



350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



**0.96 ACRE PAD FOR SALE OR LEASE
EXISTING 4,100 SF BUILDING WITH DRIVE-THRU**

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

OWNED & MANAGED BY:

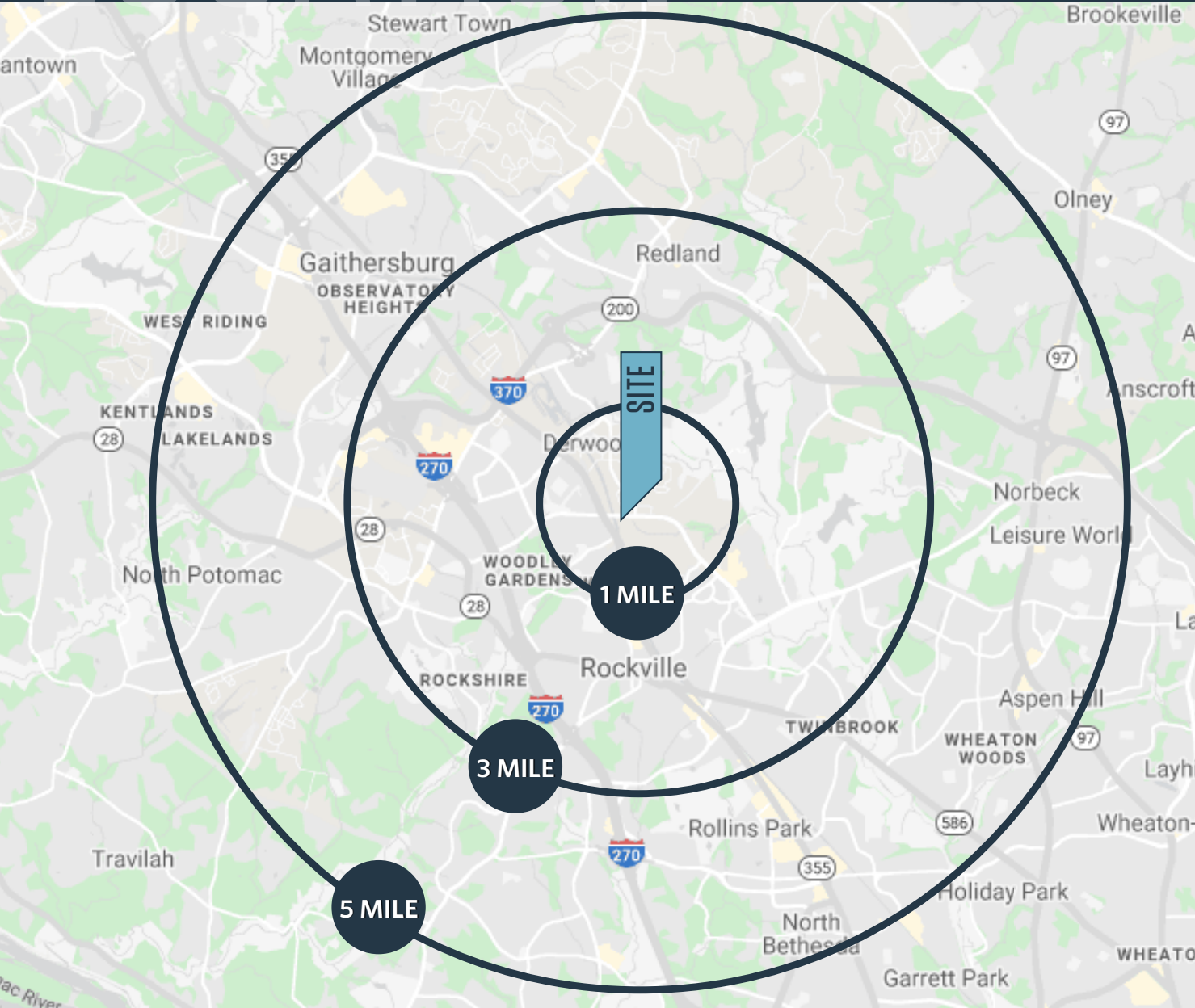


klnb.com

LOCATION

350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



RETAIL FOR LEASE OR GROUND LEASE

- 0.96-acre pad.
- Freestanding bank branch building with drive-thru.
- Existing building approximately 4,100 SF.
- Fronts East Gude Drive (32,560 2023 ADT).
- Direct access at signalized intersection.
- Ample and dedicated parking.
- Zoning: IM-2.5 H-50

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
9,562	98,694	321,002
Daytime Population		
16,933	140,229	367,599
Households		
3,545	38,125	120,066
Average HH Income		
\$158,567	\$172,632	\$173,821

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

E Gude Drive	32,560 ADT
Crabbs Branch Way	12,361 ADT

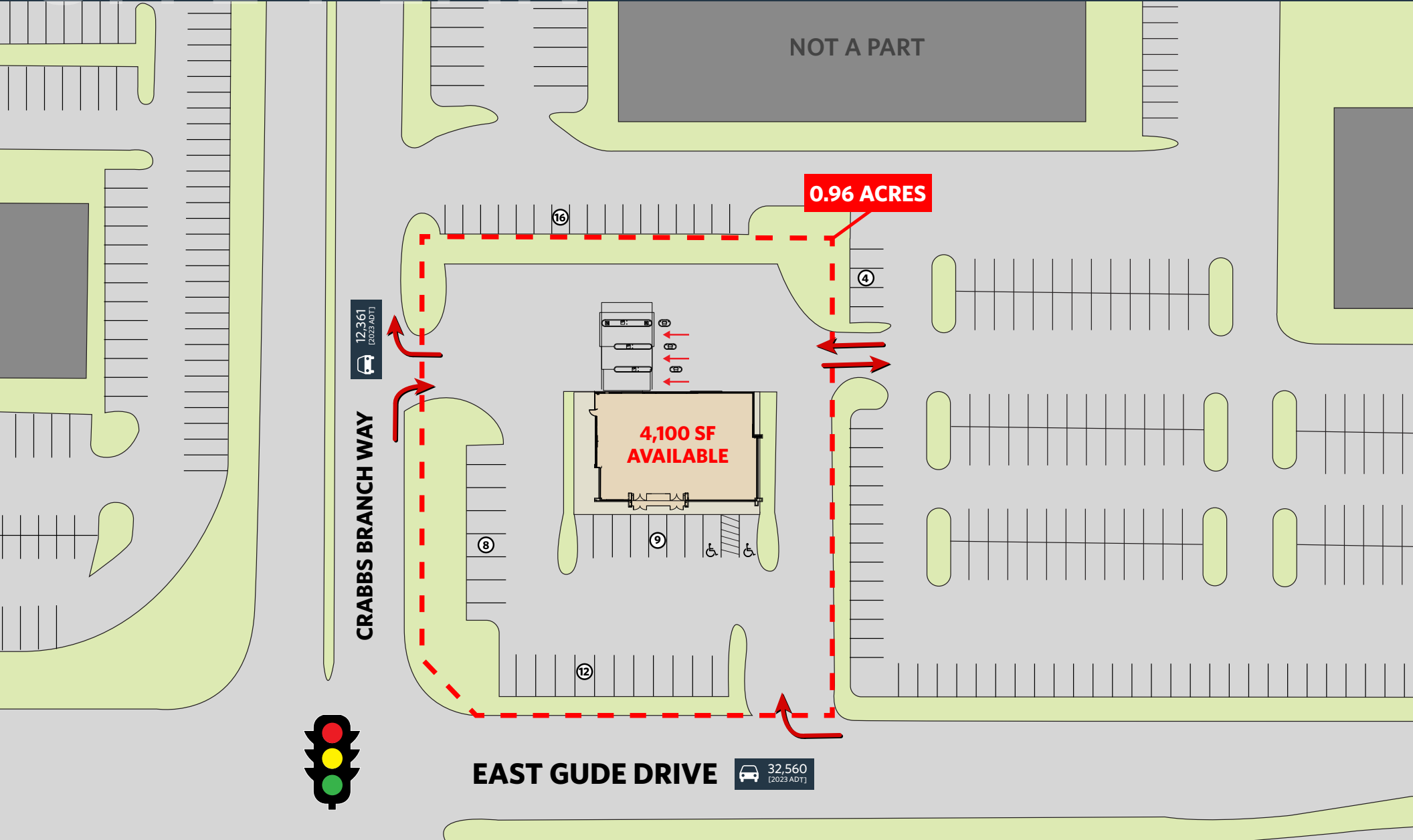
FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

