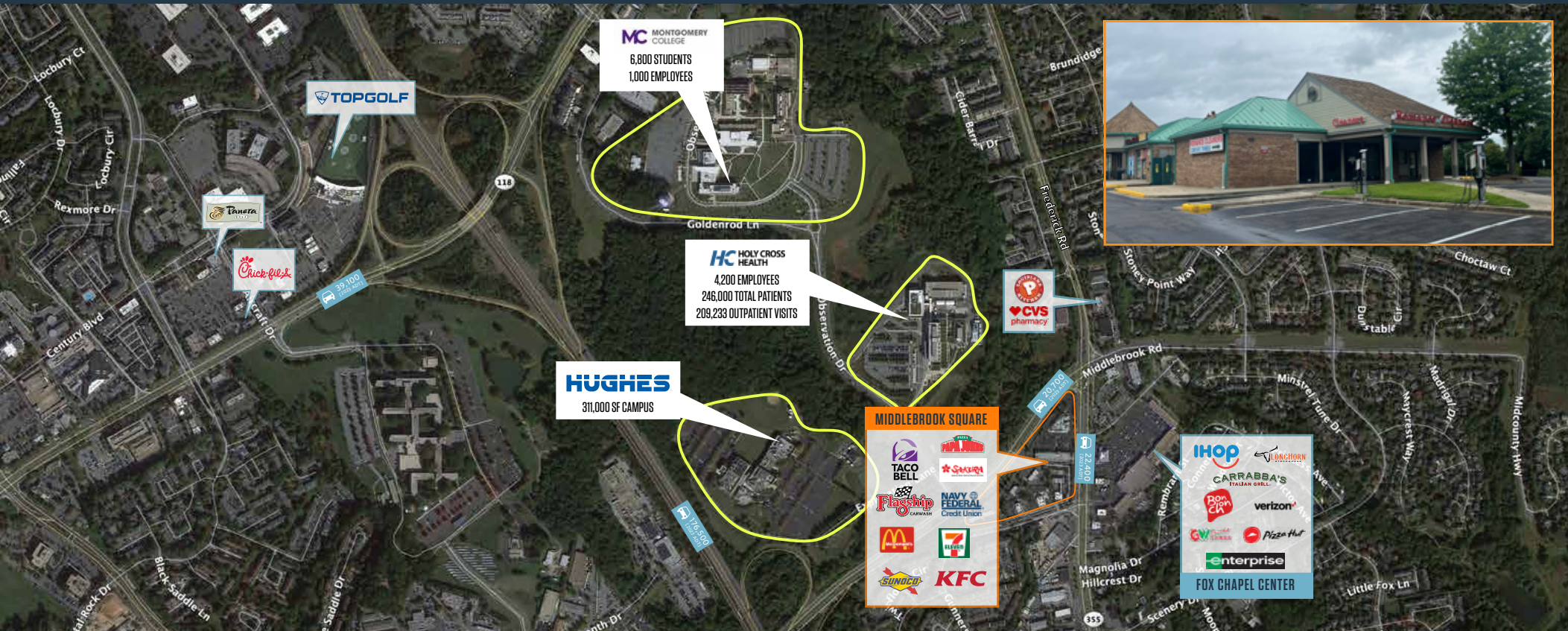




JOIN THESE RETAILERS



RETAIL FOR LEASE

- 2,000 SF Drive Thru Endcap (former pick up Dry Cleaner)
- Conveniently located neighborhood center at the intersections of Frederick Road and Middlebrook Road
 - Frederick Road (22,400 ADT)
 - Middlebrook Road (20,700 ADT)
- Across the street from Holy Cross Hospital and Montgomery College Germantown Campus

