



RETAIL FOR LEASE

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

- **46,155 SF Space Available February 1, 2025!**
- 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

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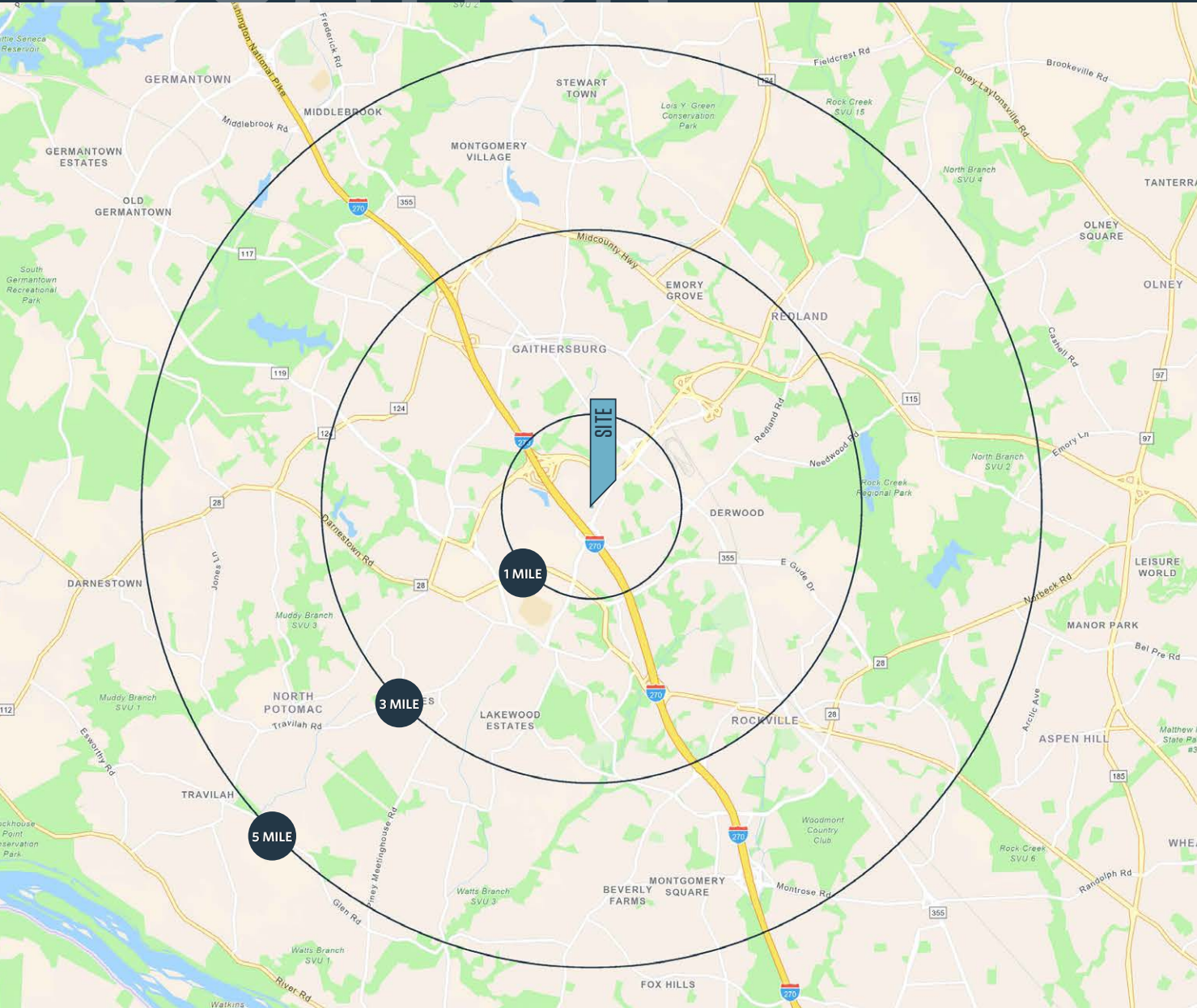
VERONICA KAMARA