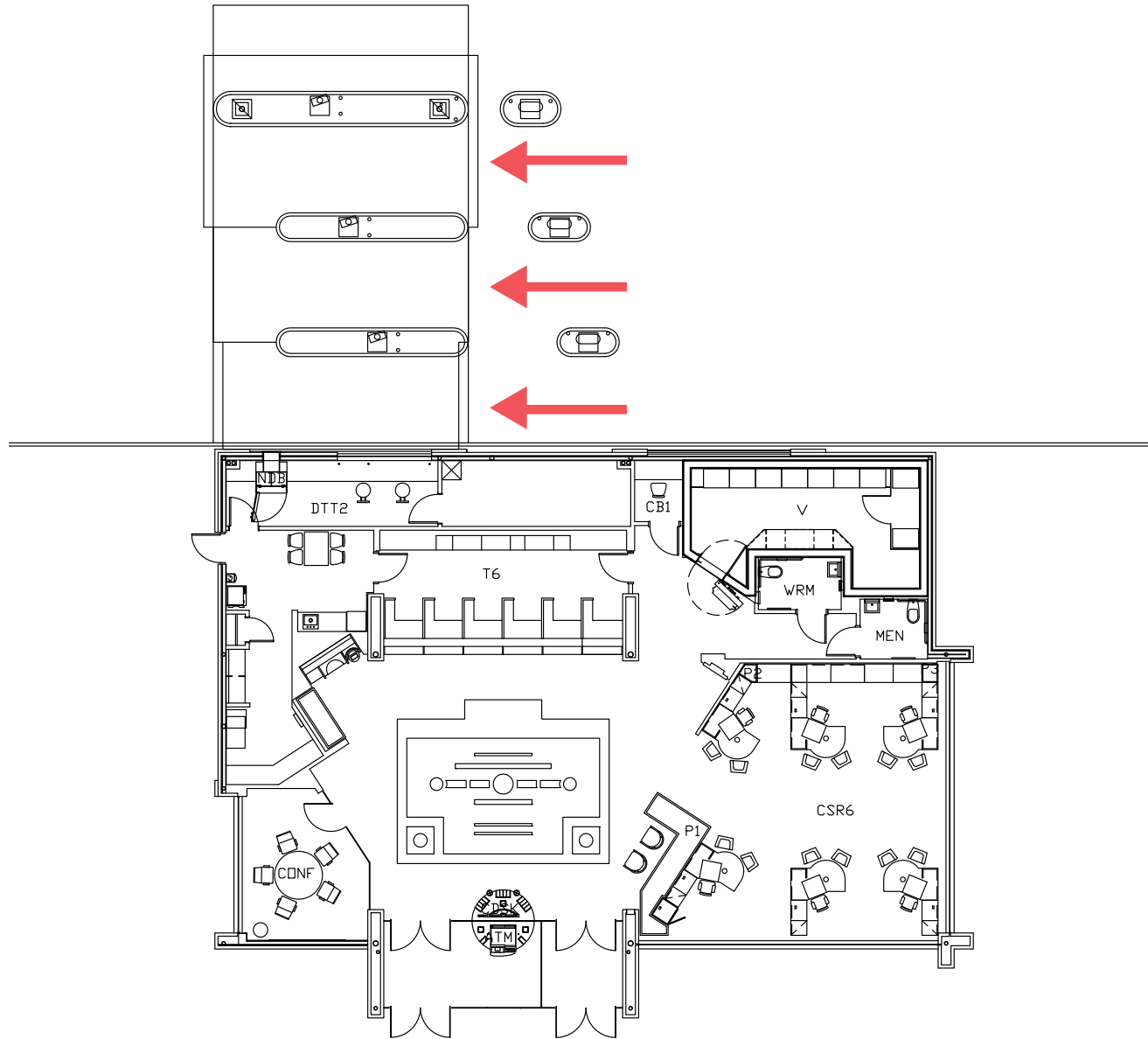




CURRENT LAYOUT

350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

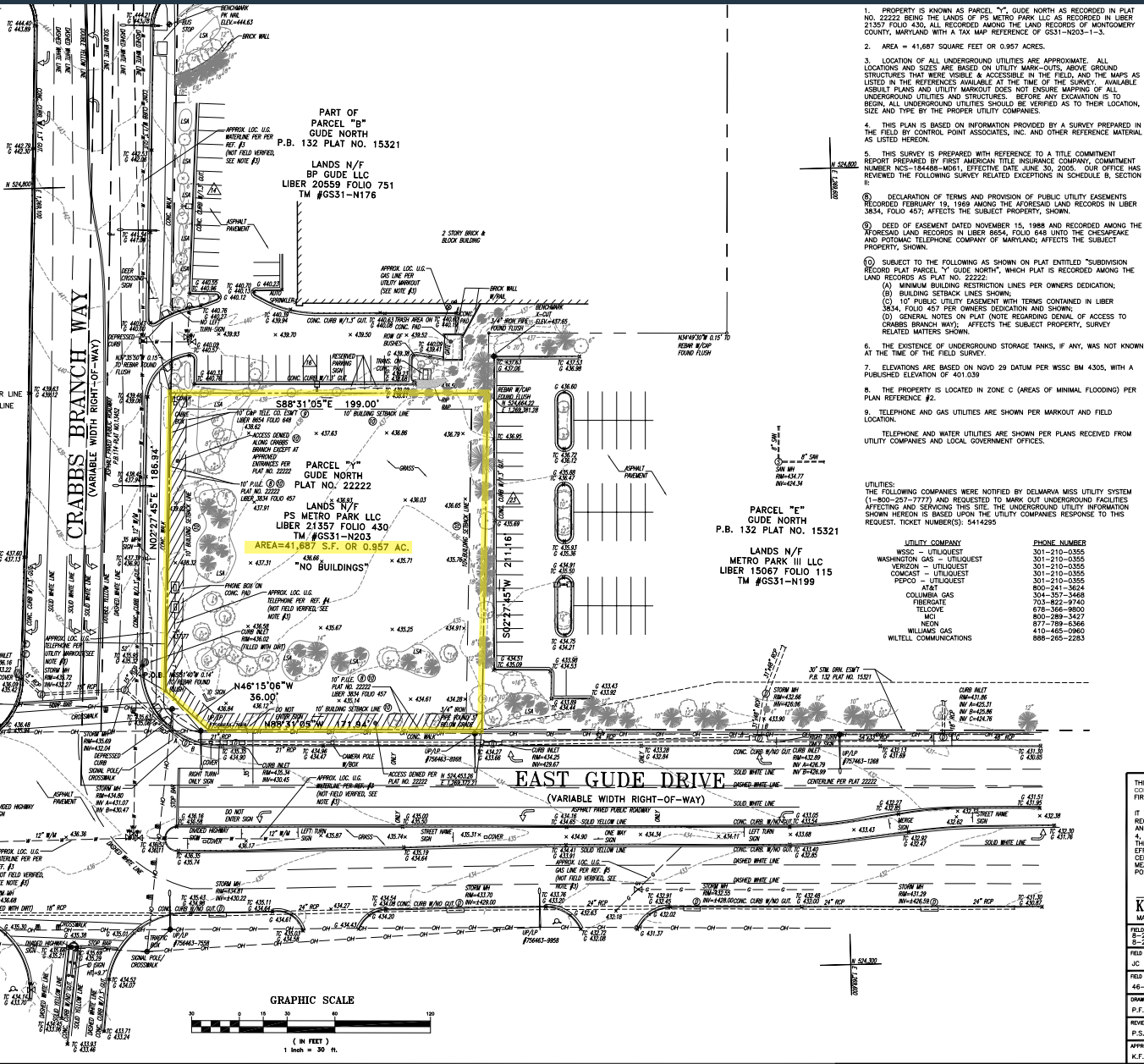


LAND SURVEY

350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY

- 123 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x 123.45 EXIST. TOP OF CURB ELEVATION
- x 123.45 EXIST. GUTTER ELEVATION
- x 123.45 EXIST. TOP OF ISLAND ELEVATION
- x 123.45 EXIST. BOTTOM OF ISLAND ELEVATION
- OH --- WATER VALVE
- OH --- OVERHEAD WIRES
- OH --- UTILITY POLE
- OH --- TRAFFIC SIGNAL
- OH --- SANITARY MANHOLE
- OH --- ELECTRIC MANHOLE
- OH --- STORM DRAIN MANHOLE
- OH --- SIGN
- OH --- BOLLARD
- OH --- L.S.A. LANDSCAPED AREA
- OH --- AREA LIGHT
- OH --- DOUBLE AREA LIGHT
- OH --- PAINTED ARROWS
- OH --- DENOTES PARKING SPACE COUNT
- OH --- UTILITY POLE/LIGHT POLE
- OH --- GUY WIRE
- OH --- TREE LINE
- OH --- TREE (SIZE AS NOTED)
- OH --- GAS METER
- OH --- TRAFFIC SIGNAL
- OH --- APPROX. LOC. EX. UNDERGROUND WATER LINE
- OH --- APPROX. LOC. EX. UNDERGROUND GAS LINE
- OH --- BENCHMARK
- OH --- TITLE REPORT EXCEPTION



VICINITY MAP
800 BE THE WAY PROJECT
PERM USE NO. 200203-5
SCALE: 1"=200'

METES AND BOUNDS DESCRIPTION
PARCEL "Y"
GUDE NORTH
PLAT NO. 22222
ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF CRABBS BRANCH WAY (VARIABLE WIDTH RIGHT-OF-WAY), WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF EAST GUDE DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF SAID CRABBS BRANCH WAY:

- NORTH 02 DEGREES - 27 MINUTES - 45 SECONDS EAST, 196.84 FEET TO A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF SAID CRABBS BRANCH WAY WITH THE DIVISION LINE BETWEEN PART OF PARCEL "B", GUDE NORTH (PLAT BOOK 132 PLAT NUMBER 15321), ON THE NORTH, AND PARCEL "Y", GUDE NORTH (PLAT NUMBER 22222), ON THE SOUTH, THENCE WITH SAID DIVISION LINE;
- SOUTH 88 DEGREES - 05 MINUTES - 05 SECONDS EAST, 199.00 FEET TO A POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN PARCEL "E", GUDE NORTH (PLAT BOOK 132 PLAT NUMBER 15321) ON THE EAST, AND PARCEL "Y", GUDE NORTH (PLAT NUMBER 22222), ON THE WEST, THENCE WITH SAID DIVISION LINE;
- SOUTH 02 DEGREES - 27 MINUTES - 45 SECONDS WEST, 211.16 FEET TO A POINT MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF EAST GUDE DRIVE, THENCE WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF SAID EAST GUDE DRIVE, THE FOLLOWING TWO COURSES AND DISTANCES:
- NORTH 88 DEGREES - 31 MINUTES - 05 SECONDS WEST, 171.84 FEET TO A POINT, THENCE;
- CONTINUING, NORTH 46 DEGREES - 15 MINUTES - 06 SECONDS WEST, 36.00 FEET TO THE PLACE OF BEGINNING OR LESS.

THE PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS AS CONTAINED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NS-184488-M061 WITH AN EFFECTIVE DATE OF JUNE 30, 2005.

- REFERENCES:
- THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS FOR MONTGOMERY COUNTY, MAP NUMBER GS31.
 - MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 192 OF 200" COMMUNITY-PANEL NUMBER 240049 0125 C, MAP REVISED JUNE 16, 1992.
 - MAP ENTITLED "SEWER AND WATER EXTENSION, CRABBS BRANCH DRIVE & EAST GUDE DRIVE" PREPARED BY RODGERS & ASSOCIATES, INC., DATED 2-2-82.
 - MAP ENTITLED "CRABBS BRANCH WAY BY THE CHEF, GUDE DR. CALHOUN & STANISHILL PLATS" PREPARED BY THE CHEF, GUDE DR. CALHOUN & STANISHILL CO. OF MARYLAND, DATED 5-89.
 - UNLITLED AND UNDATED MAP FROM WASHINGTON GAS SHOWING UNDERGROUND GAS LINE LOCATIONS.

THIS SURVEY IS CERTIFIED TO:
CONFORM WITH THE REQUIREMENTS OF THE FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDING SECTIONS 2, 3, 4, 5, 7(A), 7(C), 8, 9, 10, 11(B) & 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS FOR SURVEYS, PREPARED BY THE SURVEYING BOARD IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONS AND DIMENSIONS MEASURED FROM SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
NOT VALID UNTIL SEALED

KEVIN F. STEINHILBER DATE _____
MARYLAND REGISTERED PROPERTY LAND TITLE SURVEYOR, NO. 88

FIELD DATE: 8-29-05
ALTA/ACSM LAND TITLE SURVEY

Commerce Bank
GUDE DRIVE & CRABBS BRANCH WAY
PARCEL "Y" GUDE NORTH
PLAT NO. 22222
ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

46-49

CONTROL POINT ASSOCIATES, INC.
2280 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 22156
703-448-2999 FAX
774-884-0000

