

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 3,675 SF)
- Pylon signage available



JUST SIGNED! NOW OPEN UNDER CONSTRUCTION



MATT SKALET mskalet@klnb.com | 202-420-7775

BEN BECKER bbecker@klnb.com | 202-420-7773



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

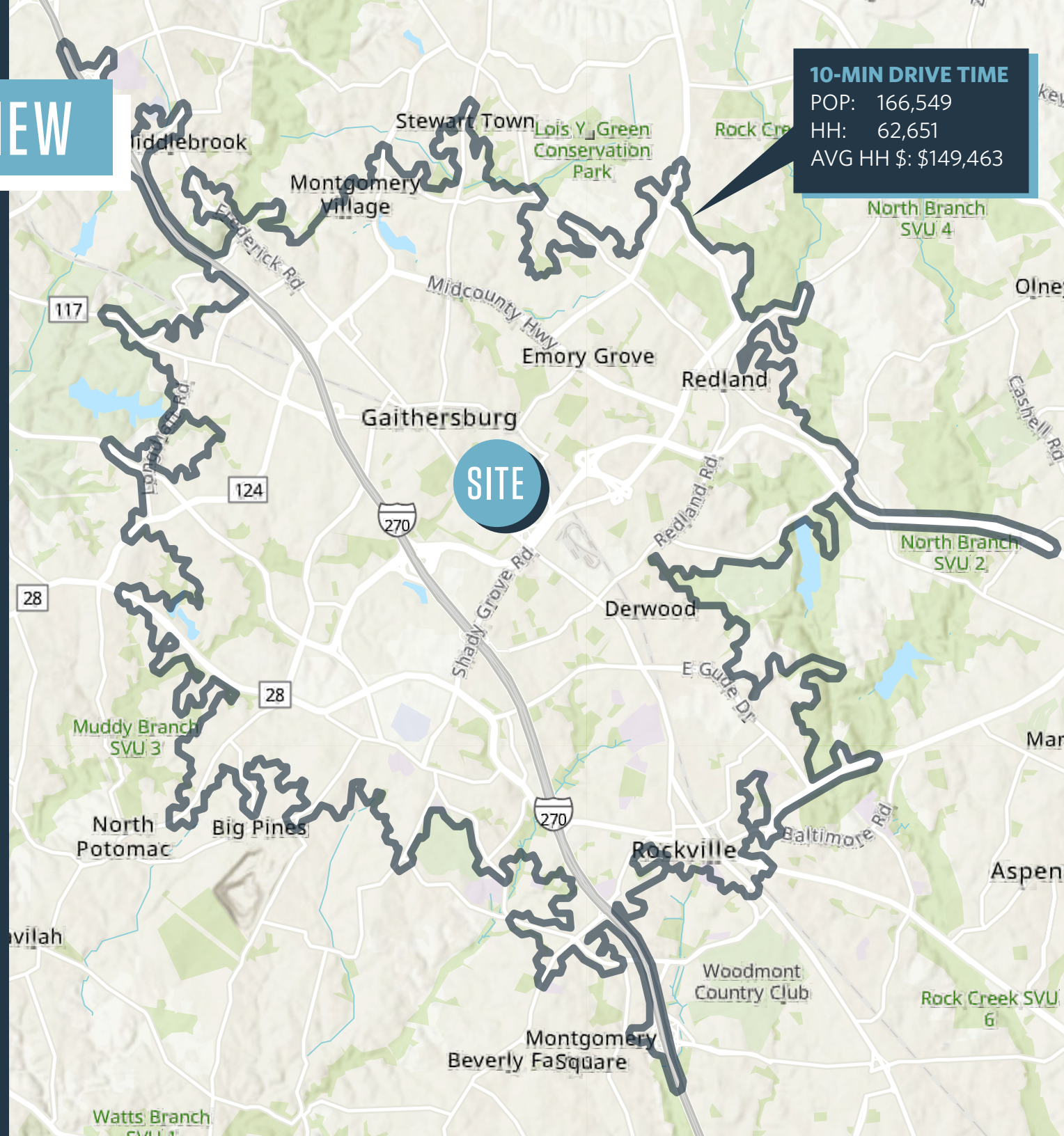
TOP 20

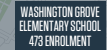
RICHEST COUNTIES
IN THE US

GAITHERSBURG HAS A

\$157,726

AVERAGE HOUSEHOLD
INCOME





SITE PLAN



SIGNAGE OPPORTUNITY



MONUMENT SIGN 1



MONUMENT SIGN 2



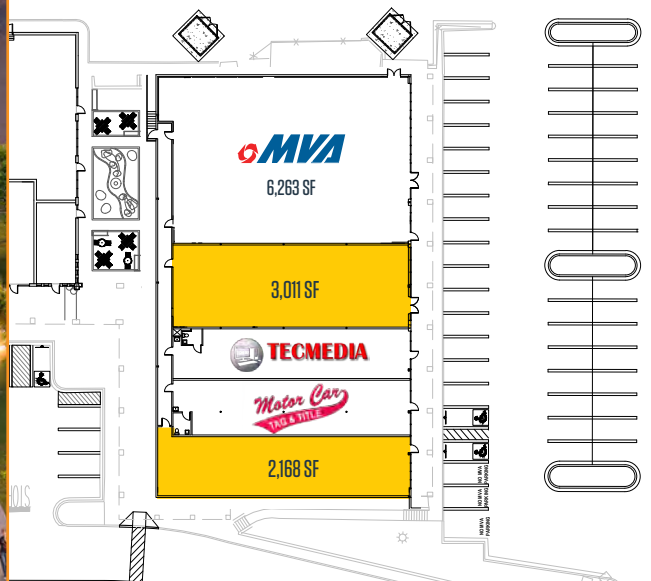
MONUMENT SIGN 3



MONUMENT SIGN 4



UPPER LEVEL | AT GRADE WITH S WESTLAND DR



S FREDERICK AVE

S WESTLAND DR

An architectural rendering of the Walnut Hill Shopping Center at night. The main building is a large, single-story structure with a flat roof and a mix of light blue and grey siding. The 'Concentra' logo is prominently displayed on the side of the building. To the right, there is a smaller building with a blue and white facade, featuring the 'ALDI' logo. The parking lot is filled with various cars, and several people are walking on the sidewalks. The background shows a dark, wooded area with some distant lights.

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1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb