TENANT IS OPEN AND OPERATING — DISCREET LISTING — PLEASE DO NOT DISTURB

JOIN THESE RETAILERS

Harris Teeter
PLAYA BOWLS WELCOME TO PINEAPPLELAND
SUBWAY
EUROPEAN WAX CENTER
at&t
CHOPT
Hair Cuttery
myeyedr.
GrillMarx STEAKHOUSE & RAW BAR
HAND & STONE MASSAGE AND FACIAL SPA
mezeh

RETAIL FOR LEASE

- Fair Hill offers the perfect location for retail, restaurants and services to cater to the affluent and exclusive Olney community.

- 20 miles north of Washington, DC.

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
4,834 SF	'MARKET'	"AS-IS" (2ND GEN RESTAURANT SPACE)	JUNE 1, 2026

*Est. NNN: $10.62 PSF
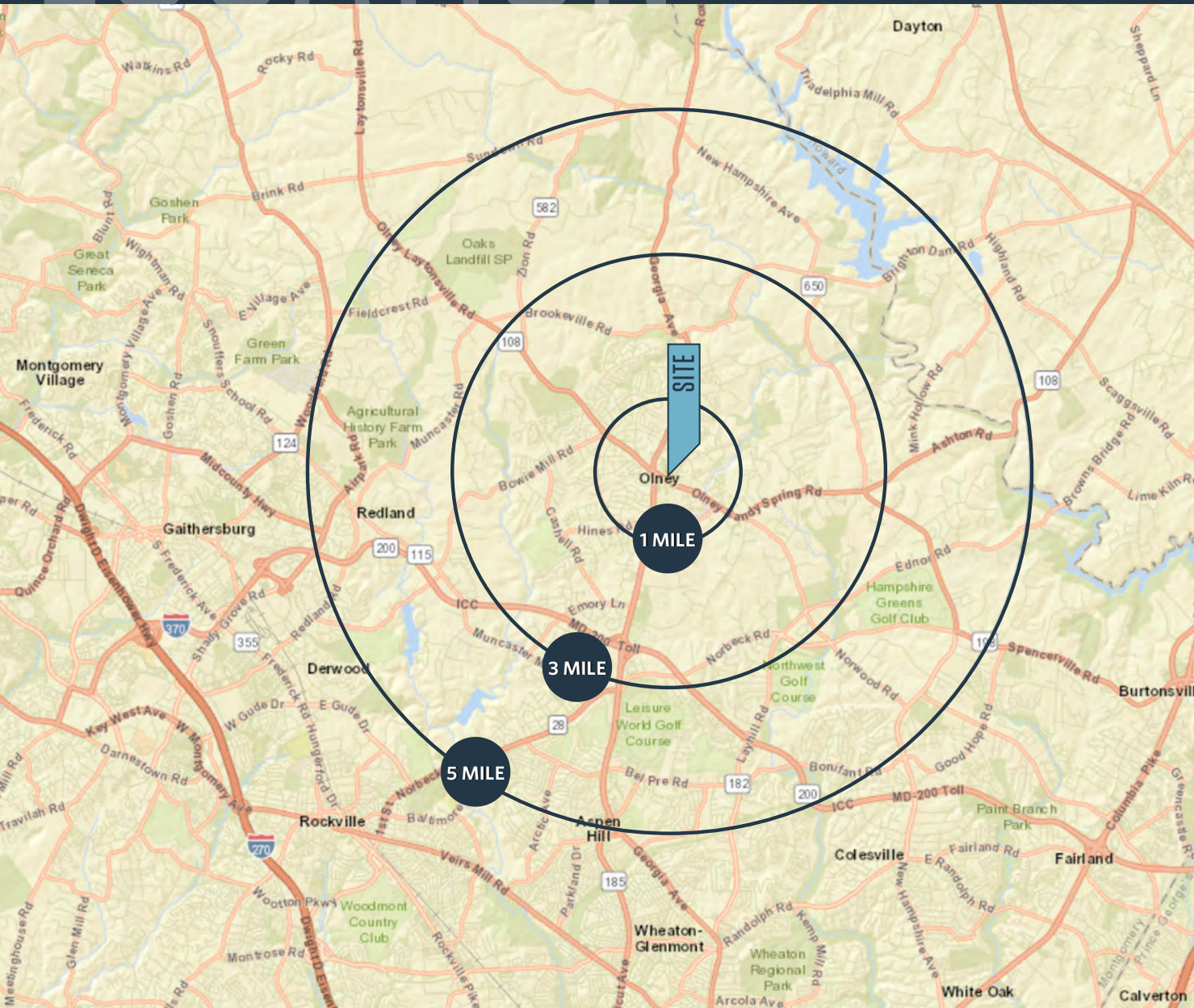
OWNED & MANAGED BY: Carl M. Freeman COMPANIES

SITE

1 MILE

3 MILE

5 MILE

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	13,251	43,289	116,054
Daytime Population	13,344	35,507	92,030
Households	4,824	14,841	41,711
Average HH Income	$197,178	$227,380	$186,340
Median HH Income	$152,609	$171,052	$131,038
Median Age	42.8	43.6	44.6

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2023:

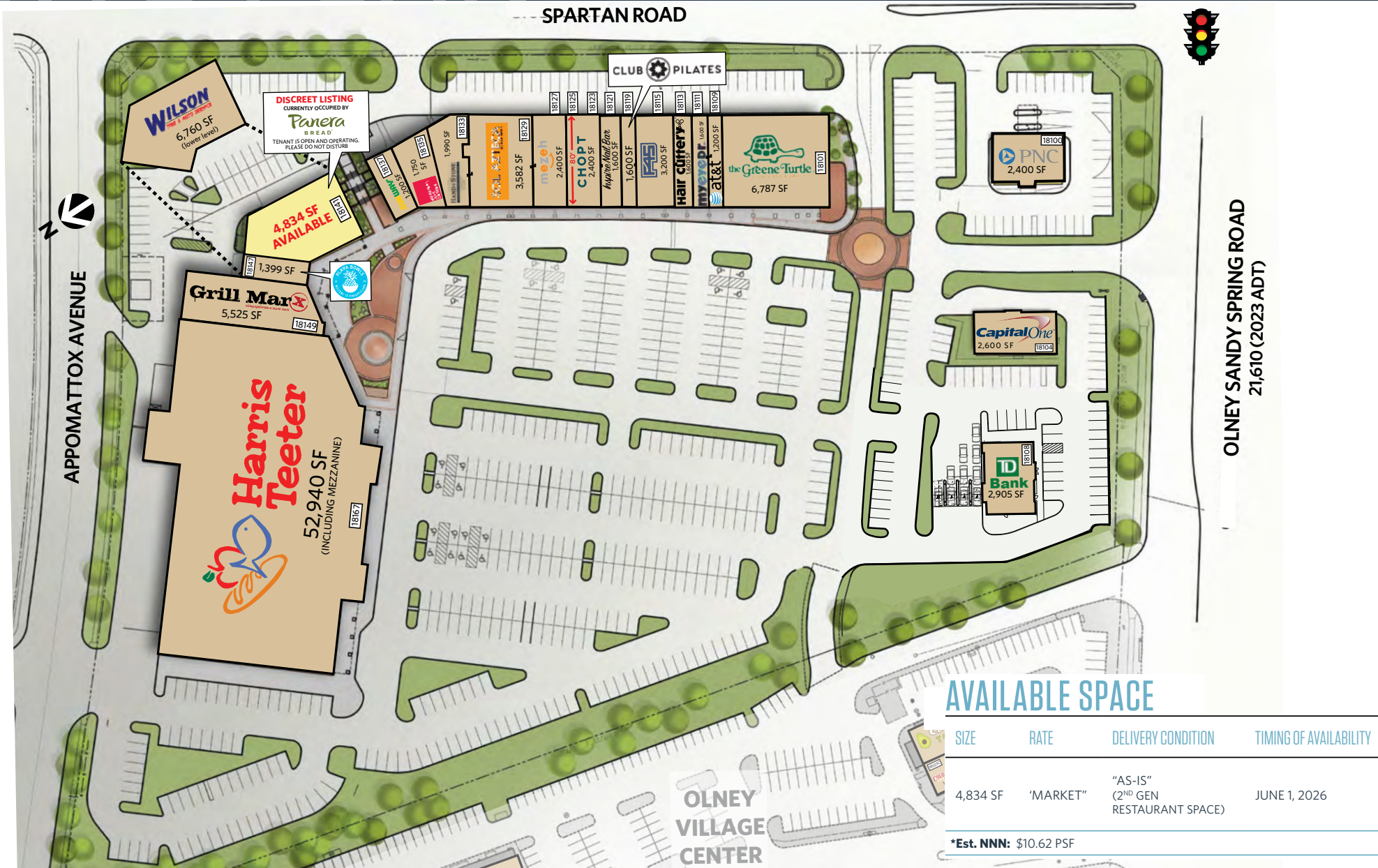|	
Olney Sandy Spring Rd (Route 108)	21,610 ADT
Georgia Avenue	28,230 ADT