APPROVED: [Signature]
DATE: 10-20-05
SCALE: 1"=30'
FILE NO.: S05705.SR
DWC NO.: 1 OF 1

FORREST H. MORRILL
fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703



CLOSE-UP

350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

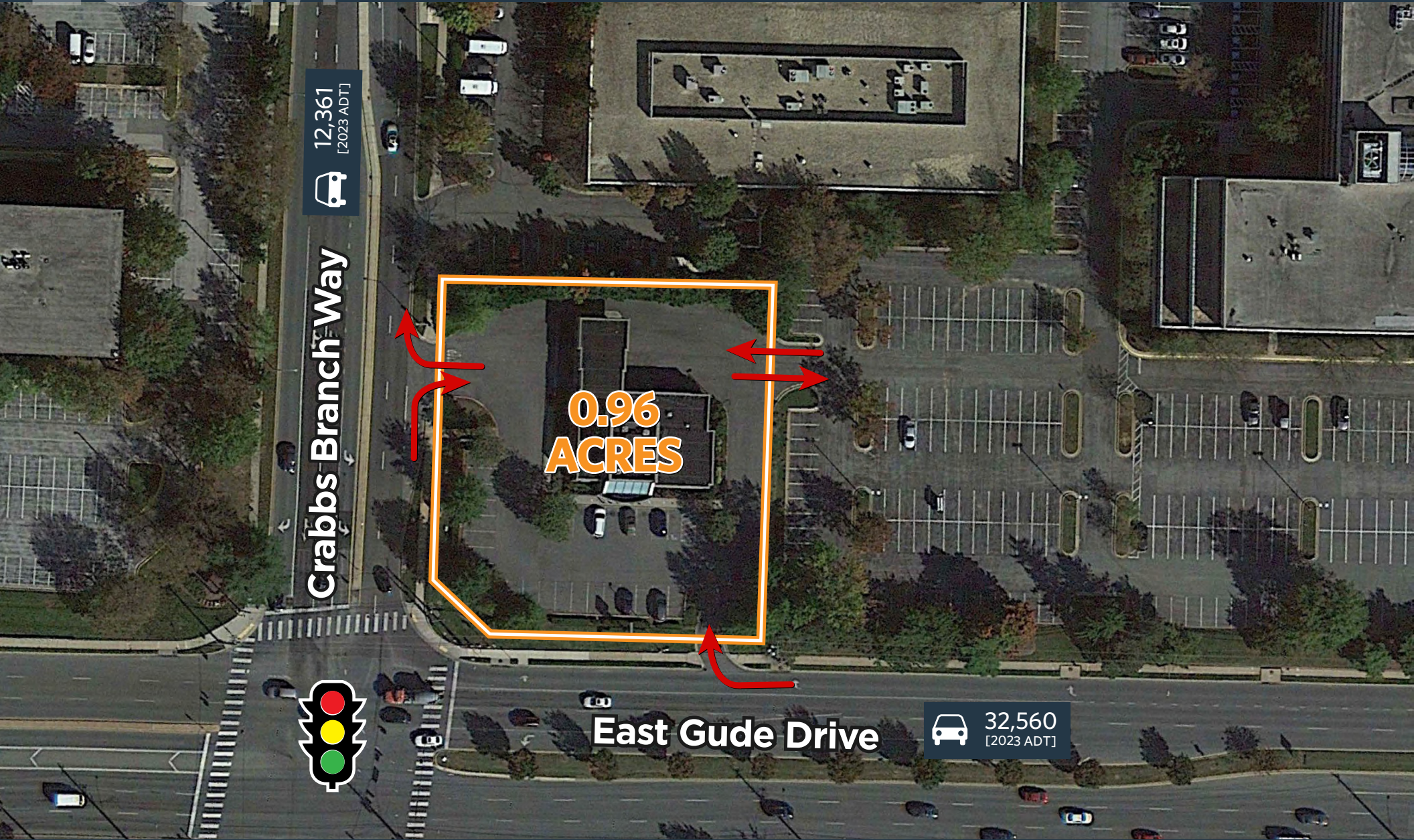
dcheney@klnb.com | 703-268-2703

klnb

ZOOM

350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



12,361
[2023 ADT]



Crabbs Branch Way

0.96
ACRES



East Gude Drive

32,560
[2023 ADT]



FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703



350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



Rockville
Montgomery County | Maryland

klNb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

FORREST H. MORRILL
fmorrill@klNb.com | 703-268-2707

DALLON L. CHENEY
dcheney@klNb.com | 703-268-2703



350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

FORREST H. MORRILL

fmorrill@klnb.com | 703-268-2707

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



facebook.com/KLNBCRE



linkedin.com/company/klnb



instagram.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.