

AERIAL

KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE

NOW OFFERED FOR
SALE OR LEASE

KENTLANDS SQUARE SHOPPING CENTER



QUINCE ORCHARD MARKETPLACE



THE SHOPS AT POTOMAC VALLEY



KENTLANDS MARKET SQUARE



NIST
National Institute of
Standards and Technology
2,700 EMPLOYEES

FESTIVAL AT MUDDY BRANCH



DOWNTOWN CROWN



RIO WASHINGTONIAN



270 CENTER



UPPER ROCK RETAIL



MUDDY BRANCH SQUARE

MATT SKALET

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

klnb

KENTLANDS PAD

GREAT SENECA HWY & LAKELANDS DRIVE

THE OPPORTUNITY

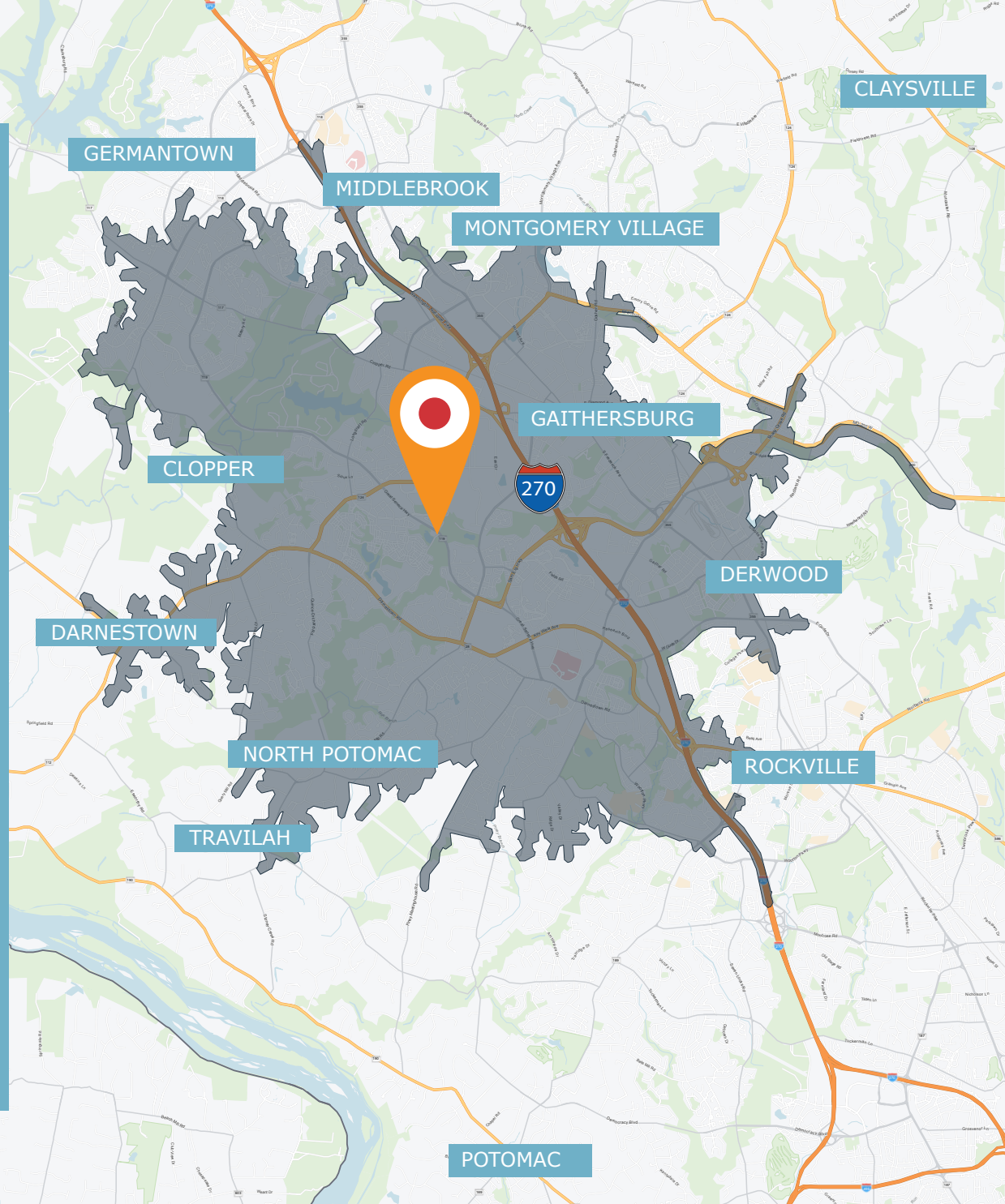
- Corner 3.43 acre pad site available at traffic signal
 - By right 6,000 SF free standing building with outdoor patio or play area
 - Potential to expand building footprint
 - Located in the highly desirable Kentlands/Lakelands community in Gaithersburg, Montgomery County, Maryland
 - Highly visible signalized corner of Great Seneca Highway (37,854 ADT) and Lakelands Drive
-

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Minute Drive
Population	18,751	123,184	291,121	173,267
Daytime Population	9,395	85,122	157,394	100,961
Average HH Income	\$181,194	\$161,867	\$163,794	\$162,359
Households	7,224	46,419	104,610	64,505
\$ Spent on Food & Beverages	\$18,556.59	\$17,117.51	\$16,728.31	\$17,584.61
	1 Mile	3 Miles	5 Miles	10 Minute Drive
Number of 0-5 Children	1,670	9,201	22,698	16,905

