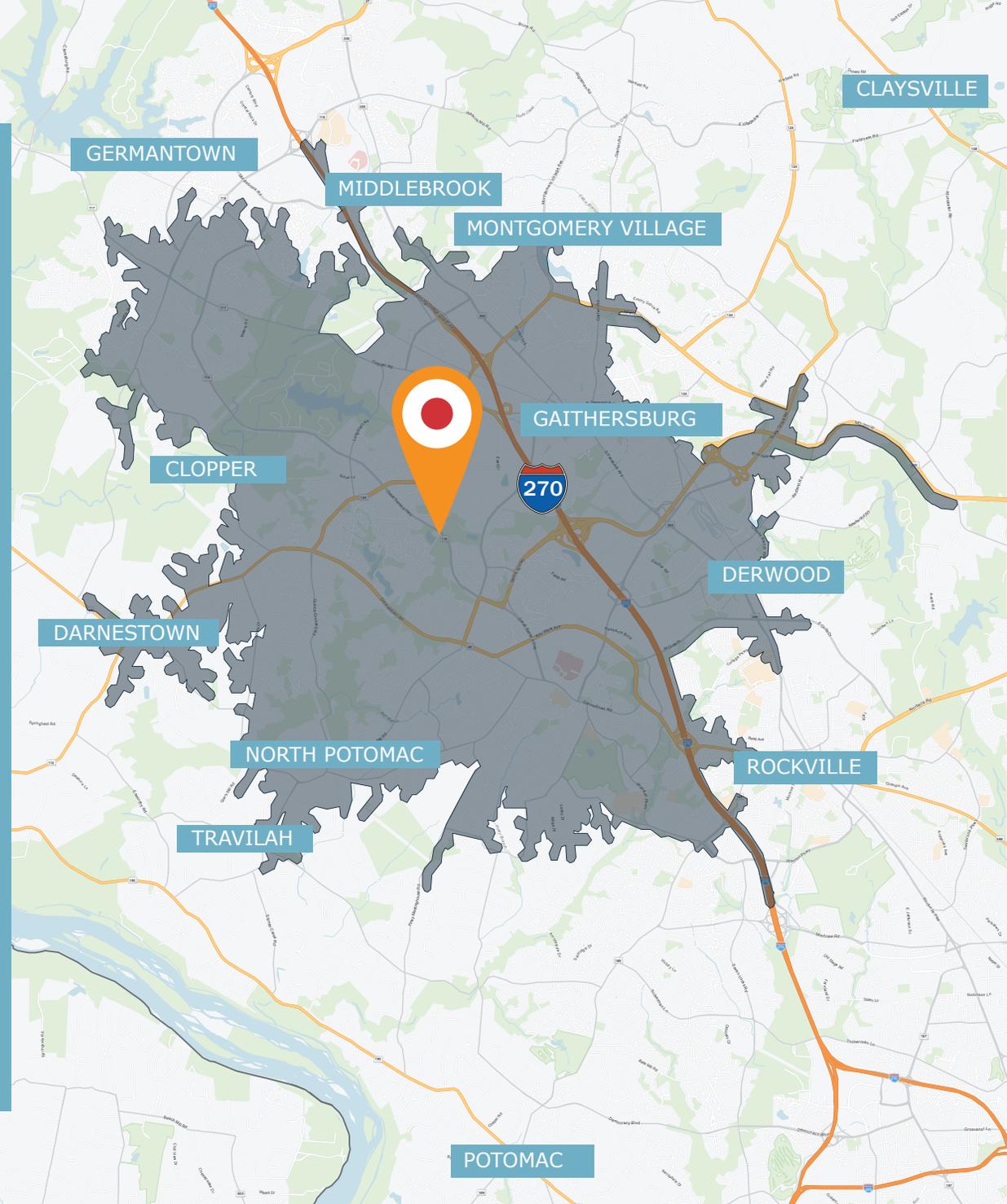
TRADE AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Minute Drive
Population	18,751	123,184	291,121	173,267
Daytime Population	9,395	85,122	157,394	100,961
Average HH Income	\$181,194	\$161,867	\$163,794	\$162,359
Households	7,224	46,419	104,610	64,505
\$ Spent on Food & Beverages	\$18,556.59	\$17,117.51	\$16,728.31	\$17,584.61

	1 Mile	3 Miles	5 Miles	10 Minute Drive
Number of 0-5 Children	1,670	9,201	22,698	16,905

KEY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TRADE AREA
POPULATION	18,751	123,184	291,121	173,267
DAYTIME POPULATION	9,395	85,122	296,953	157,394
AVERAGE HH INCOME	\$181,194	\$161,867	\$163,794	\$162,359
HOUSEHOLDS	7,224	46,419	104,610	64,505
AVERAGE AGE	38.9	38.4	38.2	38.9
\$ SPENT ON FOOD & BEVERAGES	1,479	9,007	21,631	16,905
CHILDREN 0-5	1,479	9,007	21,631	16,905



