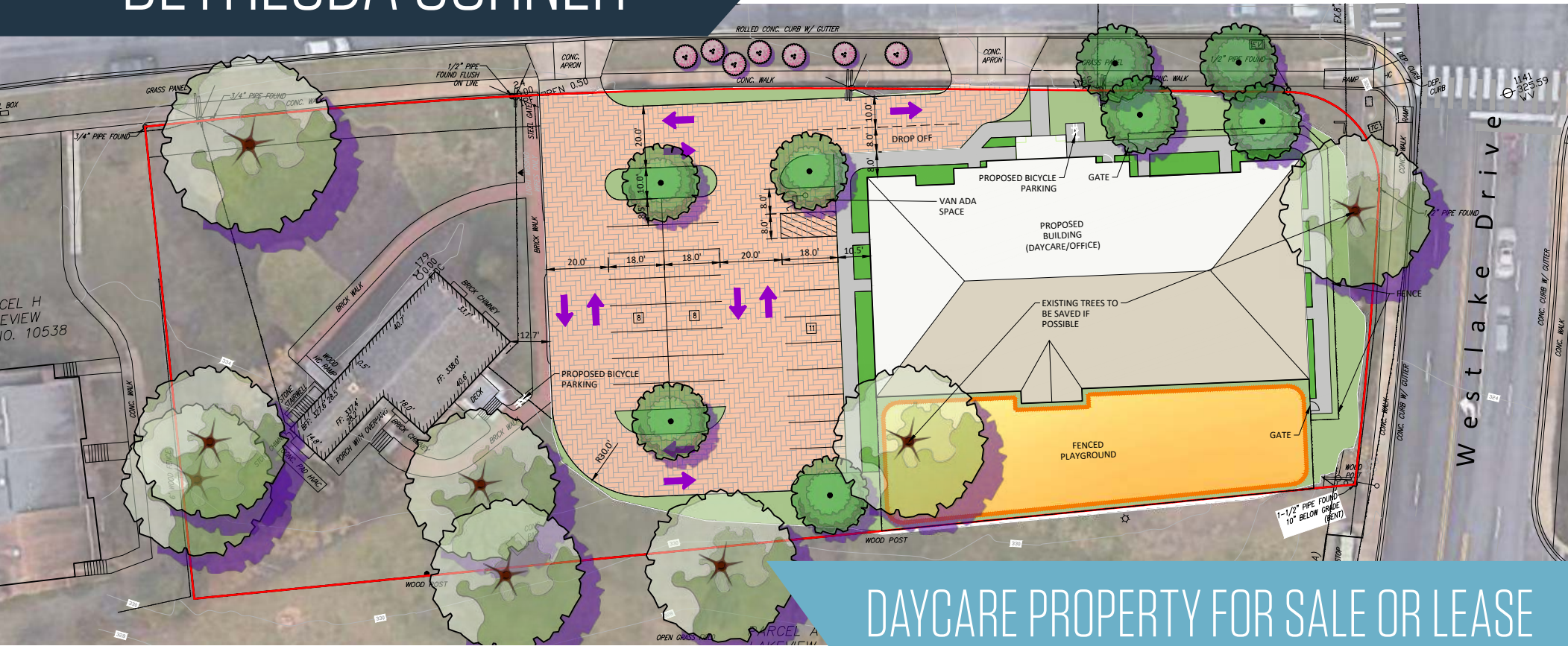


# BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817  
Montgomery County



## DAYCARE PROPERTY FOR SALE OR LEASE

### AREA RETAILERS:



- Development site for Daycare or School
- Perfect for daycare or other service
- Existing 1.3 Acre, free-standing bank building, 19 surface parking spaces, 3 drive-thrus
- New 10,000 - 17,000 SF (potential 2 level building) for daycare or school, with outdoor play area.
- Ability to serve Potomac, North Bethesda, Bethesda and Rockville
- Average household income over \$229,000 within 3 miles!

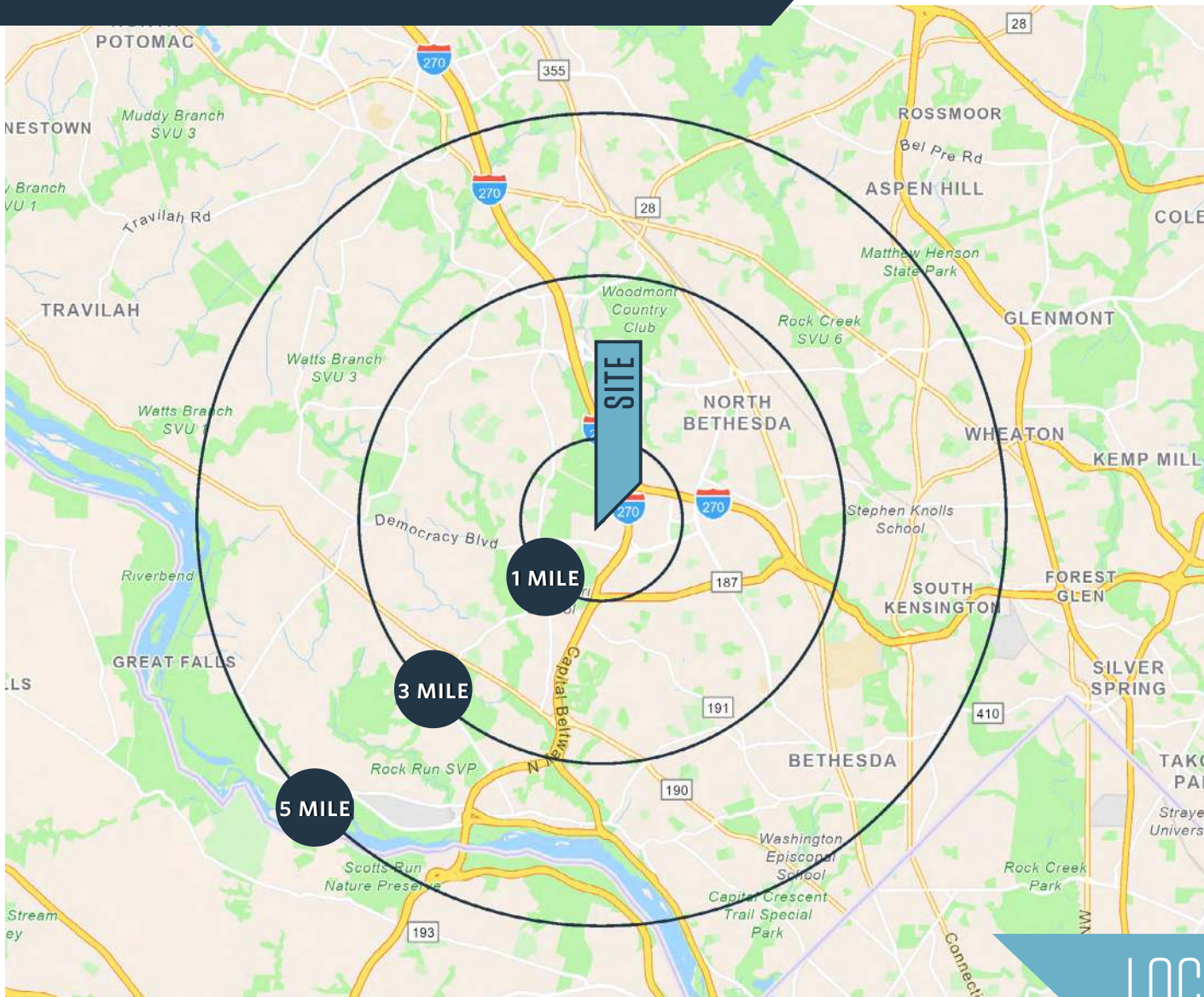
Joe Fleischmann  
joef@klnb.com  
703-268-2708

Owned & Managed by:  
∞  
1788 HOLDINGS

klnb

# BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817  
Montgomery County



## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	8,986	110,470	293,992
Daytime Population	24,246	150,207	371,785
Households	3,583	45,187	111,696
Average HH Income	\$186,469	\$229,485	\$220,000
Median HH Income	\$119,794	\$151,371	\$146,254

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Westlake Drive	12,570 ADT
Westlake Terrace	11,124 ADT
I-270	147,584 ADT

## LOCATION & DEMOGRAPHICS

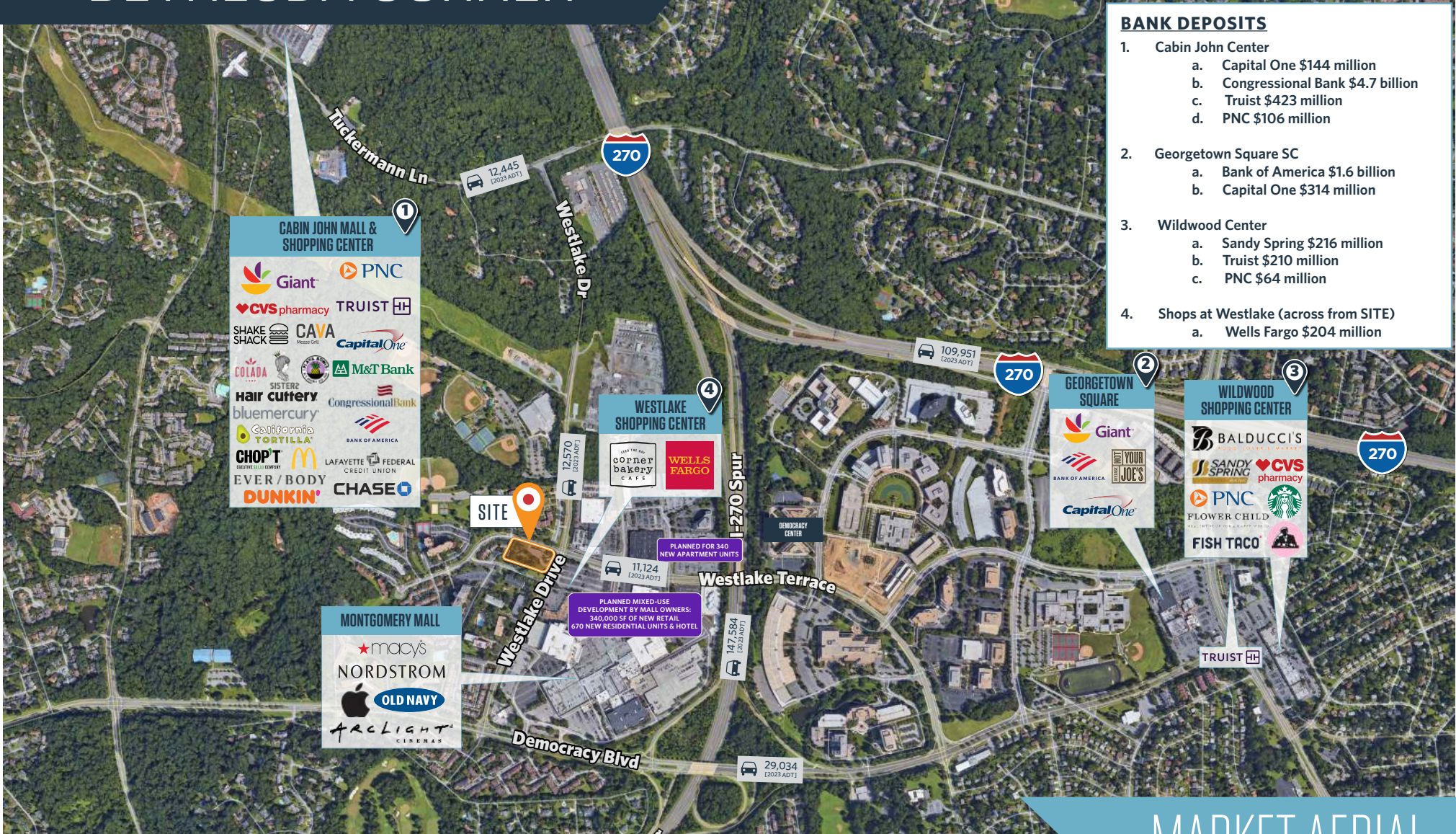
Joe Fleischmann  
joef@klnb.com  
703-268-2708