KEY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TRADE AREA
POPULATION	18,751	123,184	291,121	173,267
DAYTIME POPULATION	9,395	85,122	296,953	157,394
AVERAGE HH INCOME	\$181,194	\$161,867	\$163,794	\$162,359
HOUSEHOLDS	7,224	46,419	104,610	64,505
AVERAGE AGE	38.9	38.4	38.2	38.9
\$ SPENT ON FOOD & BEVERAGES	1,479	9,007	21,631	16,905
CHILDREN 0-5	1,479	9,007	21,631	16,905



MATT SKALET

mskalet@klnb.com | 202-420-7775

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.

klnb

TRADE AREA

KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE

64,505



HOUSEHOLDS

157,394



DAYTIME POPULATION

162,359



HOUSEHOLD INCOME

17,584



\$ SPENT ON FOOD
& BEVERAGES

173,267



POPULATION

16,905



CHILDREN 0-5

151 LAKLANDS DRIVE



MATT SKALET

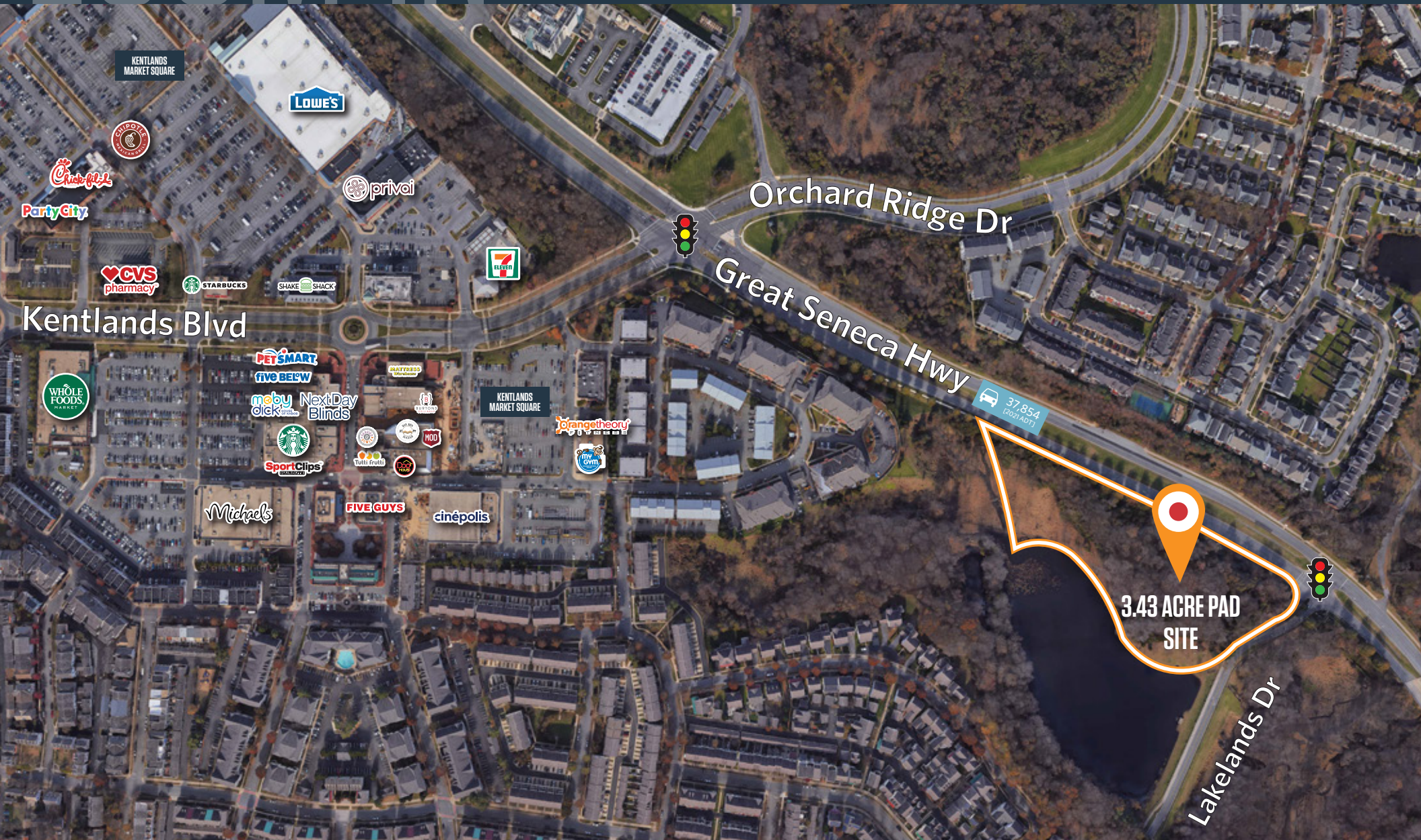
mskalet@klnb.com | 202-420-7775

klnb

ZOOM IN

KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE



MATT SKALET

mskalet@klnb.com | 202-420-7775

klnb

KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE





KENTLANDS PAD SITE

GREAT SENECA HWY & LAKELANDS DRIVE

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com

202-420-7775

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.