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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
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SITE PLAN

270 CENTER

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KEY

- AVAILABLE
- BECOMING AVAILABLE
- AT LEASE
- LEASED



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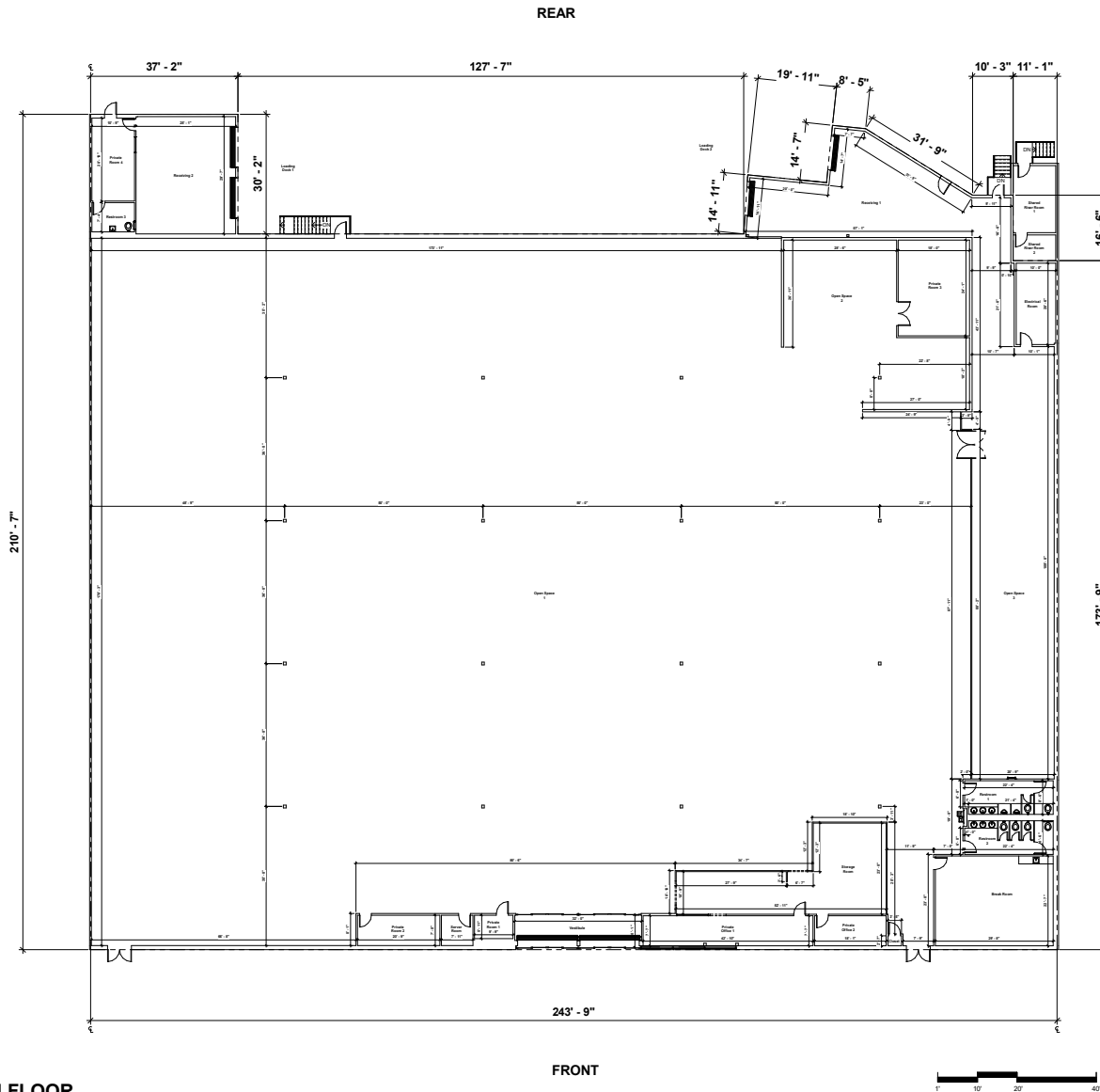
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46,155 SF

