



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 1.14 acre pad site for lease
- Potential dual access off of Frederick Rd and Plummer Dr
- Zoning- NR ([Link to County Use Table](#))
- Frederick Rd- 26,612 ADT

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**PATRICK MILLER**

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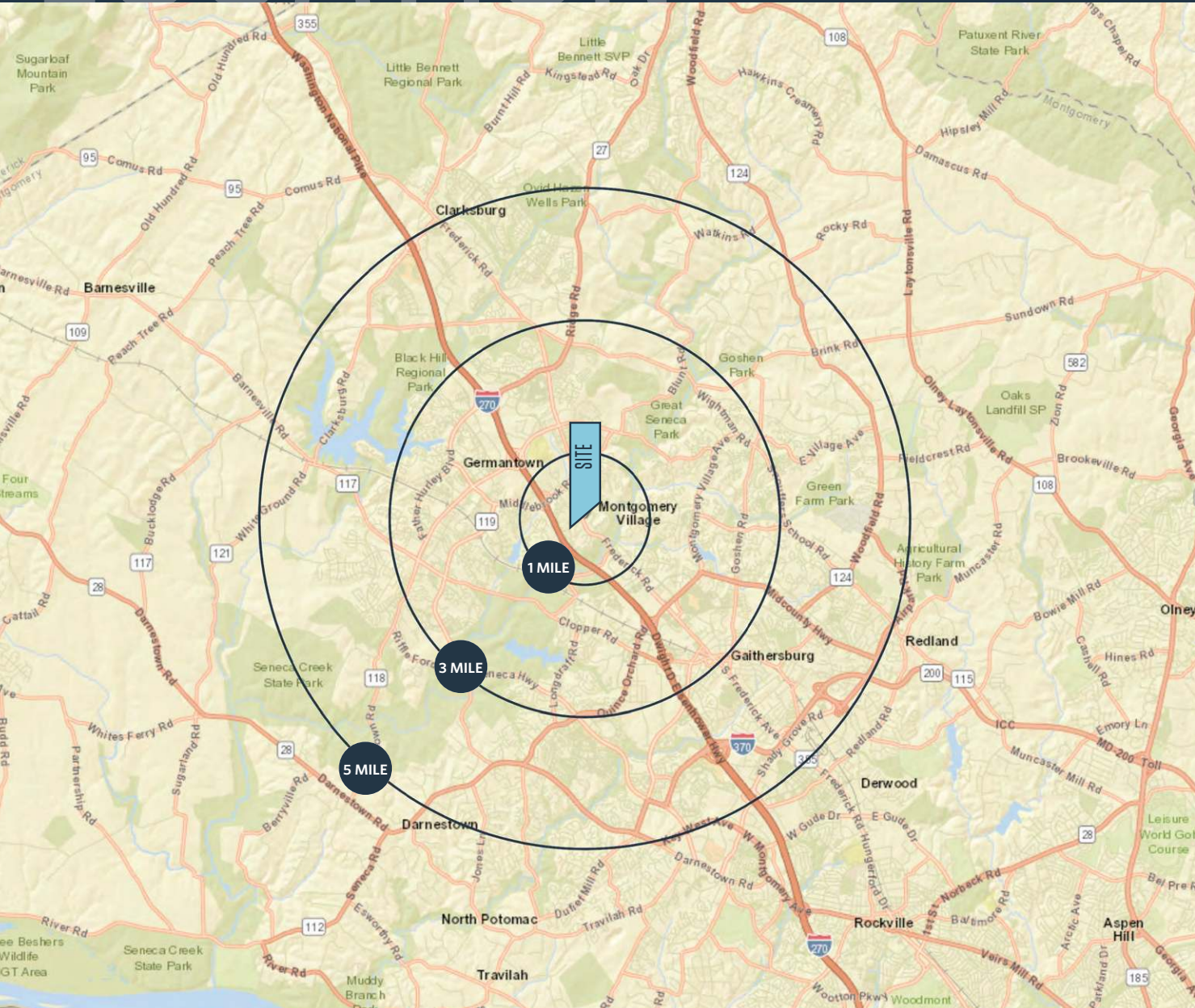
**RACHEL KLEIN**

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# LOCATION

# 19235 FREDERICK ROAD

GERMANTOWN, MD 20876, MONTGOMERY COUNTY



## PROPERTY HIGHLIGHTS:

1.14 acre pad for lease

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
14,546	153,266	285,192
Daytime Population		
12,959	129,342	250,880
Households		
4,647	53,867	99,289
Average HH Income		
\$132,555	\$131,641	\$157,248

