

RENOVATIONS COMPLETE!



MONTGOMERY
VILLAGE CENTER

PREPARED BY: **kl**n**b**

NOW OPEN!



The UPS Store 

PROPERTY HIGHLIGHTS

SIZE

169,000 SF shopping center.

LOCATION

Located in an under served portion of Montgomery County.

RENOVATIONS

\$20M project including Centerway Road extension, outdoor seating areas and complete facade renovation.

RESIDENTIAL

280 new residential units

AVAILABLE SPACE

1,506 SF (see page 5)

DEMOGRAPHICS

1-MILE 3-MILE 5-MILE



POPULATION

26,127 138,448 284,915



DAYTIME POPULATION

4,407 58,254 137,422



HOUSEHOLDS

9,594 47,063 100,476



AVERAGE HH INCOME

\$93,752 \$102,508 \$119,497



MEDIAN HH INCOME

\$76,485 \$82,418 \$98,409

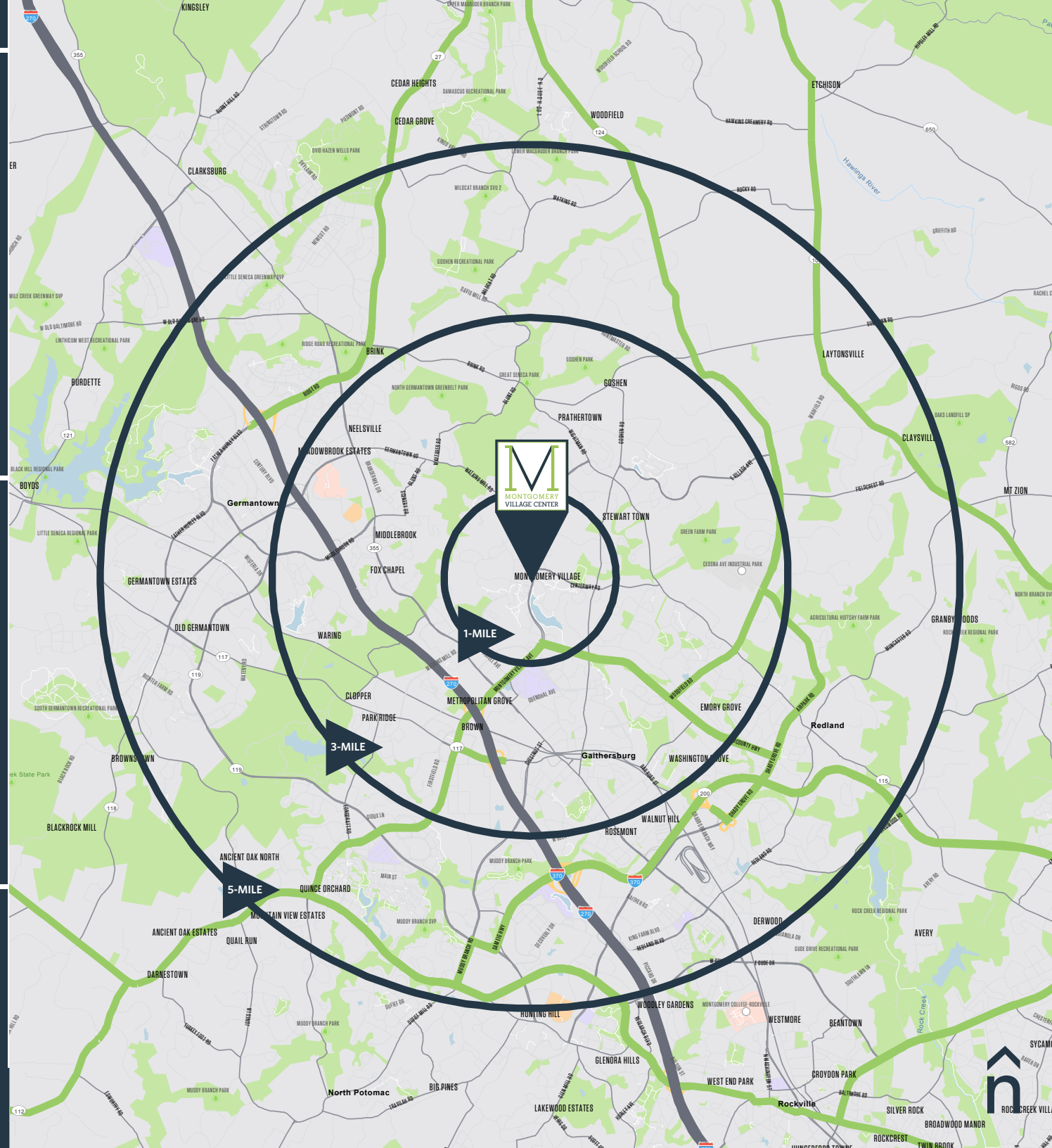
TRAFFIC COUNTS

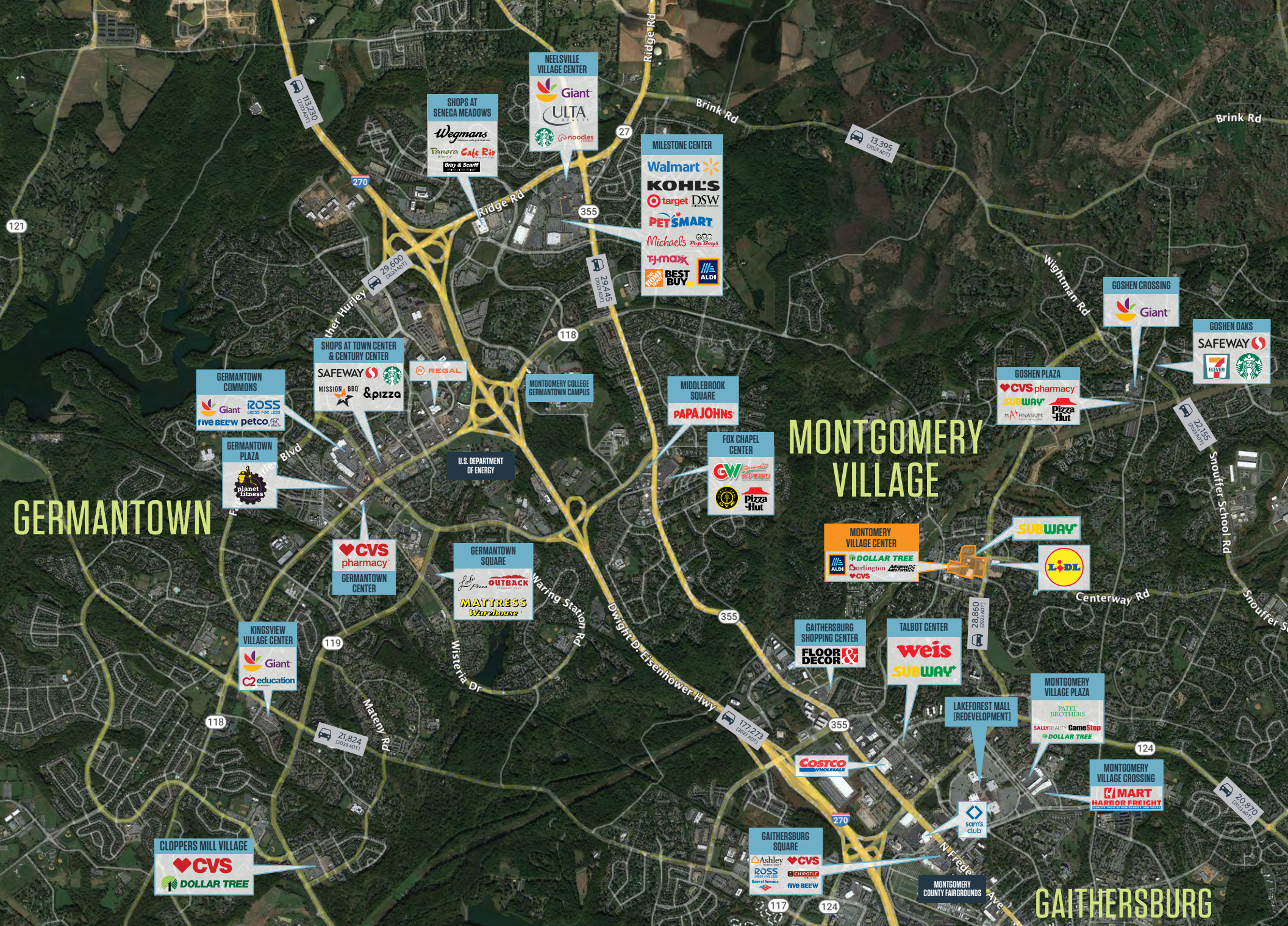
Montgomery Village Avenue 28,860 ADT

Watkins Mill Road 12,835 ADT

Stedwick Road 9,915 ADT

Centerway Road 9,155 ADT

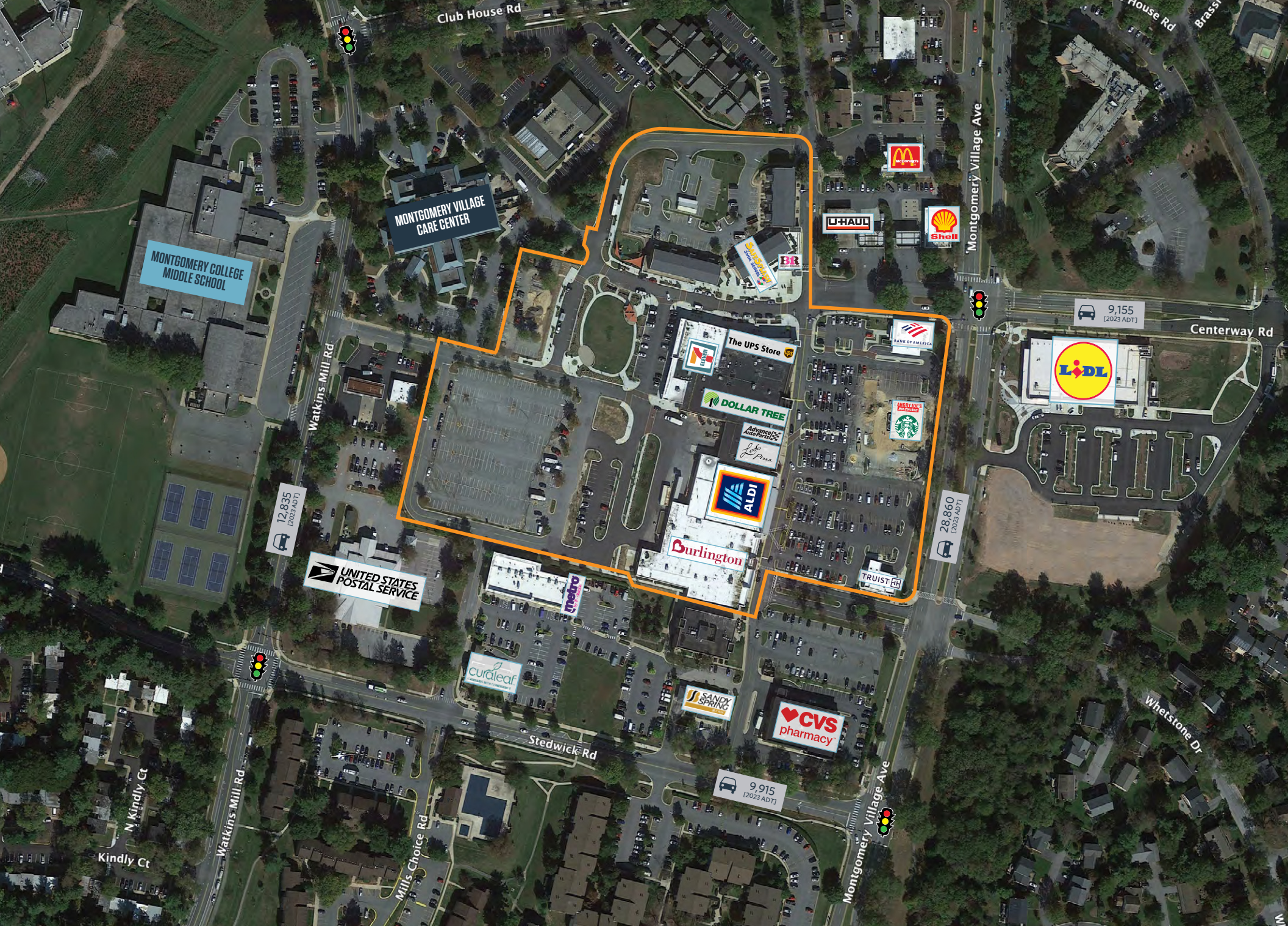




GERMANTOWN

MONTGOMERY VILLAGE

GAITHERSBURG



MONTGOMERY COLLEGE
MIDDLE SCHOOL

MONTGOMERY VILLAGE
CARE CENTER

Watkins Mill Rd

12,835
[2023 ADT]

UNITED STATES
POSTAL SERVICE

Stedwick Rd

Mills Choice Rd

Montgomery Village Ave

Montgomery Village Ave

Centerway Rd

9,155
[2023 ADT]

28,860
[2023 ADT]

9,915
[2023 ADT]



CLICK TO VIEW
DRONE VIDEO

19142 MONTGOMERY VILLAGE AVENUE
GAITHERSBURG, MD 20879



MATT COPELAND
mcopeland@klnb.com
443-632-2051

MICHAEL GINSBURG
mginsburg@klnb.com
443-632-2041

klnb