



RETAIL FOR LEASE

JOIN THESE RETAILERS



amazon fresh



NORDSTROM RACK

RARE 'BOX' OPPORTUNITY LOCATED IN MONTGOMERY COUNTY, MD!

- 46,155 SF Space Available February 1, 2025!
- 2,090 SF Second Generation Restaurant space available!
- Regional shopping center location immediately off of 1-270 on Shady Grove Rd.
- Shopping center has excellent ingress/egress provided with 2 traffic signals.
- The property has tremendous exposure to Shady Grove Rd.
- Surrounded by dense residential and daytime population.

ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

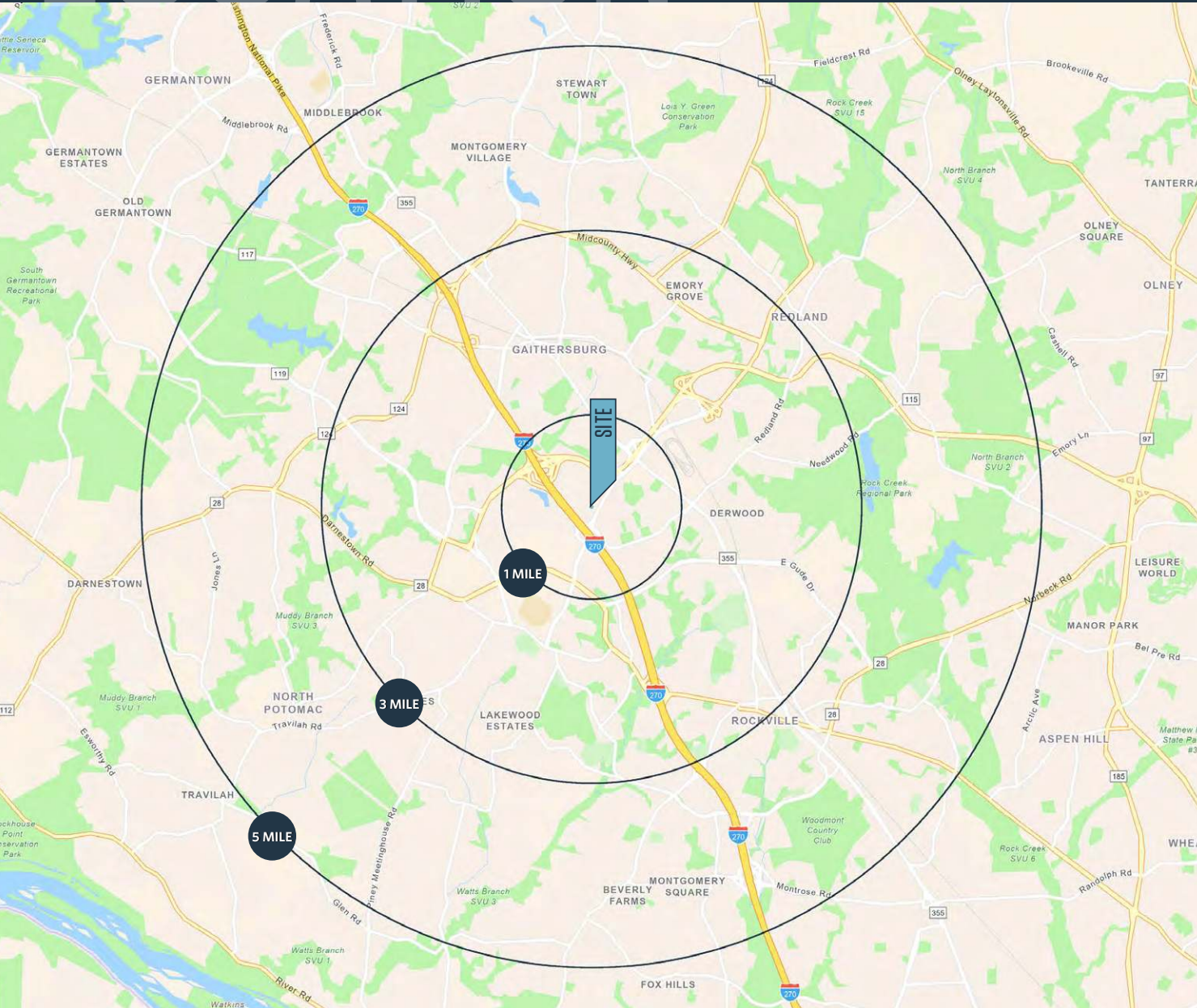
VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