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Frederick Rd 26,612 ADT

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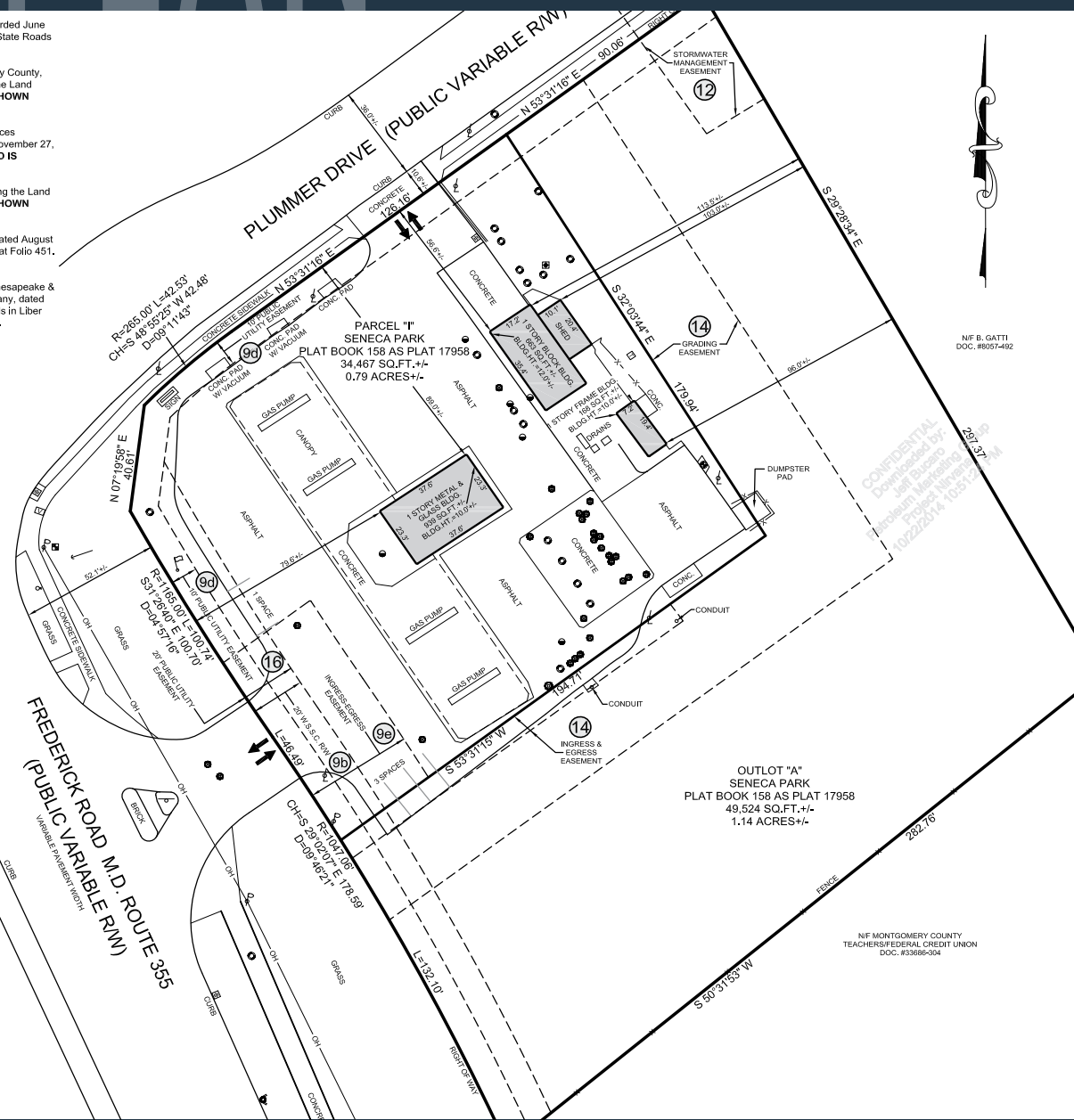


