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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" (2 ND GEN RESTAURANT SPACE)	JUNE 1, 2026
*Est. NNN: \$10.99 PSF			

OWNED & MANAGED BY: *Carl M. Freeman*
COMPANIES

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

FAIR HILL SHOPPING CENTER

18100 TOWN CENTER DRIVE, OLNEY, MD 20832, MONTGOMERY COUNTY



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
13,268	43,205	115,943
Daytime Population		
14,014	36,537	92,942
Households		
4,831	14,826	41,714
Average HH Income		
\$189,425	\$216,644	\$178,656
Median HH Income		
\$158,465	\$178,382	\$137,838
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

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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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