



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

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DALLON L. CHENEY

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OWNED & MANAGED BY:

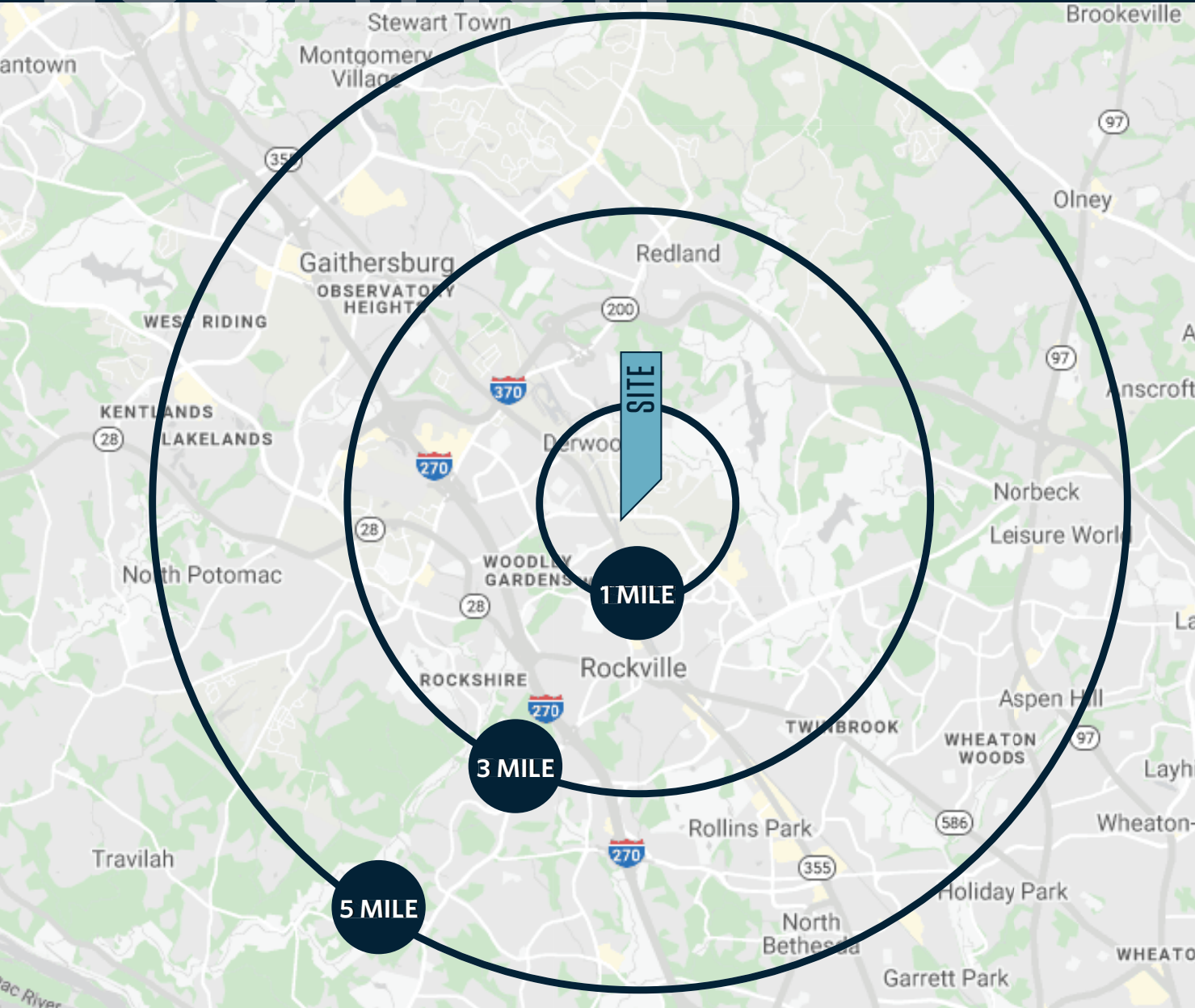


klnb.com

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

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SITE PLAN

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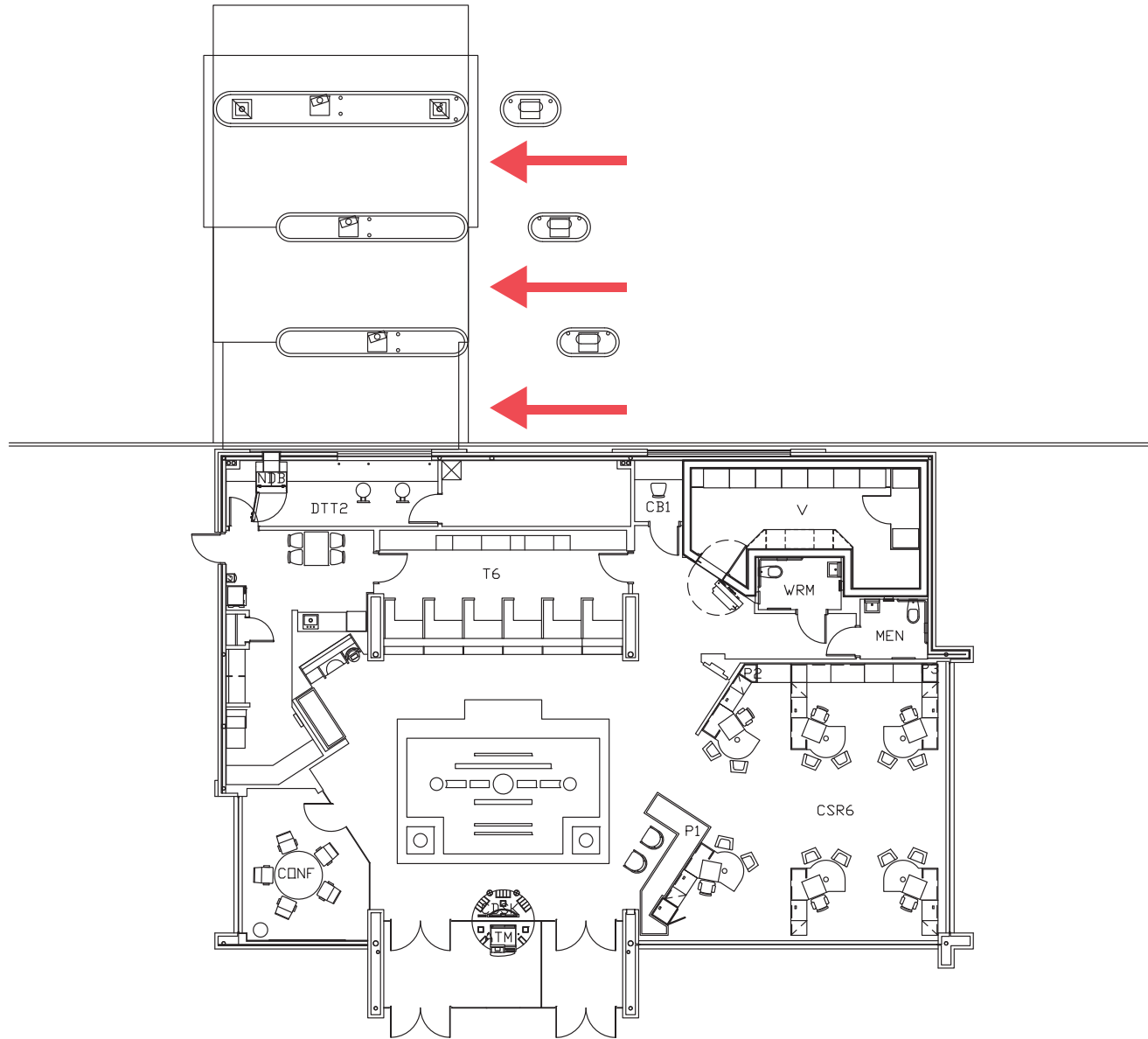
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CURRENT LAYOUT