# SITE PLAN

# 19235 FREDERICK ROAD

GERMANTOWN, MD 20876, MONTGOMERY COUNTY

- 11. Right-of-Way to The State Roads Commission, dated April 26, 1954, and recorded June 23, 1954, among the Land Records in Liber 1932 at Folio 348, and as shown on State Roads Commission of Maryland Plat No. 9516. - **PLAT PROVIDED IS ILLEGIBLE.**
- 12. Grant of Stormwater Management Easement and Right-of-Way to Montgomery County, Maryland, dated September 6, 1989, and recorded November 27, 1989, among the Land Records in Liber 9095 at Folio 292. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**
- 13. Declaration of Covenants Inspection/Maintenance of Best Management Practices Stormwater Management Facility(ies), dated September 6, 1989, and recorded November 27, 1989, among the Land Records in Liber 9095 at Folio 296. - **ITEM AFFECTS AND IS BLANKET IN NATURE.**
- 14. Easement Agreement, dated July 12, 1990, and recorded July 19, 1990, among the Land Records in Liber 9404 at Folio 114. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**
- 15. Right-of-Way for the benefit of Washington Suburban Sanitary Commission, dated August 16, 1990, and recorded August 29, 1990, among the Land Records in Liber 9457 at Folio 451. - **ITEM AFFECTS BUT HAS NO PLOTTABLE INFORMATION.**
- 16. Utility Easement for the benefit of (i) Potomac Electric Power Company, (ii) Chesapeake & Potomac Telephone Company of Maryland, and (iii) Maryland Natural Gas Company, dated September 10, 1990, and recorded September 11, 1990, among the Land Records in Liber 9472 at Folio 379. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**



- (MN1) THIS SURVEY CONFORMS TO THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS' STANDARD SURVEY UNDER CLASS URBAN SURVEY.
- (MN2) CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- (MN3) THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED TO THE SURVEYOR, PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A STANDARD SURVEY. (EFFECTIVE FEBRUARY 23, 2011)
- (MN4) THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON REASONABLE KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED.
- (MN5) THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED ZONING PLANS, ZONING REPORT AND MAY NOT BE THE CURRENT STANDARD, OR HOW THE ZONING STANDARD IS INTERPRETED BY THE TOWNSHIP.
- (MN6) SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW WHICH WERE NOT OBSERVED.
- (MN7) ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- (MN8) ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED, NO UNDERGROUND UTILITIES WERE LOCATED.
- (MN9) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVEMENT OR BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MN20) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES TO STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION.
- (MN2) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USES SUCH AS WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- (MN2) THERE ARE NO OFFSITE EASEMENTS OR SERVICEDS BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- (MN20) PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF 1,000,000.

N/F B. GATTI  
DOC. #9097-492

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Project No. 19235  
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N/F MONTGOMERY COUNTY  
TEACHERS/FEDERAL CREDIT UNION  
DOC. #33686-504

SCALE: 1" = 30'

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# SITE PLAN

# 19235 FREDERICK ROAD

GERMANTOWN, MD 20876, MONTGOMERY COUNTY

**EXISTING PARCEL INFORMATION**

**MOOLEBROOK INC.**  
MAP FULT, PARCELS 1542  
PARCEL 77  
PLAT 17056-01/LOT "A"  
SOKKA PARK  
R. 691  
ACCT. NO. 00778571