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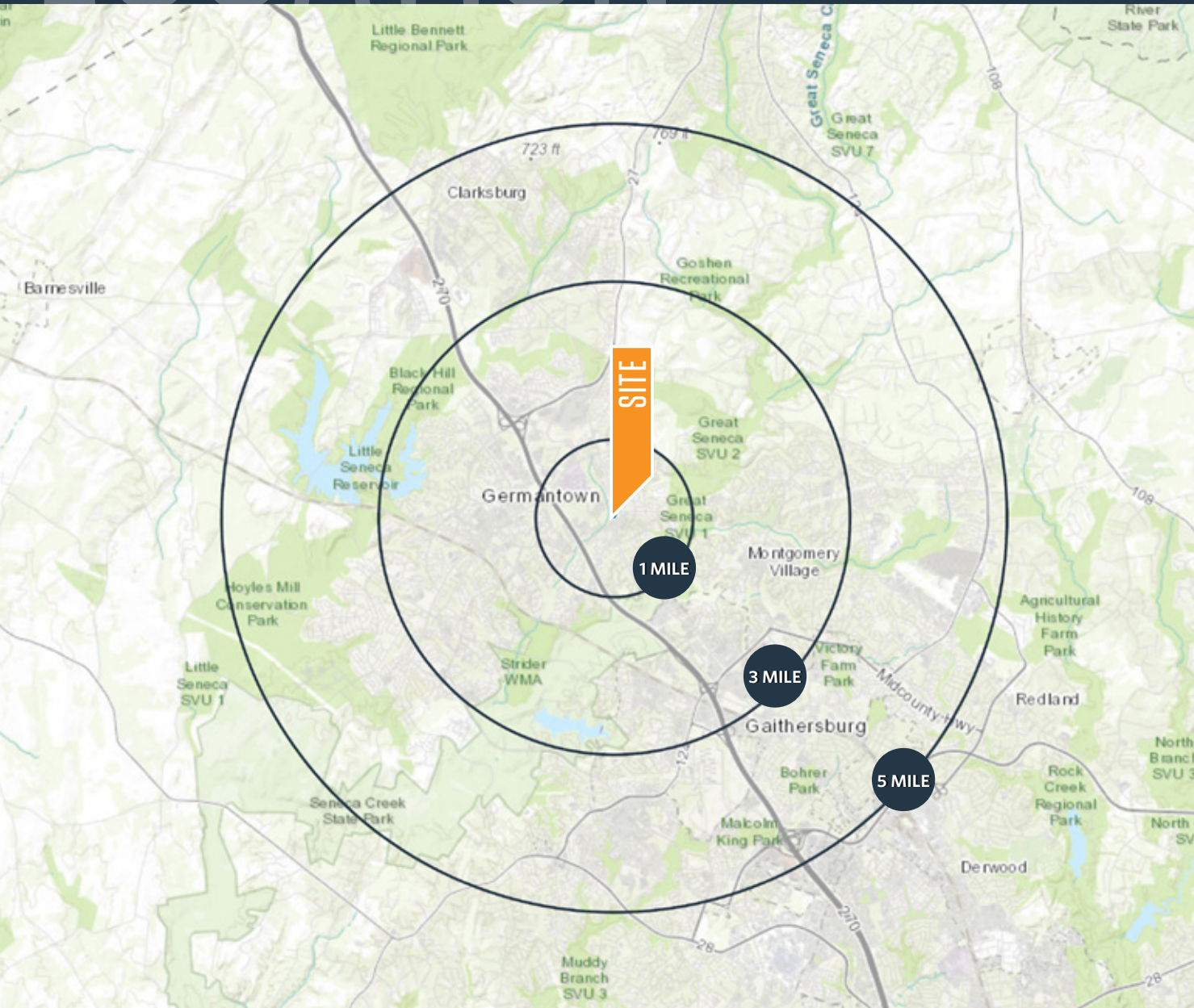
BEN BECKER

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LOCATION

MIDDLEBROOK SQUARE

11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,000 SF	\$60.00 PSF*	As Is	6/1/25

*\$12.50 PSF NNN

DEMOGRAPHICS | 2024:

10- MIN DRIVE	1-MILE	3-MILE	5-MILE
Population			
146,151	16,588	137,968	275,195
Daytime Population			
124,285	15,186	112,171	235,523
Households			
52,149	5,512	48,229	94,564
Average HH Income			
\$137,224	\$122,173	\$134,687	\$155,233

TRAFFIC COUNTS | 2023:

Middlebrook Road	20,700 ADT
Frederick Road	22,400 ADT

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SITE PLAN

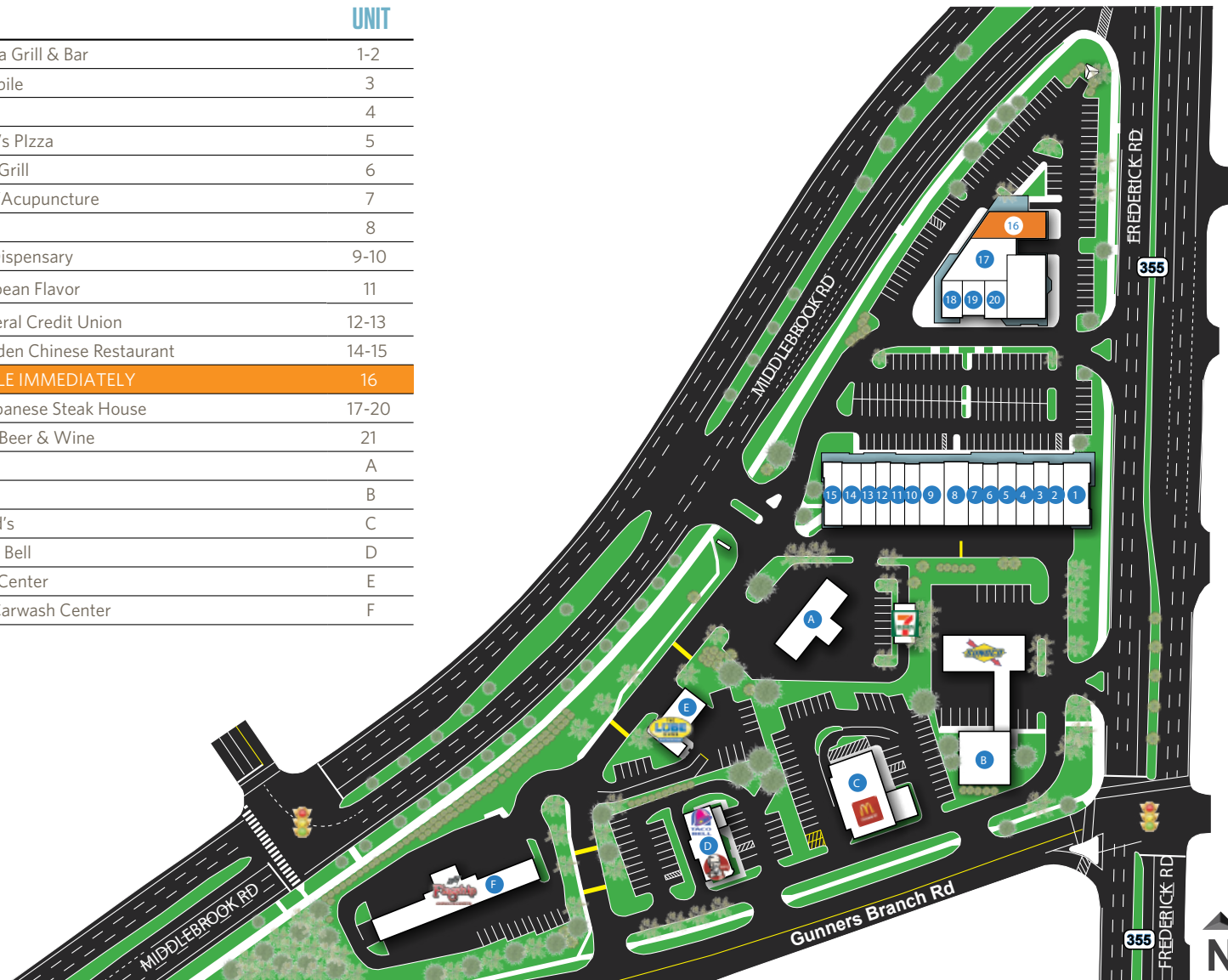
MIDDLEBROOK SQUARE

11500 MIDDLEBROOK RD, GERMANTOWN, MARYLAND 20876

TENANT

UNIT

Abi Azteca Grill & Bar	1-2
Boost Mobile	3
Top Nails	4
Papa John's Plzza	5
Kabobish Grill	6
Massage/Acupuncture	7
Kicks Karate	8
Medical Dispensary	9-10
The Carribean Flavor	11
Navy Federal Credit Union	12-13
Tasty Garden Chinese Restaurant	14-15
AVAILABLE IMMEDIATELY	16
Sakura Japanese Steak House	17-20
Deli Plus/Beer & Wine	21
7-Eleven	A
Sunoco	B
McDonald's	C
KFC/Taco Bell	D
The Lube Center	E
Flagship Carwash Center	F