LOCATION

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	18,714	138,915	285,174
Daytime Population	37,470	171,600	305,259
Households	8,496	52,715	102,445
Average HH Income	\$151,789	\$163,531	\$178,542

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Shady Grove Rd 1-270	32,462 ADT 224,592 ADT
-------------------------	---------------------------

ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714



SITE PLAN

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

KEY

- AVAILABLE
- BECOMING AVAILABLE
- AT LEASE
- LEASED



ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

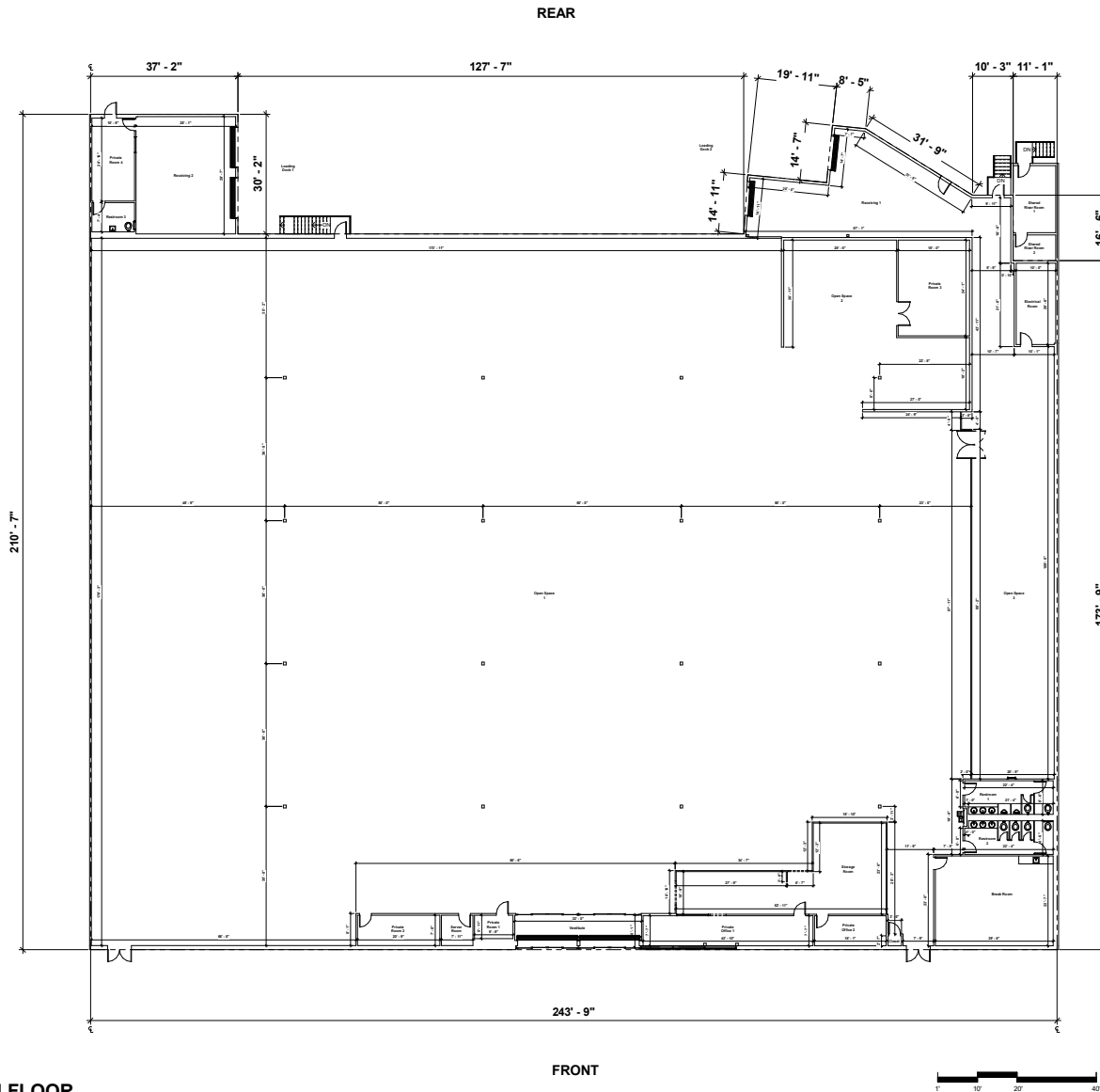
vkamara@klnb.com | 703-268-2714



46,155 SF

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



A1 MAIN FLOOR



[CLICK TO VIEW THE VIRTUAL TOUR](#)