**EDUCATIONAL SYSTEMS**  
FEDERAL CREDIT UNION  
MAP FULT, PARCELS 1507  
L. 4915, F. 2010  
ACCT. NO. 00778577

**FALLAHIAN FERR**  
MAP FULT, PARCELS 451, 5580, 1  
LANDS 1, 10417  
ACCT. NO. 00778504

**GENERAL NOTES:**

- THE TOPOGRAPHIC INFORMATION LOT SIZE: 1.81 AC./78,692 SQ. FT. (BASED ON ALTA/ACSM LAND TITLE SURVEY, PREPARED JANUARY, 2015 BY BOWMAN CONSULTING GROUP, LTD.)
- ZONING:**  
CURRENT ZONE: C1 COMMERCIAL  
FUTURE ZONE: NR NEIGHBORHOOD RETAIL  
(COUNCIL APPROVED ZONING CODE TO TAKE EFFECT ON OCTOBER 30, 2014)
- USE:**  
CURRENT USE: RESIDENTIAL  
PROPOSED USE: BANK RETAIL SALES AND SERVICES  
43,000 SQ. FT. BUILDING AND 1 LANE DRIVE THRU
- SETBACKS:**  
C1 ZONING (SECTION 55.E.1.3.4) 10 FEET  
STREET FRONTAGE 15 FEET  
SETTING RESIDENTIAL USES 25 FEET  
(OR 10 FEET FROM THE ABUTTING PROPERTY)  
- ALL OTHER BOUNDARIES: 0 FEET  
NR ZONING (SECTION 4.1.8 OF THE COUNCIL APPROVED ZONING CODE)  
- SETTING RESIDENTIAL USES 37.5 FEET  
(1.5 X THE 25' SETBACK REQUIREMENTS FOR ADJACENT R-90 ZONE (1.5 X 25 FEET))  
- ALL OTHER BOUNDARIES: 0 FEET
- PARKING:**  
C1 ZONING (SECTION 55.E.1.3.7)  
- 5 P.S. PER 1,000 S.F. OF GROSS LEASABLE AREA  
- REQUIRED PARKING = 2,000 SQ. FT. X 2/1,000 = 15 SPACES  
- PARKING PROVIDED = 23 SPACES  
NR ZONING (COUNCIL APPROVED ZONING CODE SECTION 6.2.4)  
- 5 P.S. PER 1,000 S.F. OF GROSS LEASABLE AREA  
- REQUIRED PARKING = 2,000 SQ. FT. X 2/1,000 = 15 SPACES  
- PARKING PROVIDED = 23 SPACES
- PARKING LOT LANDSCAPING:**  
C1 ZONING (SECTION 55.E.2.7)  
PERMETER BUFFER (MIN.)  
- 10' FACING THE STREET R.O.W.  
- 4' (BUT NOT LESS THEN REQUIRED SETBACKS) ON ALL OTHER SIDES  
INTERIOR  
- 5% OF THE PAVED SURFACE AREA  
NR ZONING (SECTION 6.2.9.C OF THE COUNCIL APPROVED ZONING CODE)  
PERMETER BUFFER (MIN.)  
- 10' FACING RESIDENTIAL USES  
- 6' ON ALL OTHER SIDES  
INTERIOR  
- 5% OF THE PAVED SURFACE AREA
- EXISTING FEATURES SHOWN ON THIS PLAN ARE FROM BEST AVAILABLE INFORMATION. SITE SURVEY HAS NOT BEEN COMPLETED.
- THE PROPOSED DAYS/HOURS ARE: 7 DAYS/WEEK, 6:00 AM TO 11:00 PM FOR THE AUTOMOBILE DRIVE-THRU
- THE VERTICAL DATUM HANGERS IS BASED ON SEA BEACH MARK WITH A PUBLISHED ELEVATION OF \_\_\_\_\_
- THE SUBJECT PROPERTY LIES IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD ANNUAL FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 740101010M FOR MONTGOMERY COUNTY, MARYLAND, AND NEIGHBORHOOD AREAS EFFECTIVE SEPTEMBER 29, 2006.
- THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. FULT, THE PROPERTY FALLS ON ASSC FILE NUMBER 220911.
- THIS SITE IS LOCATED IN THE NORTH BRANCH-RIGHT FORK WATERSHED.
- THERE ARE NO WATERS OF THE U.S., WETLANDS OR 100-YEAR FLOOD PLAIN LIMITS ON THE SUBJECT PROPERTY.
- THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE BASED ON THE "LOCALITY ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND (MWCOC)".
- THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS AND IS CURRENTLY IN SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED WHERE NEEDED ON SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE PROPOSED BUILDING. LOCATIONS ARE TO BE DETERMINED AT PERMIT.
- STORMWATER QUALITY FACILITIES ARE LOCATED ON-SITE. THE PROPERTY IS SUBJECT TO STORMWATER CONCEPT APPROVAL. FILE NO. \_\_\_\_\_ (APPROVAL PENDING).
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY TO BE DEDICATED WHERE NEEDED AND WILL BE PROVIDED AT TIME OF PERMIT.
- FINAL LOCATIONS OF BUILDING ENTRANCES AND OTHER SITE FEATURES TO BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN.
- THIS PLAN IS SUBJECT TO A NATURAL RESOURCES INVENTORY NR #420150995 AND NR #420151000, APPROVED \_\_\_\_\_.

**PROJECT DATA TABLE (NR-0.75 H-45)**

DEVELOPMENT STANDARD	REQUIRED	PROPOSED FOR PRELIMINARY PLAN
LOT AREA	MAXIMUM AREA OF LOT	XXX.0 ACRES
	EXISTING LOT AREA	1.81 ACRES
DENSITY OF DEVELOPMENT	MINUS PROPOSED SETBACKS	0.75 FAR
	BASE DENSITY OF DEVELOPMENT	0.04 FAR
PARKING	PARKING SPACES	13 SPACES
	HANDICAPPED ACCESSIBLE SPACES	2 SPACES
	TOTAL NUMBER OF SPACES	15 SPACES
SETBACKS		23 SPACES

**DEVELOPER'S CERTIFICATE**  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND LANDSCAPE AND LIGHTING PLAN.

DEVELOPER: \_\_\_\_\_ COMPANY \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
I, RICHARD J. WATERS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36701, EXPIRATION DATE: 12/31/2016.

**PLAN STATUS**

DATE	DESCRIPTION
RW	JNC
DESIGN	DRH/MW
SCALE:	H
DATE:	8198-01-001
FILE NO.:	8198-D-CP-001
SHEET:	3 OF 3



**Bowman CONSULTING**  
Bowman Consulting Group, Ltd.  
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Arling, Maryland 21012  
301-986-9505  
www.bowmanconsulting.com

PRELIMINARY PLAN, SITE DATA, NOTES & TABLES  
**ESFCU GERMANTOWN**  
MAP FULT-1 PARCEL 307 REMAINDER FROM L. 987, F. 187, ACCT. NO. 00778977  
ELECTION DISTRICT 08, GERMANTOWN, MONTGOMERY COUNTY, MD

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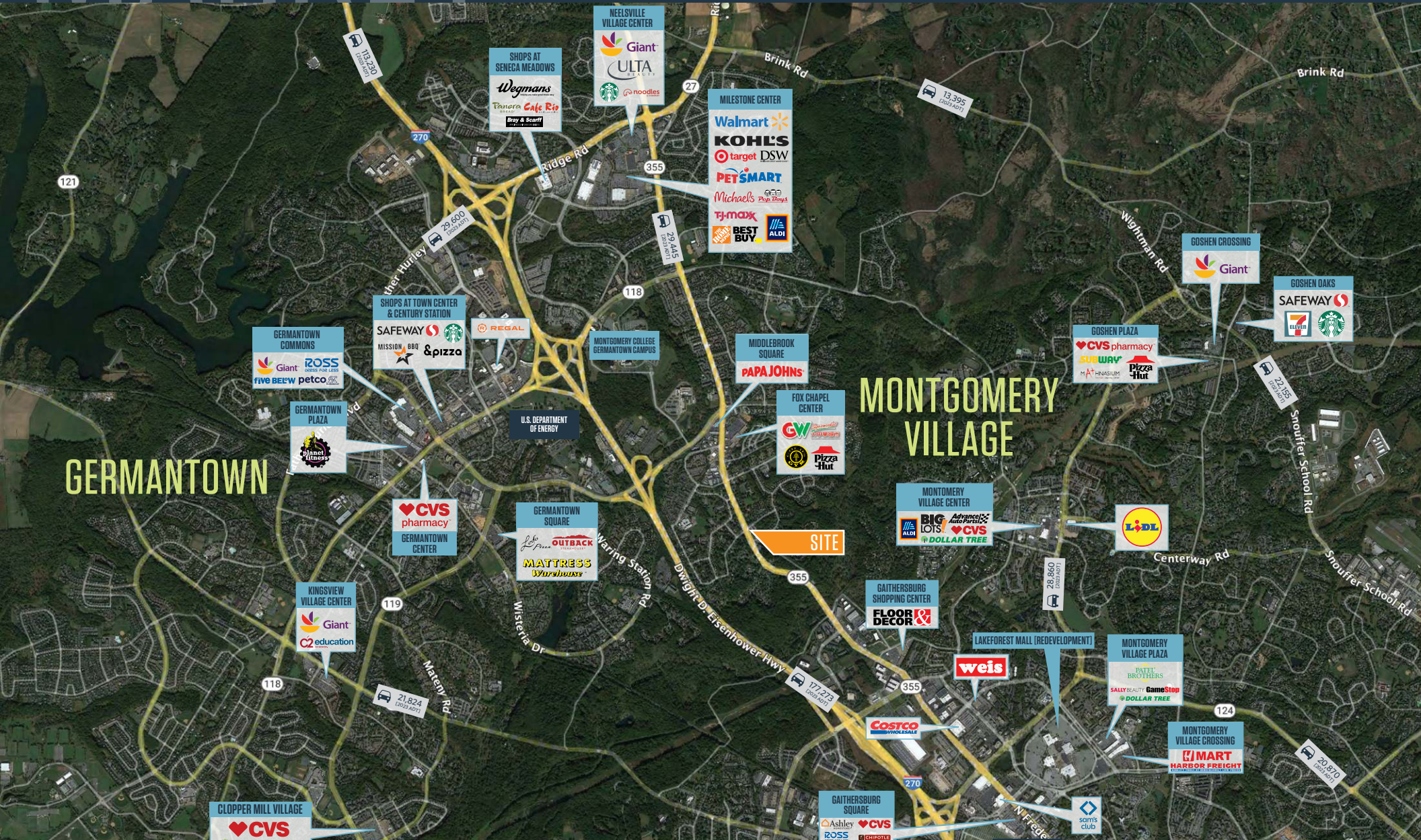
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# MARKET