DALLON L. CHENEY
dcheney@klnb.com | 703-268-2703

klnb

SITE PLAN

SPARTAN ROAD

CLUB PILATES

WILSON
TIRE & AUTO SERVICE
6,760 SF
(lower level)

DISCREET LISTING
CURRENTLY OCCUPIED BY
Panera
BREAD
TENANT IS OPEN AND OPERATING.
PLEASE DO NOT DISTURB.

18127
18125
18123
18121
18119
18115
18113
18111
18109

18133
18129

18135
18137

18141

18147

4,834 SF
AVAILABLE

1,399 SF

1,200 SF
1,750 SF
1,990 SF

HAND & STONE

3,582 SF

meZeh
2,400 SF

CHOPT
2,400 SF
80'

Inspire Nail Bar
1,600 SF

F45
1,600 SF

Hair Cutery
3,200 SF
1,600 SF

at&t
myeyedr.
1,200 SF

the Greene Turtle
6,787 SF

18101

PLAYA BOWLS

Grill Marx
STEAKHOUSE & RAW BAR
5,525 SF
18149

Harris Teeter
52,940 SF
(INCLUDING MEZZANINE)
18167

PNC
18100
2,400 SF

Capital One
2,600 SF
18104

TD Bank
2,905 SF
18108

OLNEY SANDY SPRING ROAD
21,610 (2023 ADT)

APPOMATTOX AVENUE

OLNEY
VILLAGE
CENTER

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
4,834 SF	'MARKET'	"AS-IS" (2ND GEN RESTAURANT SPACE)	JUNE 1, 2026

*Est. NNN: $10.62 PSF

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AERIAL

Olney
Montgomery County | Maryland

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- Google Earth Pro Aerial Photograph -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

OLNEY VILLAGE CENTER

Giant · California TORTILLA · COLD STONE CREAMERY · IHOP · HomeGoods · TJ·maxx · DUNKIN'

FAIR HILL SHOPPING CENTER

HarrisTeeter · mezeh · PNC · Hair Cuttery · EUROPEAN WAX CENTER · TD Bank · CapitalOne · GrillMarx STEAKHOUSE & RAW BAR · CHOPT

CHIPOTLE MEXICAN GRILL

FIVE GUYS BURGERS and FRIES

OLNEY SHOPPING CENTER

Ledo Pizza · Jersey Mike's SUBS · Walgreens

Chick-fil-A

OLNEY LAYTONSVILLE RD

LAKE HALLOWELL

MEDSTAR MONTGOMERY MEDICAL CENTER

McDonald's

Domino's

GEORGIA AVE

21,610 (2023 ADT)

28,230 (2023 ADT)

SAFEWAY

Onelife FITNESS

SHOPPES OF OLNEY

Starbucks · ♥CVS · unleashed · JoS. A. BANK · Cafe Rio MEXICAN GRILL

SCALE

0 — 1/4 Mile — 1/2 Mile

N W E S

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klnb

FOR MORE INFORMATION, PLEASE CONTACT:

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