



NEARBY RETAILERS



RETAIL FOR LEASE

- 1,555 SF corner end-cap available at surfaced parked Weis Grocery Anchored Shopping Center in Gaithersburg, MD
- Monument signage available fronting Russell Avenue (9,794 VPD)
- Directly across the street from Costco
- Located on Russell Avenue, conveniently accessible from I-270 and MD-355

MATT SKALET

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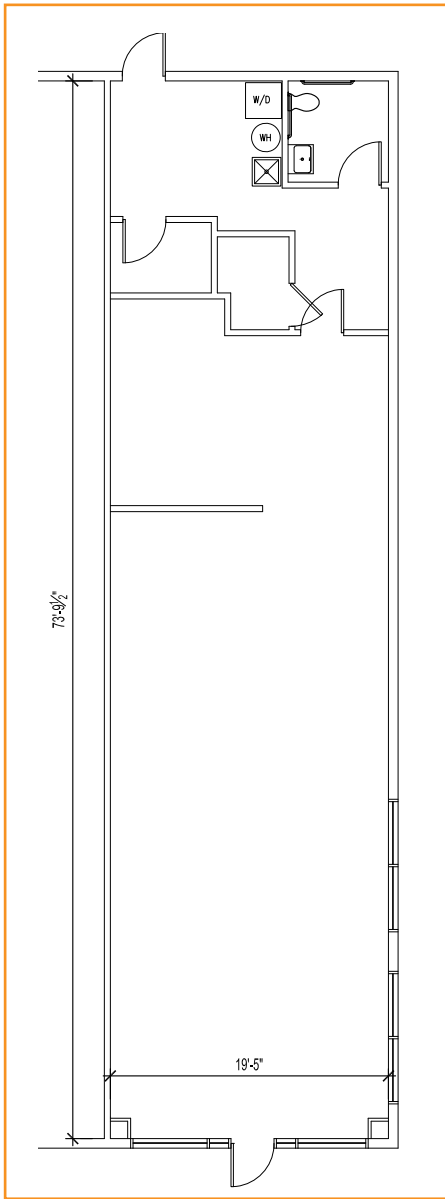
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

SITE PLAN

TALBOT CENTER

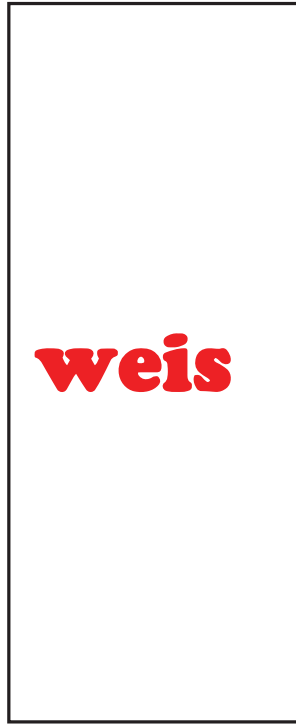
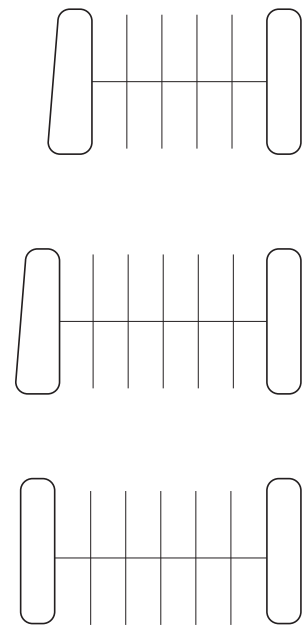
841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



RUSSELL AVE (9,794 VPD)



PYLON SIGNAGE



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LOCATION

TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



AVAILABLE SPACE

SIZE	RATE	CONDITION
1,555 SF	Negotiable	As-Is

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	23,832	159,870	305,232
Daytime Population	27,517	148,068	293,521
Households	8,984	56,032	109,347
Average HH Income	\$102,823	\$124,052	\$147,933

TRAFFIC COUNTS | 2022:

Russell Ave	9,794 ADT
MD-355 (Frederick Ave)	26,221 ADT
I-270	197,511 ADT

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AERIAL

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CLOSE-UP

TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



GAITHERSBURG SHOPPING CENTER
FLOOR DECOR & BRU'STER'S real ice cream

SPECTRUM TOWN CENTER
California TORTILLA Starbucks FIREBIRDS WOOD FIRED GRILL

TALBOT CENTER
TIRE PLUS weis SUBWAY

MONTGOMERY VILLAGE PLAZA
dd's DISCOUNTS GameStop SALLY BEAUTY PATIL BROTHERS DOLLAR TREE

COSTCO WHOLESALE

citibank

LAKEFOREST MALL (REDEVELOPMENT)

WELLS FARGO

Capital One

PNC

sam's club

Burlington

99 RANCH MARKET

GAITHERSBURG SQUARE
Ashley HOMESTORE Marshalls ROSS DRESS FOR LESS CVS Panera Bank of America CHIPOTLE MEXICAN GRILL

26-221
E202-ADT1

39,081
E202-ADT1

197,511
E202-ADT1

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FOR MORE INFORMATION, PLEASE CONTACT:

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