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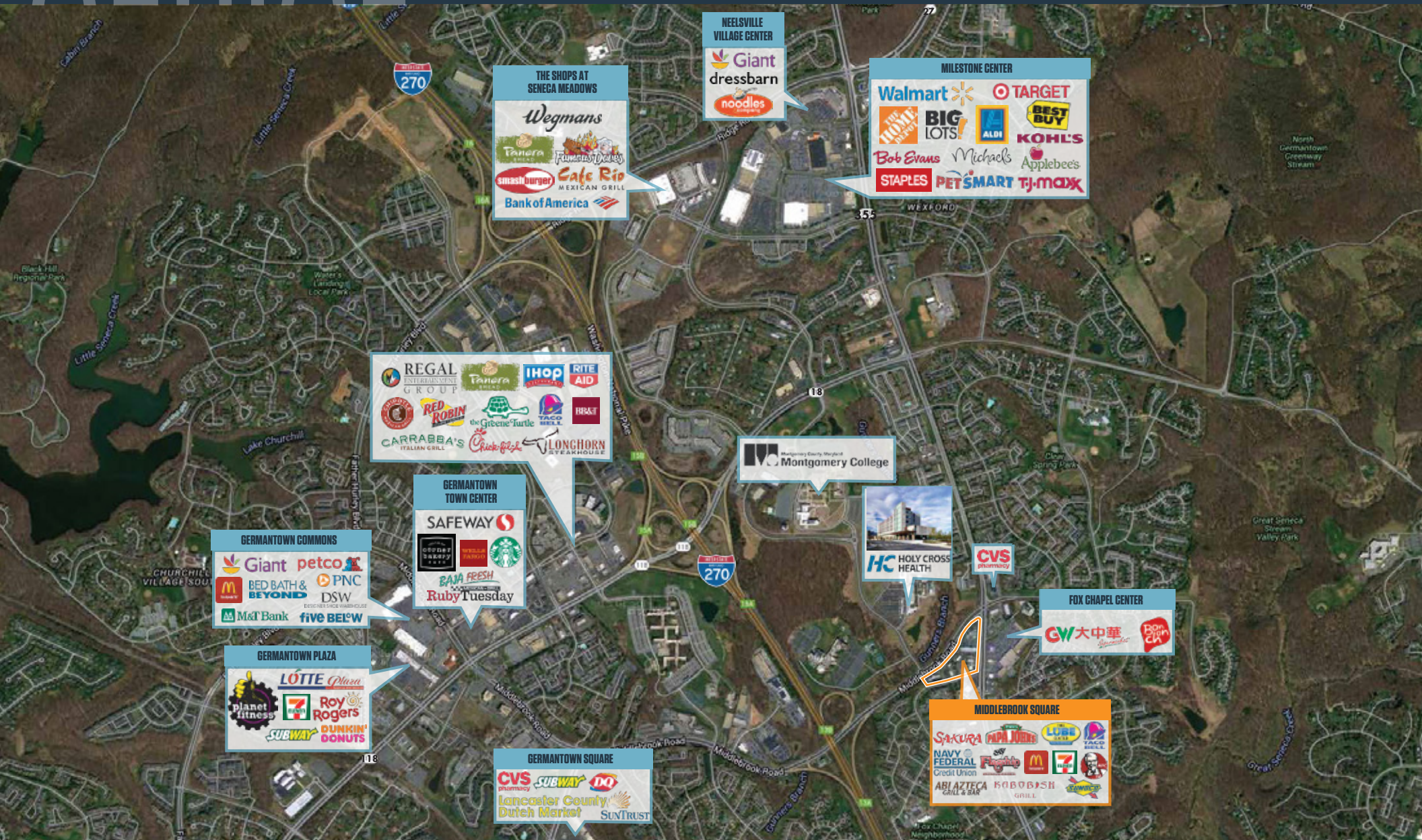
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AERIAL

MIDDLEBROOK SQUARE

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PHOTOS

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