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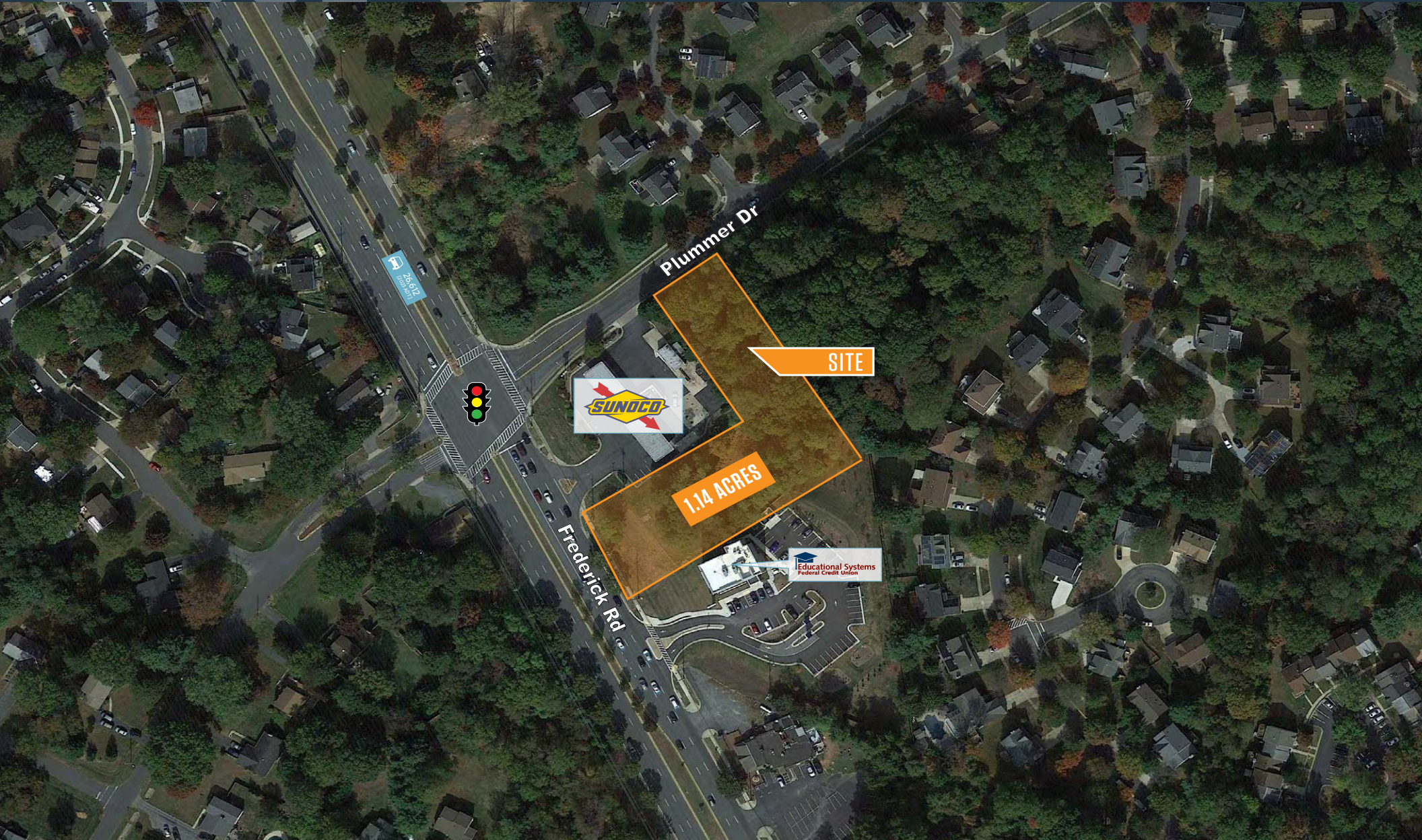
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# CLOSE-UP

## 19235 FREDERICK ROAD

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## FOR MORE INFORMATION, PLEASE CONTACT:

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