MATT SKALET

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TRADE AREA

KENTLANDS DAYCARE PAD

GREAT SENECA HWY & LAKELANDS DRIVE

64,505



HOUSEHOLDS

157,394



DAYTIME POPULATION

162,359



HOUSEHOLD INCOME

17,584



\$ SPENT ON FOOD & BEVERAGES

173,267



POPULATION

16,905



CHILDREN 0-5

151 LAKLANDS DRIVE



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ZOOM IN

KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE



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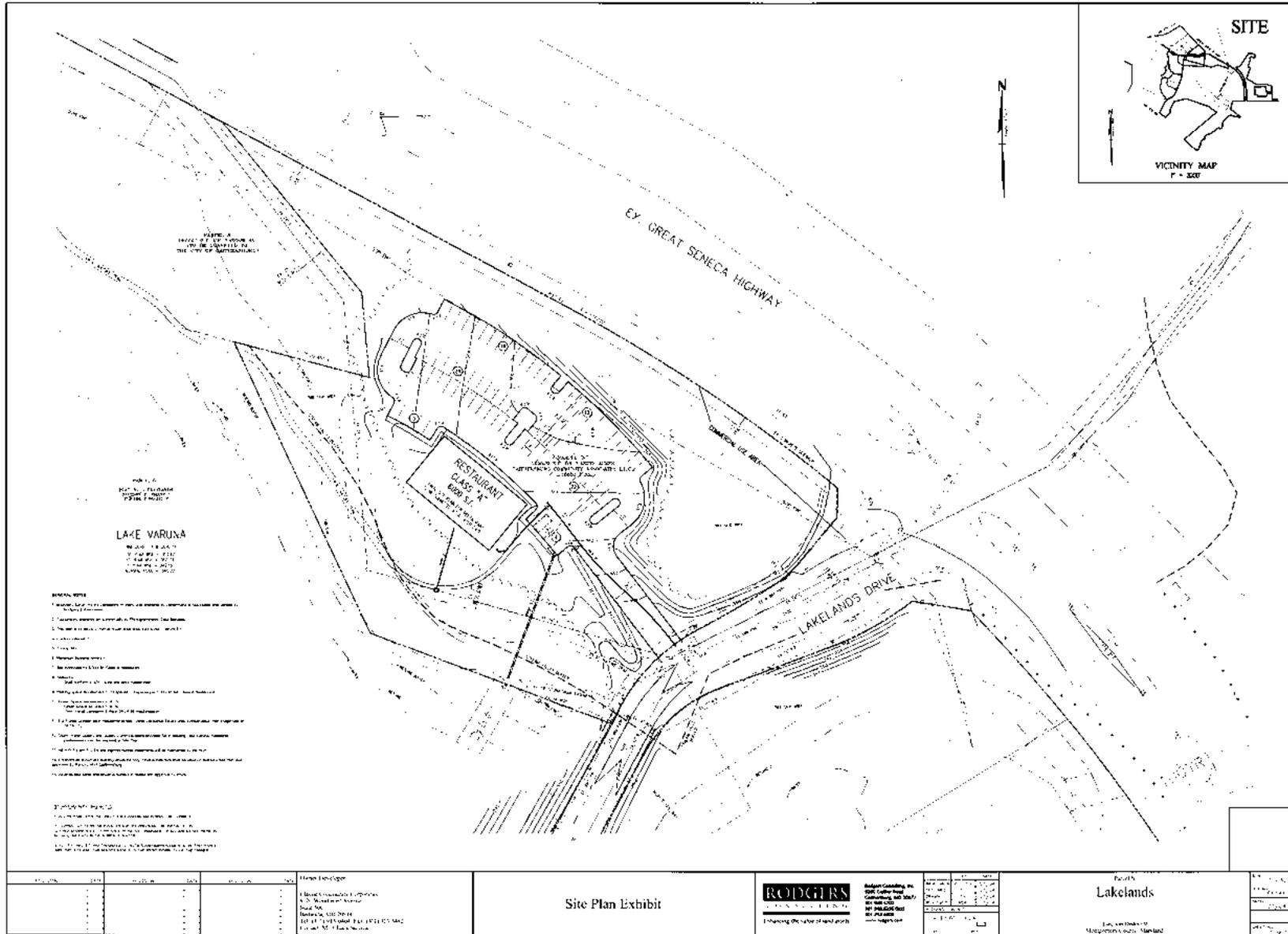
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BY RIGHT SITE PLAN

KENTLANDS PAD SITE

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FOR MORE INFORMATION, PLEASE CONTACT:

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