Owned & Managed by:  
  
 1788 HOLDINGS

**klnb**

# BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817  
Montgomery County



BANK DEPOSITS	
1.	Cabin John Center <ul style="list-style-type: none"> <li>a. Capital One \$144 million</li> <li>b. Congressional Bank \$4.7 billion</li> <li>c. Truist \$423 million</li> <li>d. PNC \$106 million</li> </ul>
2.	Georgetown Square SC <ul style="list-style-type: none"> <li>a. Bank of America \$1.6 billion</li> <li>b. Capital One \$314 million</li> </ul>
3.	Wildwood Center <ul style="list-style-type: none"> <li>a. Sandy Spring \$216 million</li> <li>b. Truist \$210 million</li> <li>c. PNC \$64 million</li> </ul>
4.	Shops at Westlake (across from SITE) <ul style="list-style-type: none"> <li>a. Wells Fargo \$204 million</li> </ul>

## MARKET AERIAL

Joe Fleischmann  
joef@klnb.com  
703-268-2708

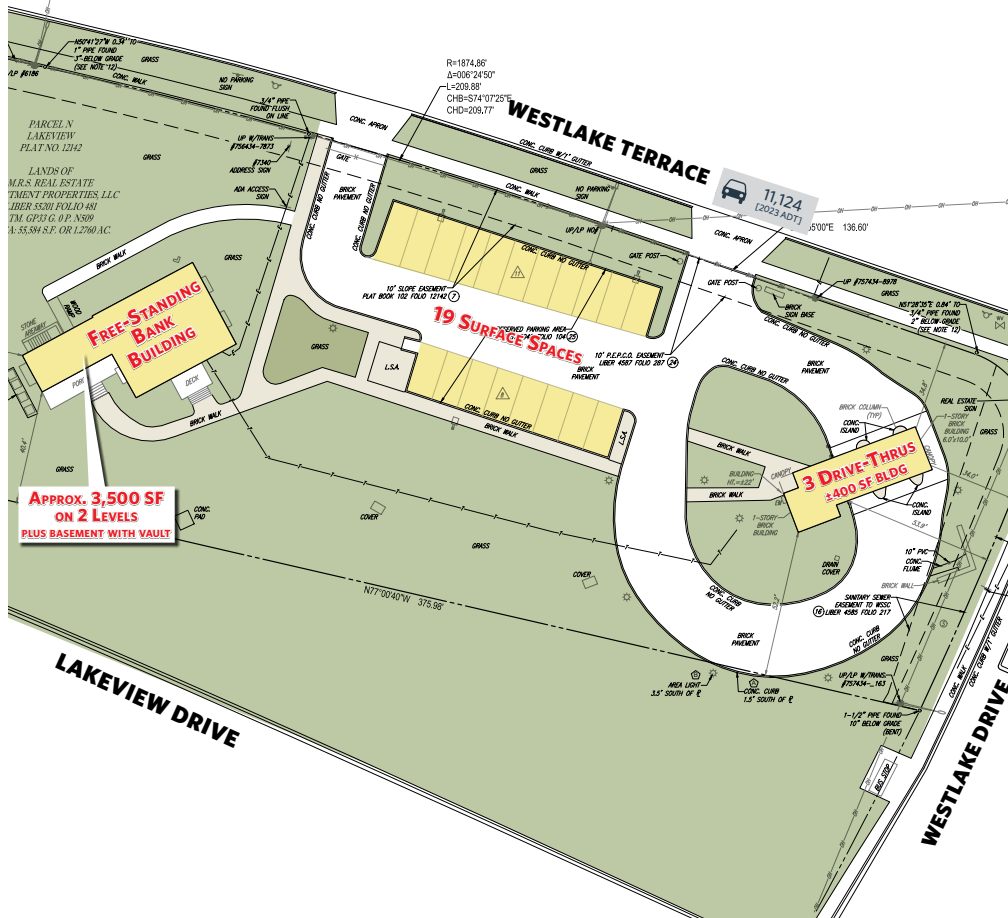
Owned & Managed by:  
∞  
1788 HOLDINGS



# BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817  
Montgomery County

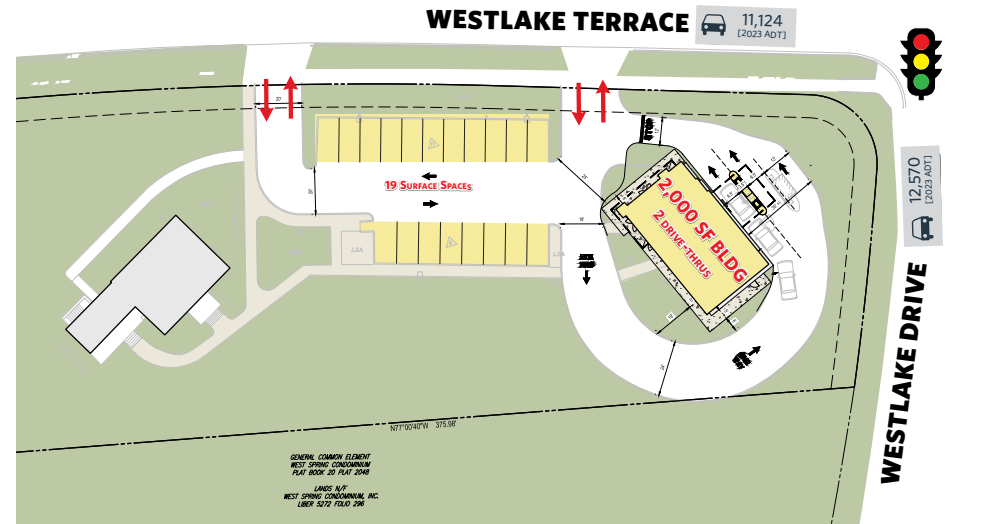
## EXISTING SITE PLAN



**APPROX. 3,500 SF ON 2 LEVELS PLUS BASEMENT WITH VAULT**

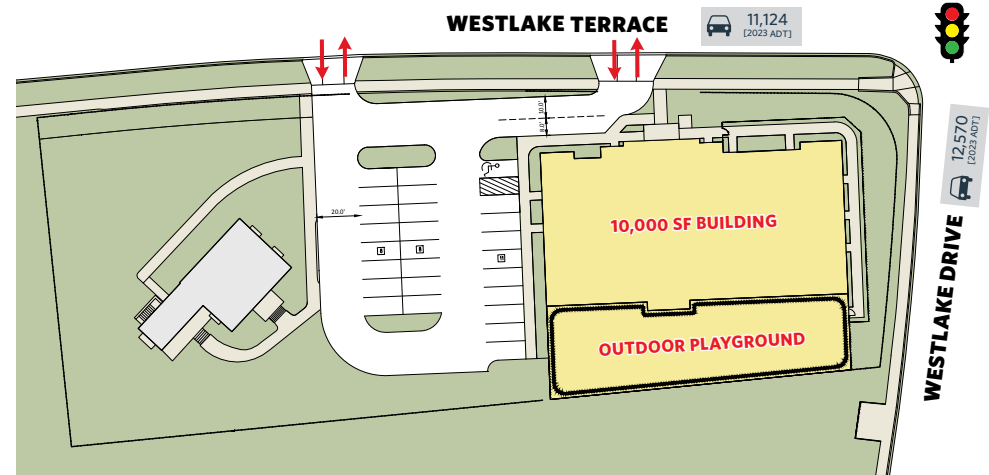
## PROPOSED BANK PLAN

Option 1: New freestanding building with drive-thru



## PROPOSED DAYCARE PLAN

Option 2: New 10,000 SF building and dedicated outdoor play area