350 EAST GUDE DRIVE

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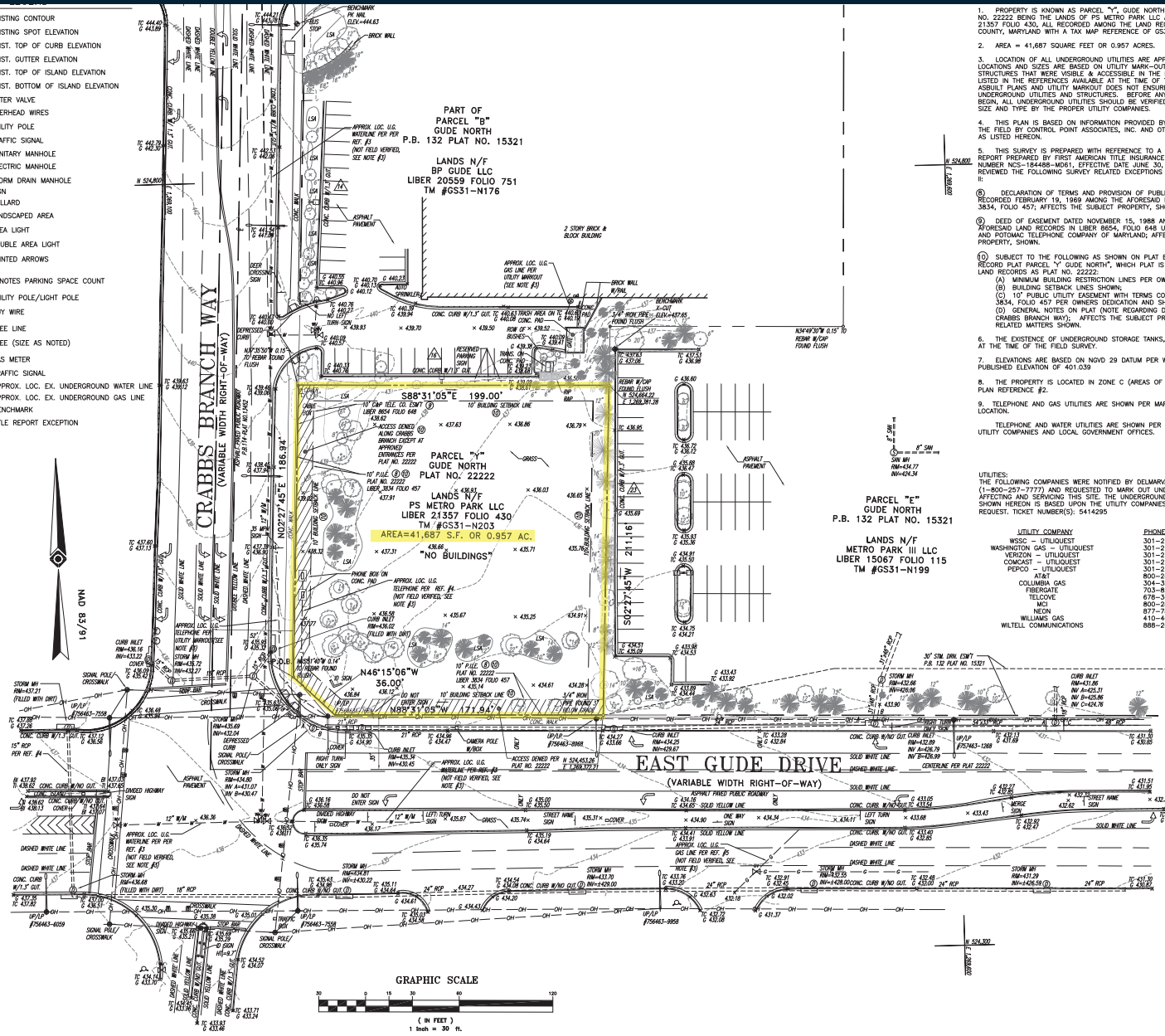


LAND SURVEY

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
- 0H --- WATER VALVE
- OH --- OVERHEAD WIRES
- U --- UTILITY POLE
- TS --- TRAFFIC SIGNAL
- SM --- SANITARY MANHOLE
- EM --- ELECTRIC MANHOLE
- SD --- STORM DRAIN MANHOLE
- S --- SIGN
- L.S.A. --- LANDSCAPED AREA
- A --- AREA LIGHT
- D.A.L. --- DOUBLE AREA LIGHT
- PA --- PAINTED ARROWS
- P.S.P. --- DENOTES PARKING SPACE COUNT
- U.P. --- UTILITY POLE/LIGHT POLE
- G --- GUY WIRE
- T --- TREE LINE
- T.N. --- TREE (SIZE AS NOTED)
- G.M. --- GAS METER
- T.S. --- TRAFFIC SIGNAL
- U.W. --- APPROX. LOC. EX. UNDERGROUND WATER LINE
- U.G. --- APPROX. LOC. EX. UNDERGROUND GAS LINE
- B --- BENCHMARK
- T.R.E. --- TITLE REPORT EXCEPTION



