

THE NEW WALNUT HILL SHOPPING CENTER

16529 S Frederick Avenue
Gaithersburg, MD

- Renovation underway with new **Aldi**, **Sheetz**, **Lightbridge Academy**, **Chipotle** 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



COMING SOON



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

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

klnb

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

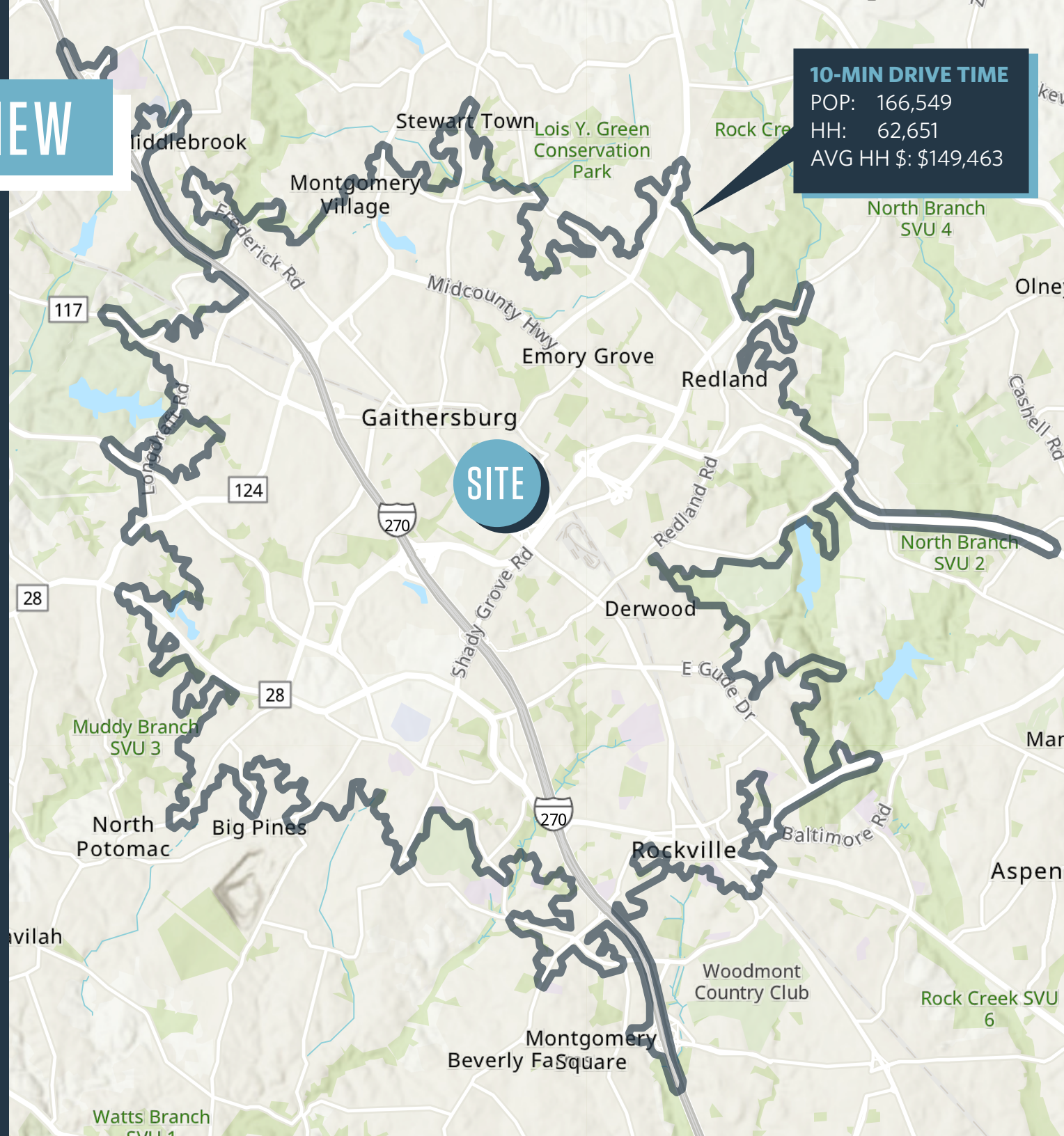
TOP 20

RICHEST COUNTIES
IN THE US

GAITHERSBURG HAS A

\$157,726

AVERAGE HOUSEHOLD
INCOME



**weis**

DOLLAR TREE
4 MAR
HARDOR FREIG

**LAKEFOREST MALL
REDEVELOPMENT**

**MEGA
MART**

Gabe's Domino's
 IHOP THE VITAMIN SHOPPE
 metro AutoZone
 SHERWIN-WILLIAMS

GAITHERSBURG
HIGH SCHOOL
2,436 ENROLMENT

SUMMIT HALL
ELEMENTARY SCHOOL
473 ENROLMENT

**SUMMIT HALL
ELEMENTARY SCHOOL
473 ENROLMENT**

ROSE MONT
ELEMENTARY SCHOOL
600 ENROLMENT

**WALNUT HILL
SHOPPING CENTER**

WASHINGTON GROVE
ELEMENTARY SCHOOL
473 ENROLMENT

10 MINUTE DRIVE



M
metro
BOCKVILLE









SITE PLAN

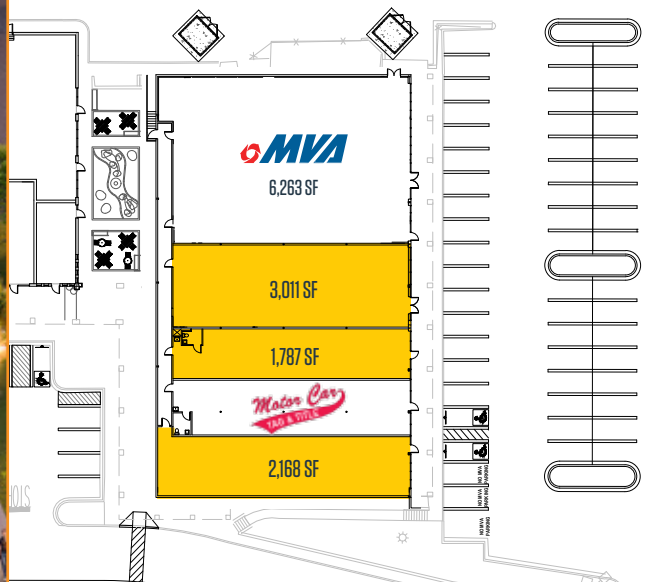


SIGNAGE OPPORTUNITY





UPPER LEVEL | AT GRADE WITH S WESTLAND DR



S FREDERICK AVE

S WESTLAND DR

An aerial night rendering of the Walnut Hill Shopping Center. 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's a section with a brick facade and a sign for 'ALDI'. Further right, other retail units are visible, including one with a 'HUGO BOSS' sign. A large parking lot in the foreground is filled with various cars. Pedestrians are shown walking on the sidewalks. The background shows a dark, wooded area with some distant lights.

WALNUT HILL SHOPPING CENTER

16529 S FREDERICK AVENUE
GAITHERSBURG, MD

MATT SKALET

m skalet@klnb.com
202-420-7775

BEN BECKER

bbecker@klnb.com
202-420-7773

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb