



NEARBY ATTRACTIONS



BUILDING FOR SALE/LEASE

- 19,364 square foot two-story building available for sale
- 10,000 square foot street level endcap available for lease
- 1,484 square foot 2nd level former Bar Method space available lease
- 5,000 square foot street level endcap available for lease
- 1,484 square foot 2nd level former Bar Method space available lease
- 55,728 square foot parcel
- 68 dedicated parking spaces
- Rare corner location in the heart of downtown Kentlands adjacent to Starbucks

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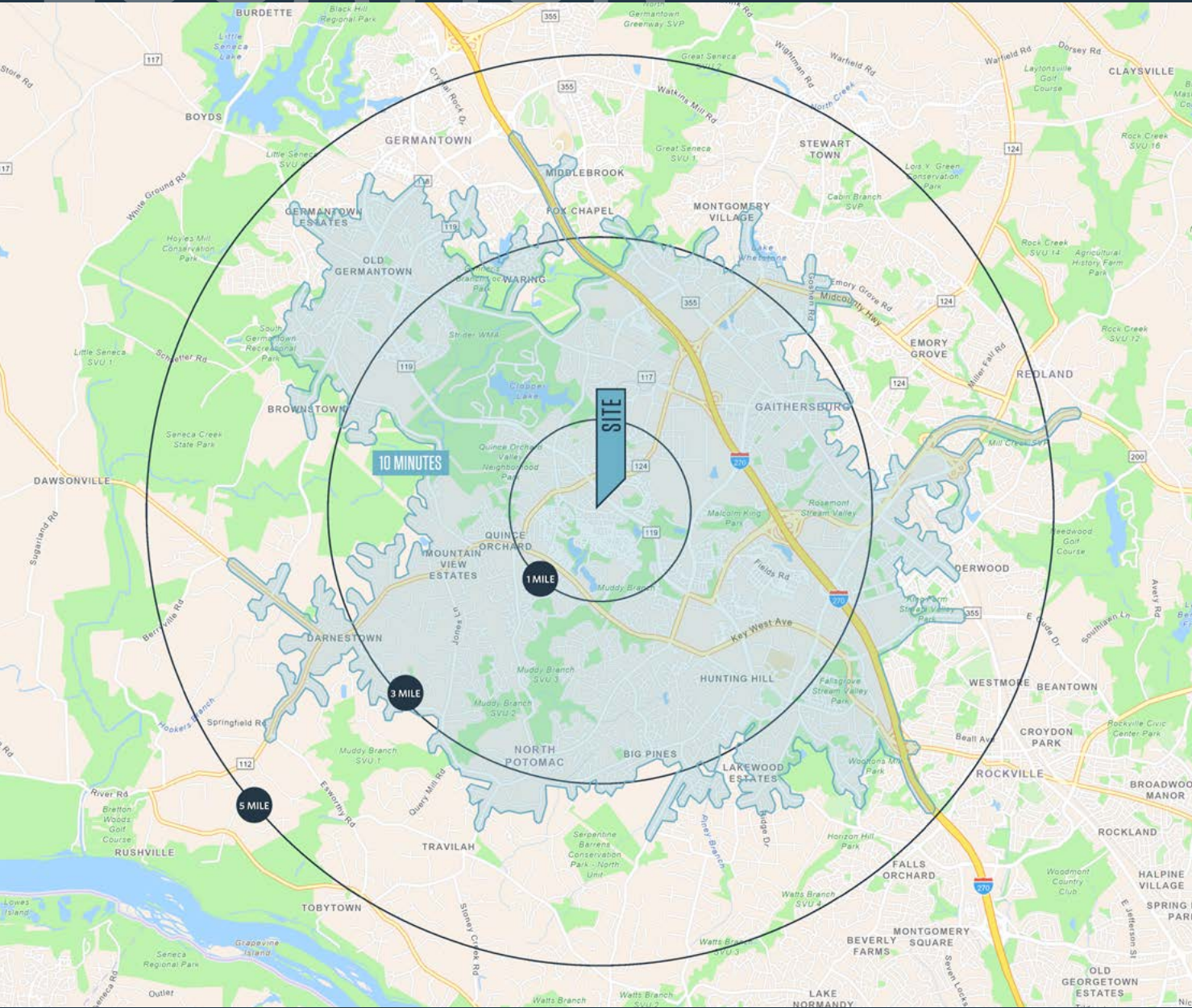
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LOCATION

189 KENTLANDS BLVD

189 KENTLANDS BLVD, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY



ASKING SALE PRICE:

- \$6,100,000

ASKING LEASE PRICE:

- 1,484 SF 2nd level former Bar Method - \$27 psf FS
- 5,000 SF street level endcap - \$55 psf FS

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE	10-MINUTE
Population	16,986	115,865	293,069	151,134
Daytime Population	16,391	130,879	284,924	163,759
Households	6,655	43,656	104,781	56,612
Average HH Income	\$196,204	\$155,983	\$155,155	\$154,536

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Great Seneca Hwy [MD-119]	38,085 ADT
Quince Orchard Rd [MD-124]	16,791 ADT
Eisenhower Memorial Hwy [I-270]	198,411 ADT

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MARKET

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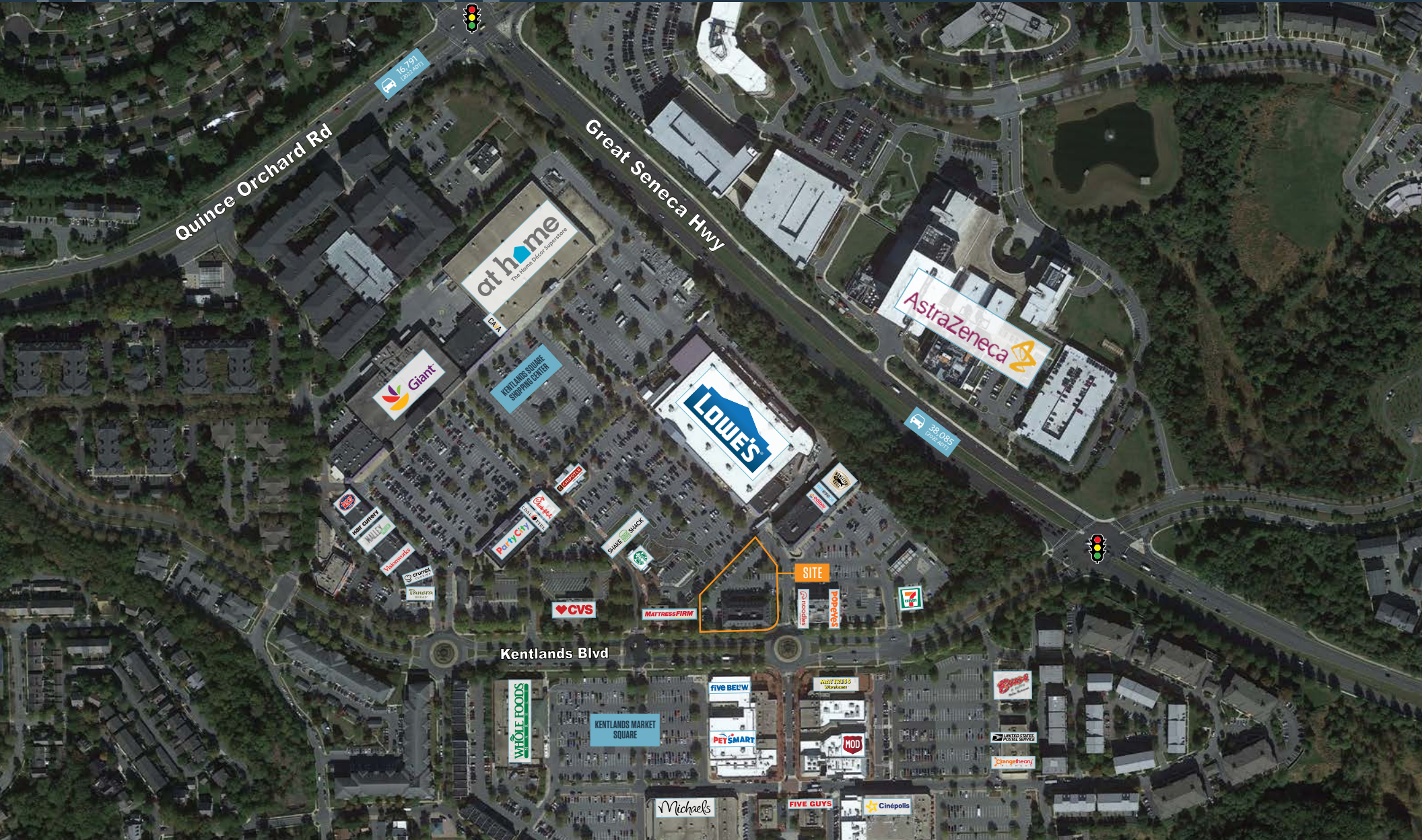
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SITE PLAN

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