- PROPERTY IS KNOWN AS PARCEL "Y", GUDE NORTH AS RECORDED IN PLAT NO. 22222 BEING THE LANDS OF PS METRO PARK LLC AS RECORDED IN LIBER 21357 FOLIO 430, ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND WITH A TAX MAP REFERENCE OF GS31-N203-1-3.
- AREA = 41,687 SQUARE FEET OR 0.957 ACRES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AND UTILITIES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NS3-184488-M061, EFFECTIVE DATE JUNE 30, 2005. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - DECLARATION OF TERMS AND PROVISION OF PUBLIC UTILITY EASEMENTS RECORDED FEBRUARY 19, 1989 AMONG THE ABOVE-SAID LAND RECORDS IN LIBER 3834, FOLIO 457, AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - DEED OF EASEMENT DATED NOVEMBER 15, 1988 AND RECORDED AMONG THE ABOVE-SAID LAND RECORDS IN LIBER 8554, FOLIO 648 UNTO THE CHESTATEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND; AFFECTS THE SUBJECT PROPERTY, SHOWN.
 - SUBJECT TO THE FOLLOWING AS SHOWN ON PLAT ENTITLED "SUBDIVISION RECORD PLAT PARCEL 'Y' GUDE NORTH", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS AS PLAT NO. 22222:
 - MINIMUM BUILDING RESTRICTION LINES PER OWNERS DEDICATION;
 - BUILDING SETBACK LINES SHOWN;
 - 10' PUBLIC UTILITY EASEMENT WITH TERMS CONTAINED IN LIBER 3834, FOLIO 457 PER OWNERS DEDICATION AND SHOWN;
 - GENERAL NOTES ON PLAT (NOTE REGARDING DENIAL OF ACCESS TO CRABBS BRANCH WAY), AFFECTS THE SUBJECT PROPERTY, SURVEY RELATED MATTERS SHOWN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED ON NVD 29 DATUM PER WSSC EM 4305, WITH A PUBLISHED ELEVATION OF 401.039
 - THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.
 - TELEPHONE AND GAS UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION. TELEPHONE AND WATER UTILITIES ARE SHOWN PER PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

- UTILITIES:
- THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. TICKET NUMBER(S): 5414295
- | UTILITY COMPANY | PHONE NUMBER |
|----------------------------|--------------|
| WSSC - UTILQUEST | 301-210-0355 |
| WASHINGTON GAS - UTILQUEST | 301-210-0355 |
| VERIZON - UTILQUEST | 301-210-0355 |
| COMCAST - UTILQUEST | 301-210-0355 |
| PEPCO - UTILQUEST | 301-210-0355 |
| AT&T | 800-241-3624 |
| COLUMBIA GAS | 301-366-3468 |
| FILTRAC | 703-822-9740 |
| TELECOM | 878-366-8000 |
| MCI | 800-289-3427 |
| TELECOM | 877-709-6366 |
| TELECOM | 410-465-0960 |
| WITTELL COMMUNICATIONS | 888-265-2263 |



VICINITY MAP
NO. 16-16-16
PLAT NO. 22023-5
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, 198.94 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 - 31 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 SAID 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, 171.94 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 REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NS3-184488-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 & WATER EXTENSION, CRABBS BRANCH DRIVE & EAST GUDE DRIVE" PREPARED BY RODGERS & ASSOCIATES, INC., DATED 2-2-82.
 - MAP ENTITLED "CRABBS BRANCH WAY BY THE CHESTATEAKE & POTOMAC TELEPHONE CO. OF MARYLAND, DATED 5-8-89.
 - UNLITLED AND UNDATED MAP FROM WASHINGTON GAS SHOWING UNDERGROUND GAS LINE LOCATIONS.

THIS SURVEY IS CERTIFIED TO:
COMMERCIAL EASEMENT SURVEY
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 1993, AND INCLUDING PARAS 2, 3, 4, 5, 7(A), 7(C), 8, 9, 10, 11(B) & 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS ESTABLISHED IN THE AFORESAID STANDARDS IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONS DETERMINED FROM SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NOT VALID UNTIL SEALED

KEVIN F. STEINHILBER DATE _____
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 88

