



189 KENTLANDS BLVD

189 KENTLANDS BLVD, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY



NEARBY ATTRACTIONS



BUILDING FOR SALE/LEASE

- 19,364 square foot two-story building available for sale
 - 5,000 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

MATT SKALET

m skalet@klnb.com | 202-420-7775

KEN FELLOWS

k fellows@klnb.com | 301-222-0210

ROB PUGH

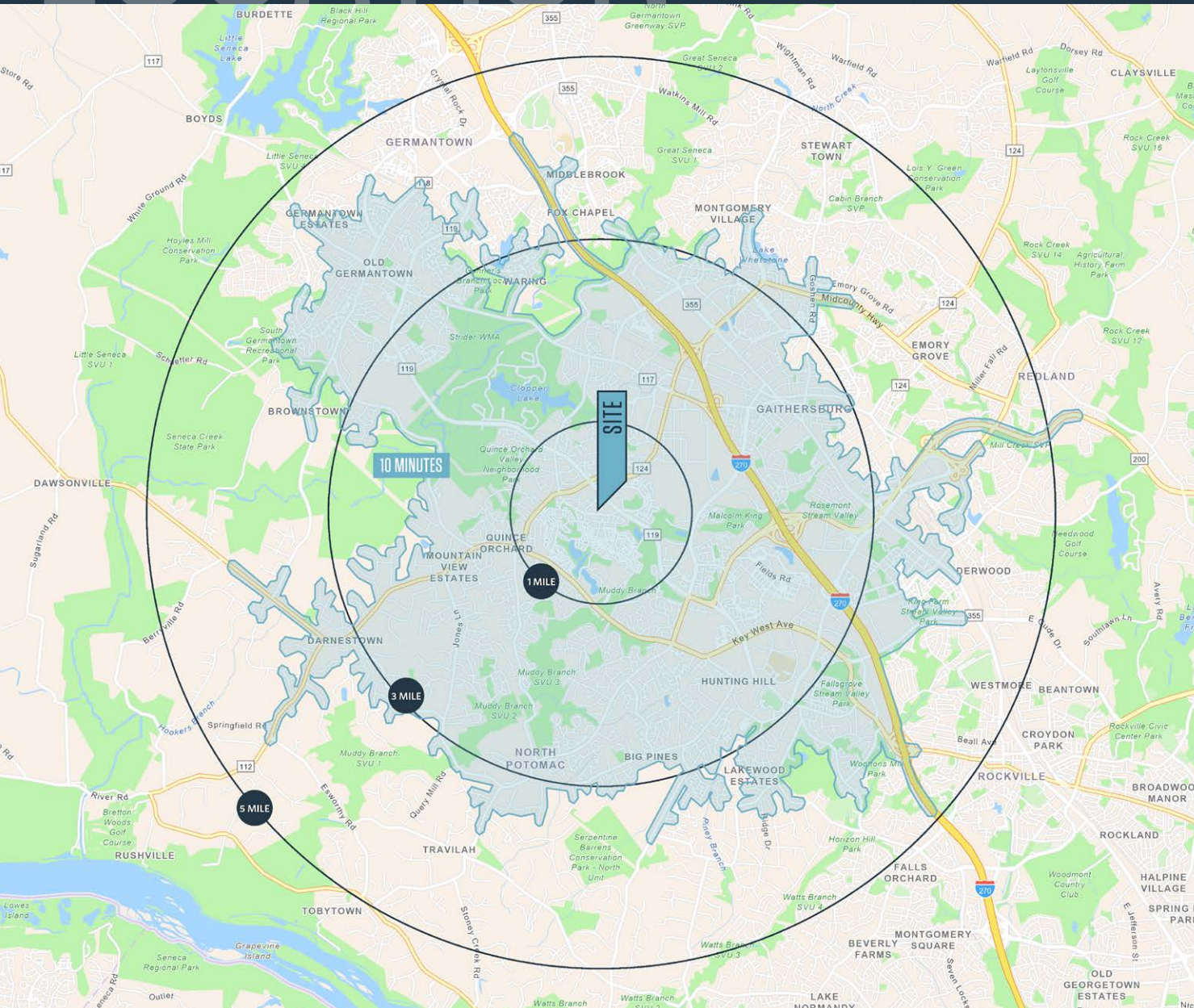
r pugh@klnb.com | 301-222-0211

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LOCATION

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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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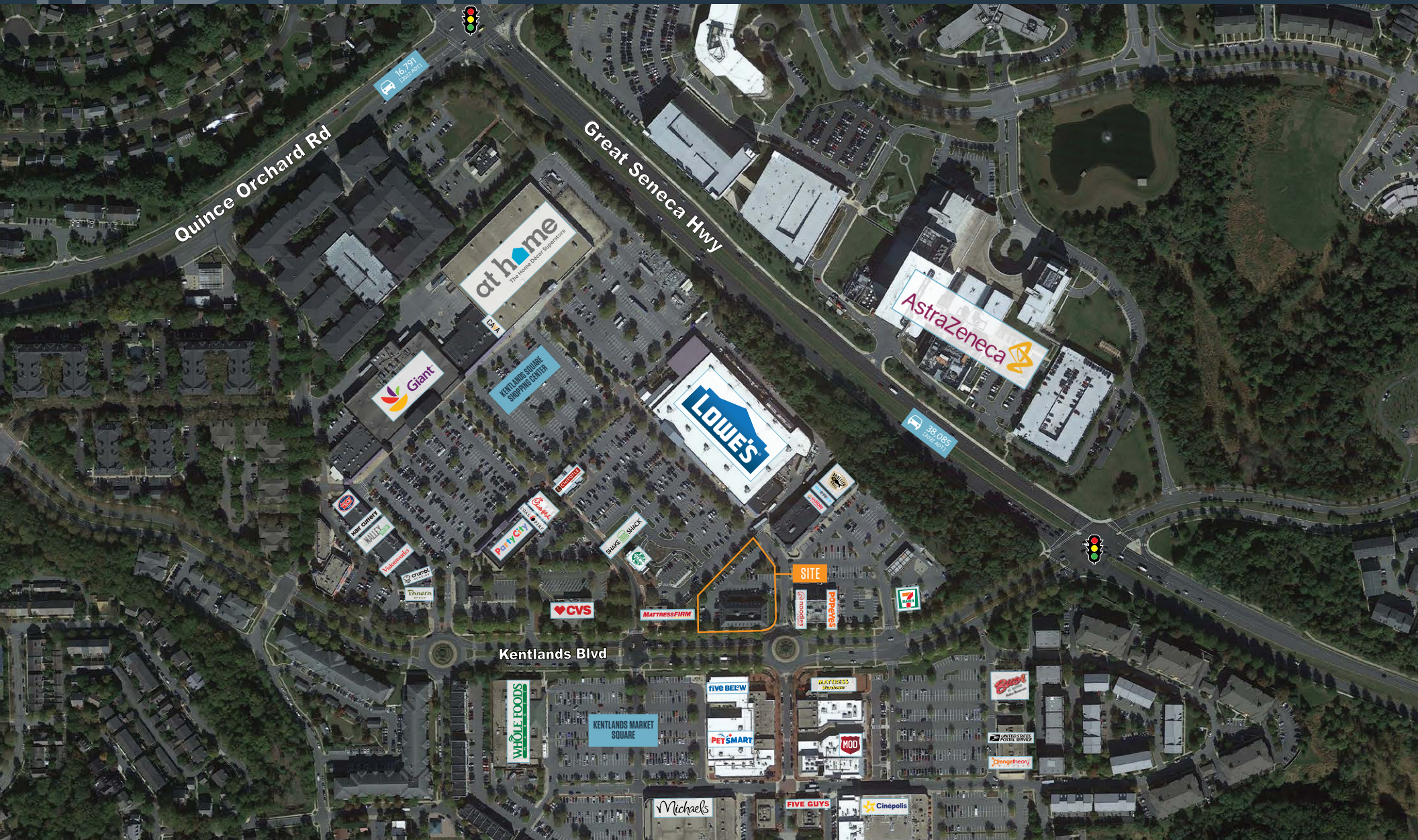
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MIDVIEW

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kfellows@klnb.com | 301-222-0210

ROB PUGH

rpugh@klnb.com | 301-222-0211

klnb





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FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

KEN FELLOWS

kfellows@klnb.com
301-222-0210

ROB PUGH

rpugh@klnb.com
301-222-0211

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com



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instagram.com/klnbcre

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