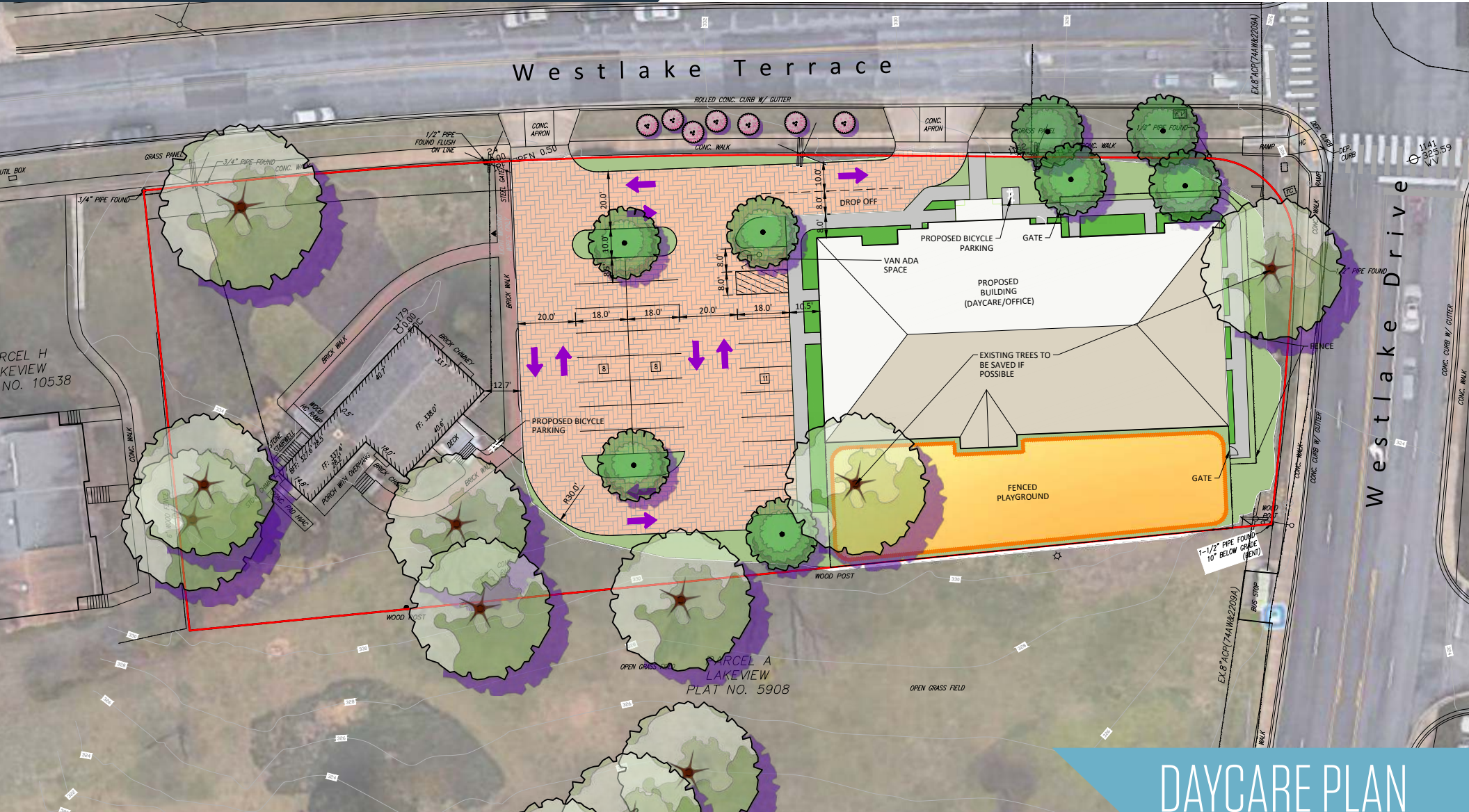
Joe Fleischmann  
joef@klnb.com  
703-268-2708

Owned & Managed by:  
∞  
1788 HOLDINGS

klnb

# BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817  
Montgomery County



## DAYCARE PLAN

Joe Fleischmann  
joef@klnb.com  
703-268-2708

Owned & Managed by:  
  
1788 HOLDINGS



# BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817  
Montgomery County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Joe Fleischmann**  
jfleischmann@klnb.com  
703-268-2708

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

[klnb.com](http://klnb.com)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**klnb**