FIELD DATE: 8-29-05	ALTA/ACSM LAND TITLE SURVEY
FILED BOOK NO. 46-49	Commerce Bank
FILED BOOK PL. 46-49	GUDE DRIVE & CRABBS BRANCH WAY
OWNER: P.F.M.	PARCEL "Y" GUDE NORTH
REVIEWED: 2280 DAVENPORT DRIVE, SUITE 200	PLAT NO. 22222
P.S.: 705-862-9400 / 703-966-2977 FAX	ELECTION DISTRICT NO. 9
APPROVED: _____	MONTGOMERY COUNTY, MARYLAND
DATE: 10-20-05	SCALE: 1"=30'
K.F.S.	FILE NO. 505705.SR
	1 OF 1

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CLOSE-UP

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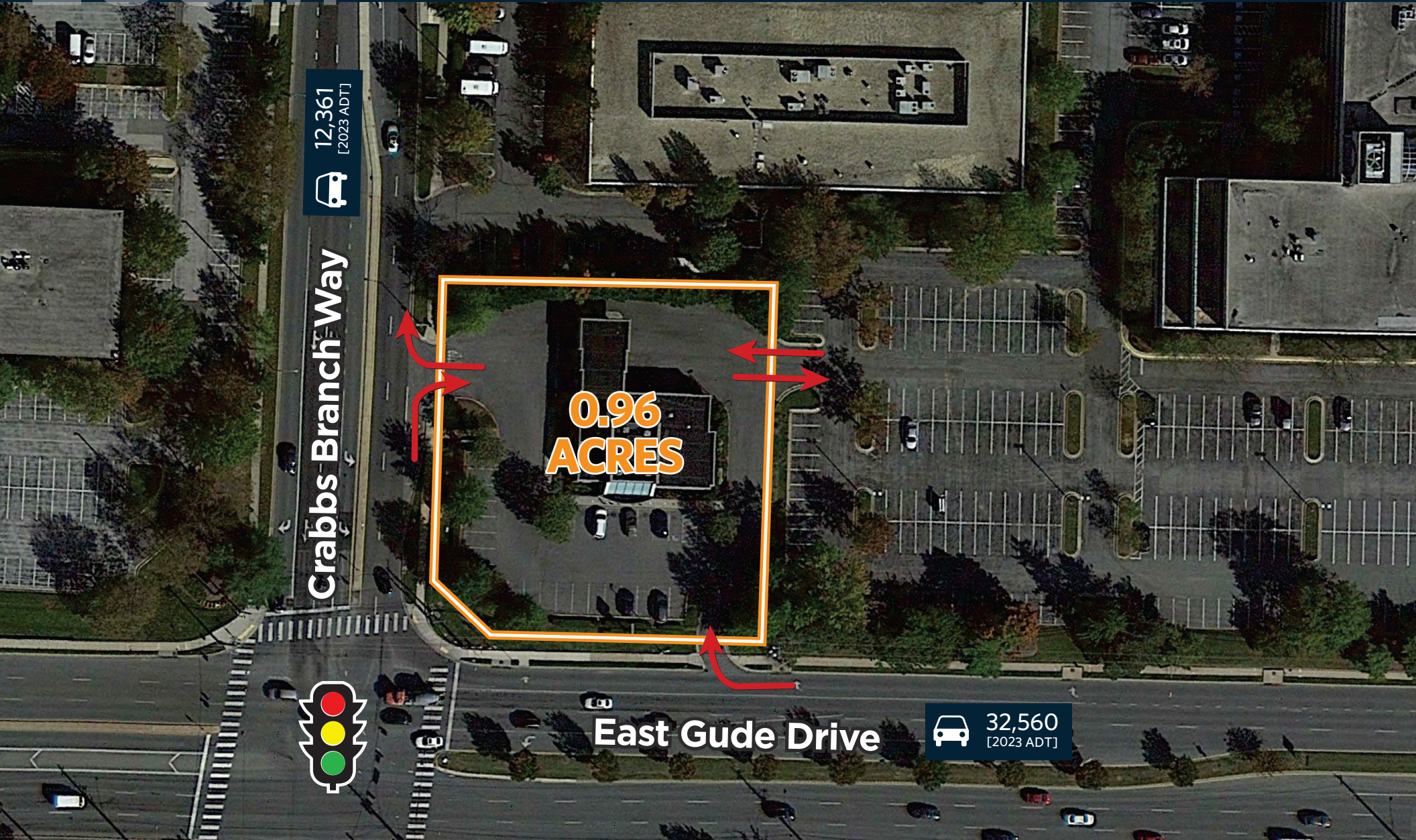
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ZOOM

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]

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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.

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FOR MORE INFORMATION, PLEASE CONTACT:

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