

THE NEW WALNUT HILL SHOPPING CENTER

16529 S Frederick Avenue
Gaithersburg, MD

- Renovation underway with new **Aldi**, **Sheetz**, **Lightbridge Academy**, and **Concentra Health**
- Desirable grocery anchored center with ample at-grade parking
- Great visibility to Frederick Avenue (RT. 355) with 35,138 cars per day
- Underserved market with extremely strong sales volumes
- Final small shop spaces available (1,165 SF to 3,243 SF)
- Pylon signage available



JUST SIGNED! NOW OPEN UNDER CONSTRUCTION



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MARKET OVERVIEW

GAITHERSBURG HAS A POPULATION OF

293,143

PEOPLE WITHIN 5 MILES

MONTGOMERY COUNTY IS THE

1ST

MOST POPULATED COUNTY IN MARYLAND

LOCATED IN THE

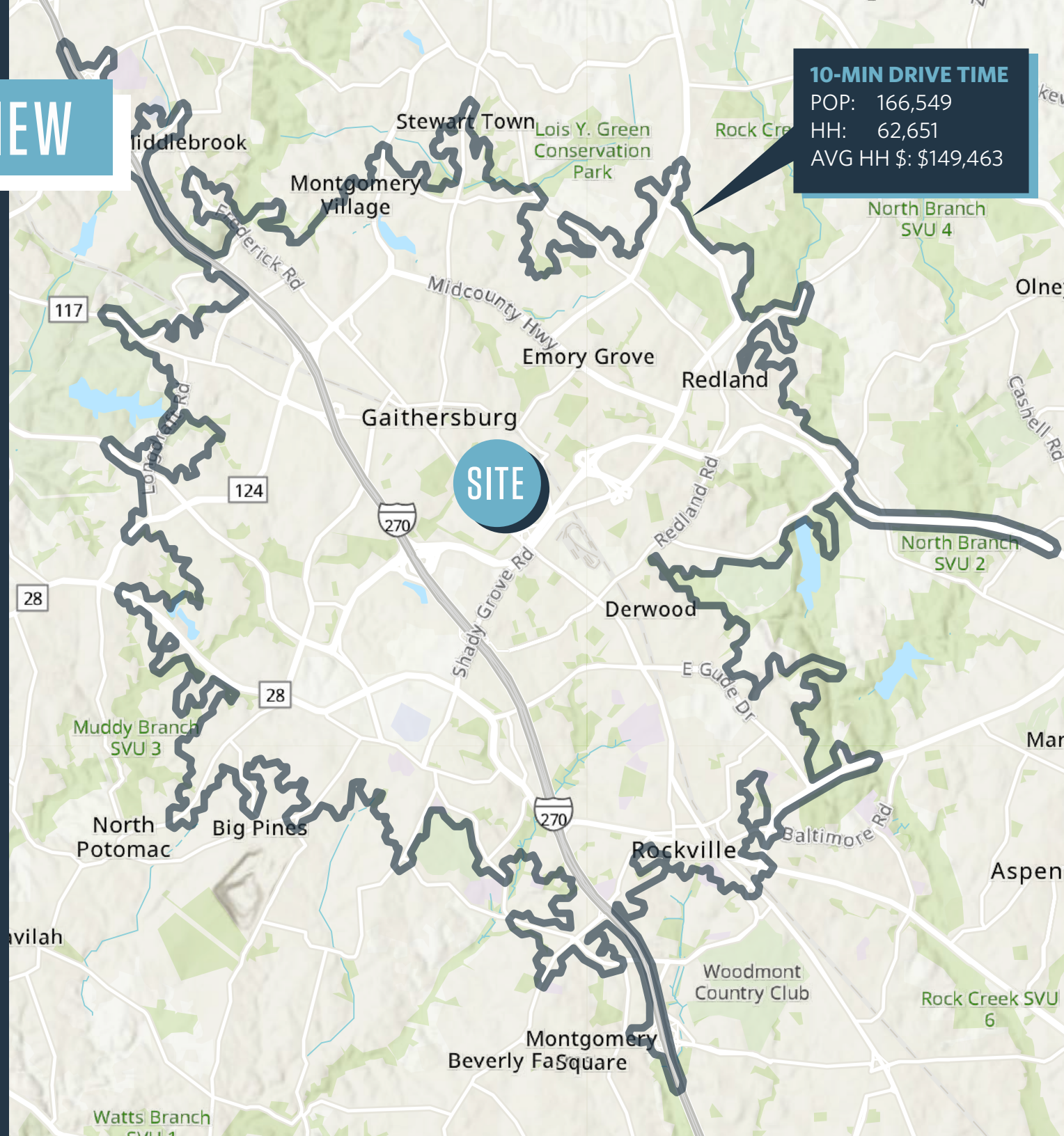
TOP 20

RICHEST COUNTIES IN THE US

GAITHERSBURG HAS A

\$157,726

AVERAGE HOUSEHOLD INCOME








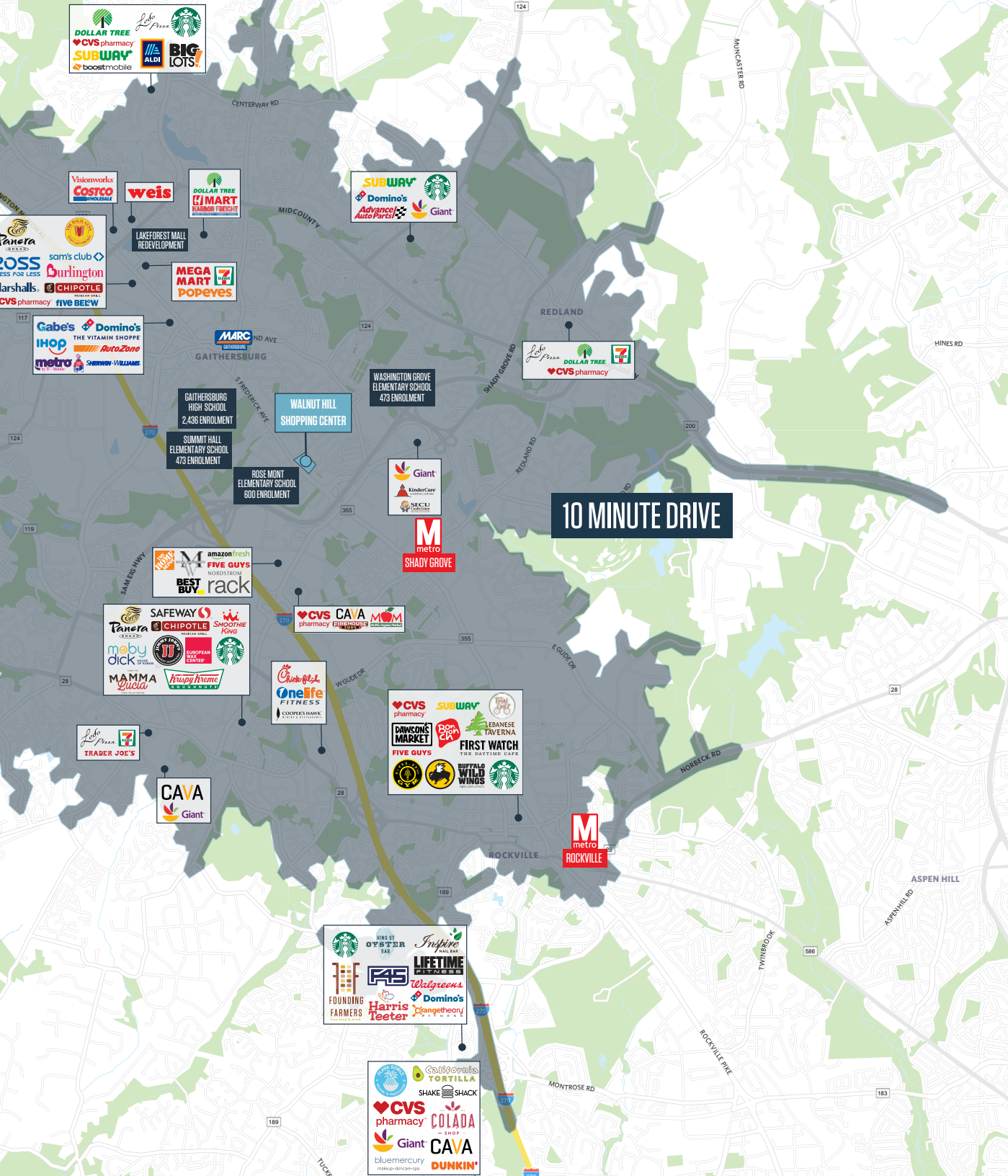
10-MIN DRIVE TIME
POP: 166,549
HH: 62,651
AVG HH \$: \$149,463

CENTRAL LOCATION

KEY DEMOGRAPHICS

WITHIN A 10 MINUTE DRIVE

		
AVG. HH INCOME	MEDIAN AGE	
\$149,463	38.2	
		
HOUSEHOLDS	POPULATION	DAYTIME POP
62,651	166,549	198,578



SITE PLAN



SIGNAGE OPPORTUNITY





UPPER LEVEL | AT GRADE WITH S WESTLAND DR





Tenant

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GAITHERSBURG, MD

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