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"

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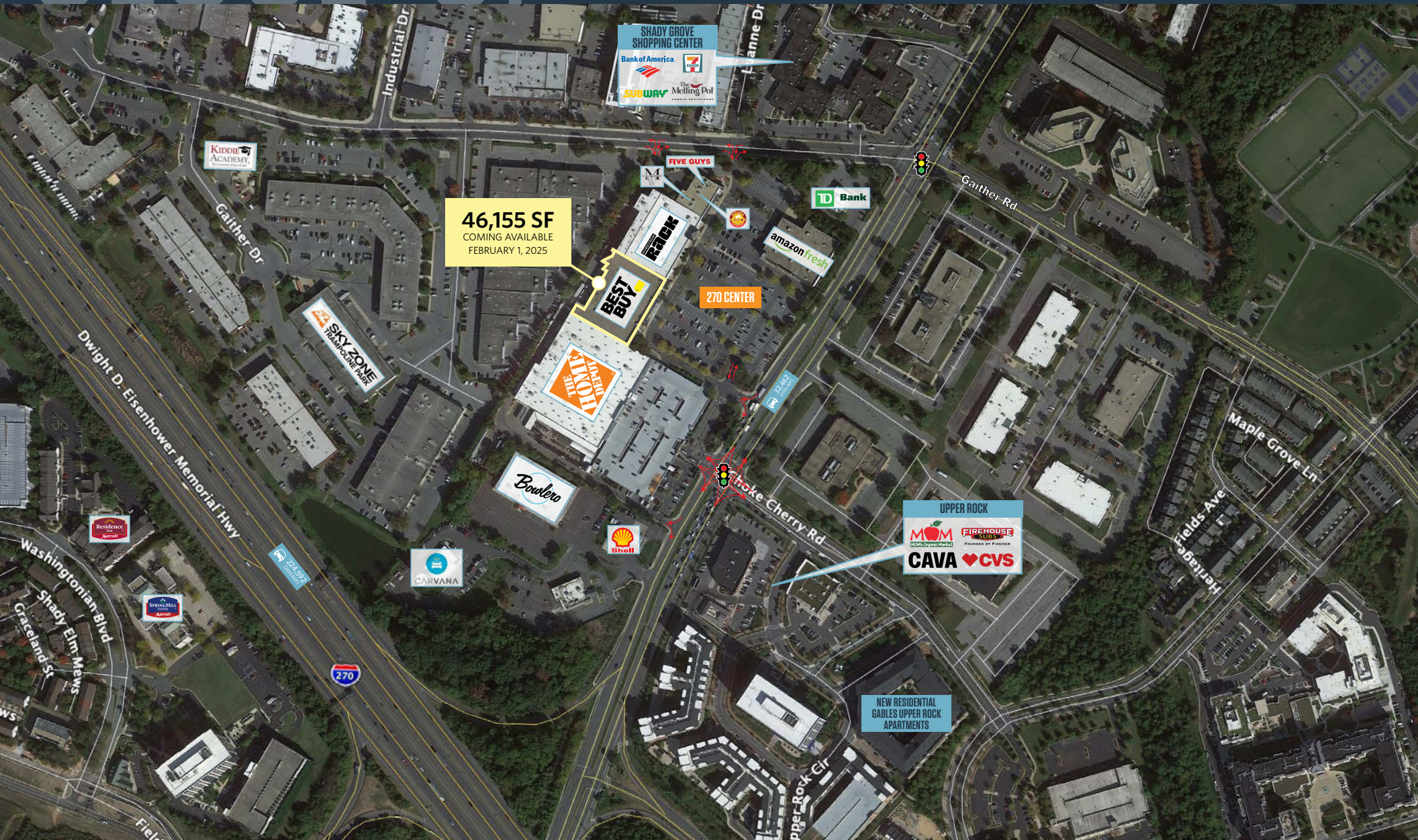
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CLOSE-UP

270 CENTER

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FOR MORE INFORMATION, PLEASE CONTACT:

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