UNIT #110
GROUND FLOOR
46,155 SF

WIDTH
243' 9"

DEPTH
178' 3"

ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

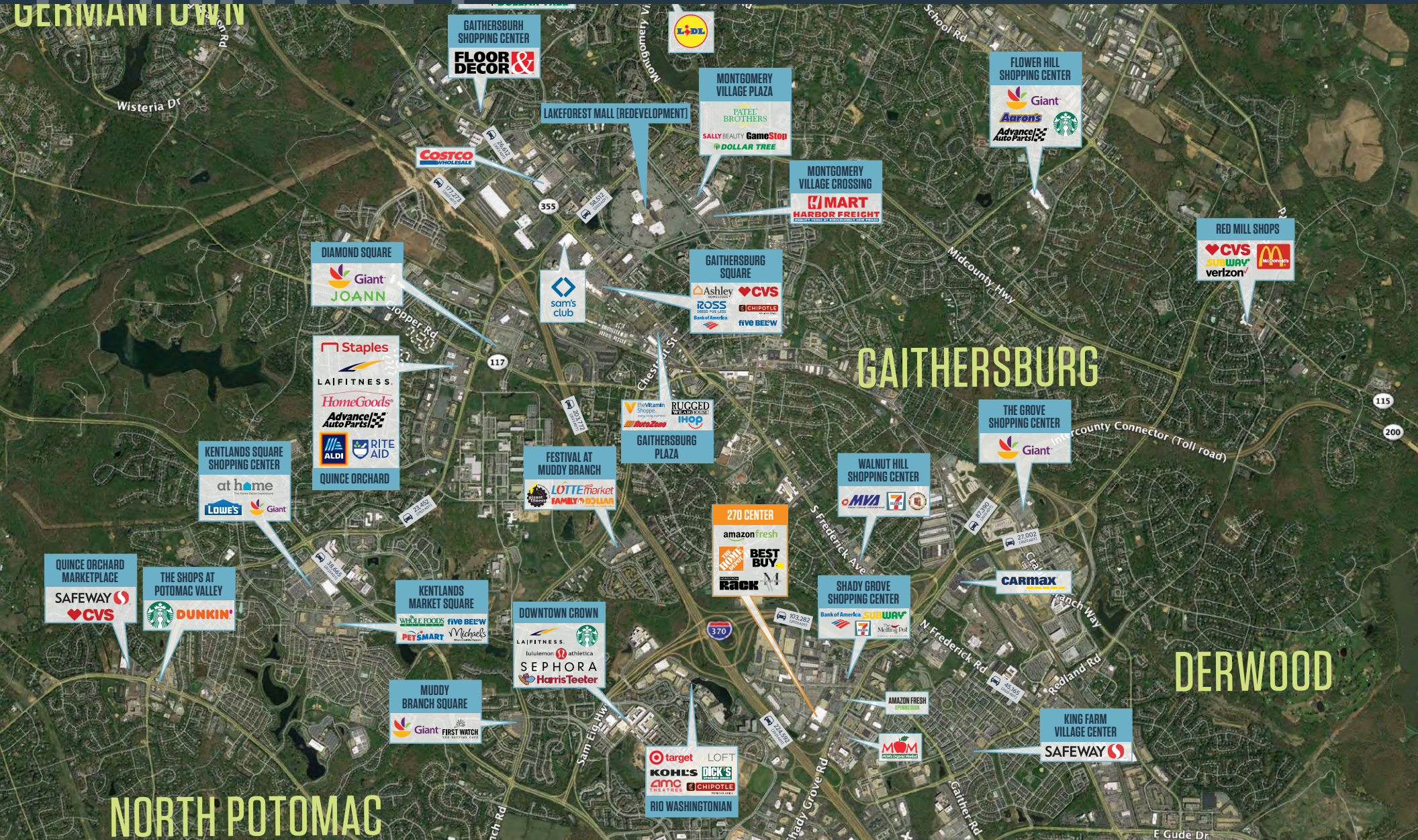
vkamara@klnb.com | 703-268-2714



MARKET

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

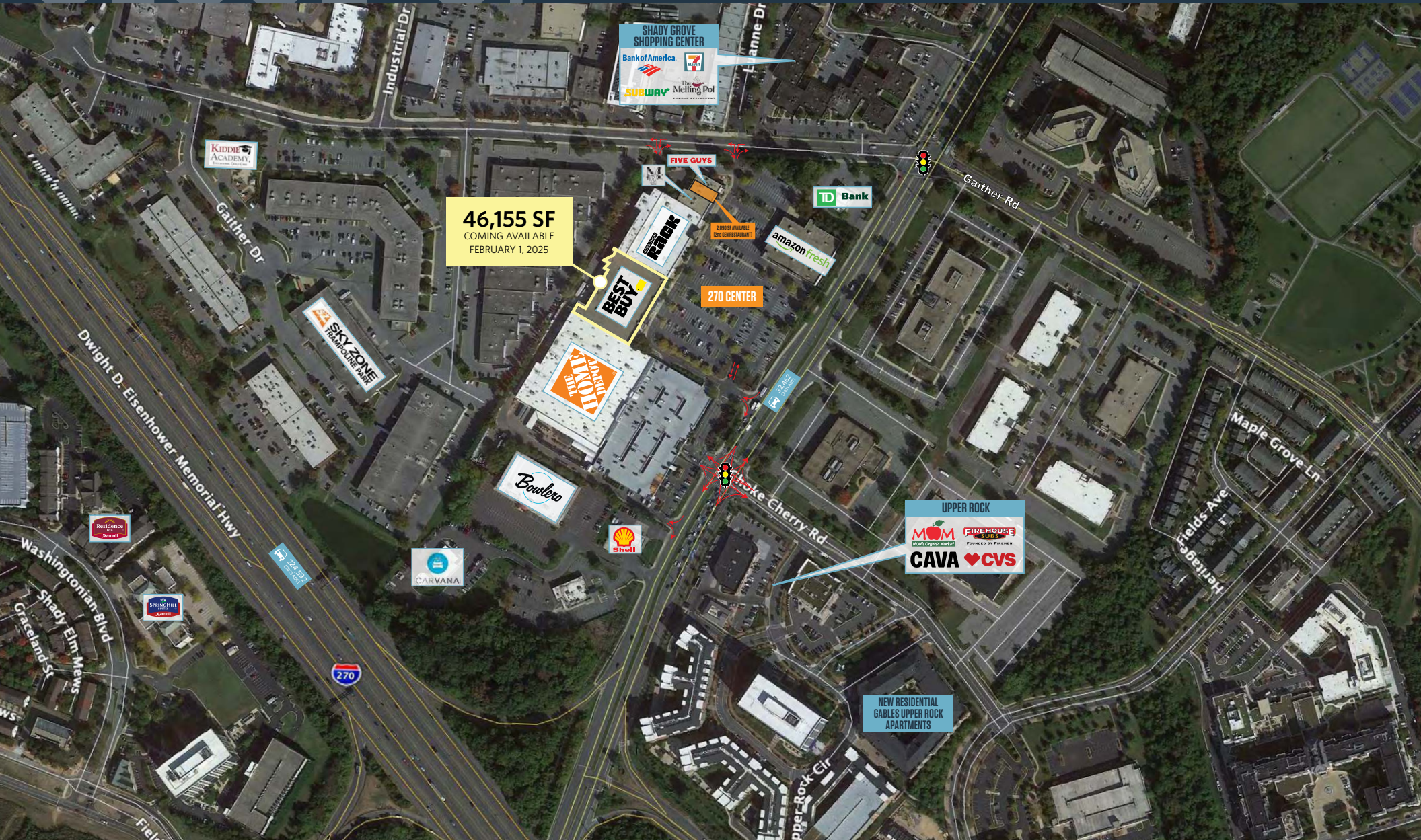
vkamara@klnb.com | 703-268-2714



CLOSE-UP

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714





270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ADAM MILLER

amiller@klnb.com

443-632-2050

MICHAEL PATZ

mpatz@klnb.com

443-632-2043

VERONICA KAMARA

vkamara@klnb.com

703-268-2714

100 West Road, Suite 505, Towson, MD 21204

.....

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)

CLICK TO VIEW PROPERTY WEBSITE

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.