

THE LAUREATE

JUST SIGNED!



FONTINA GRILLE

DENTIST

AT SHADY GROVE METRO
8005 GRAMERCY BLVD ROCKVILLE, MD 20855
2,628 SF IMMEDIATELY AVAILABLE!

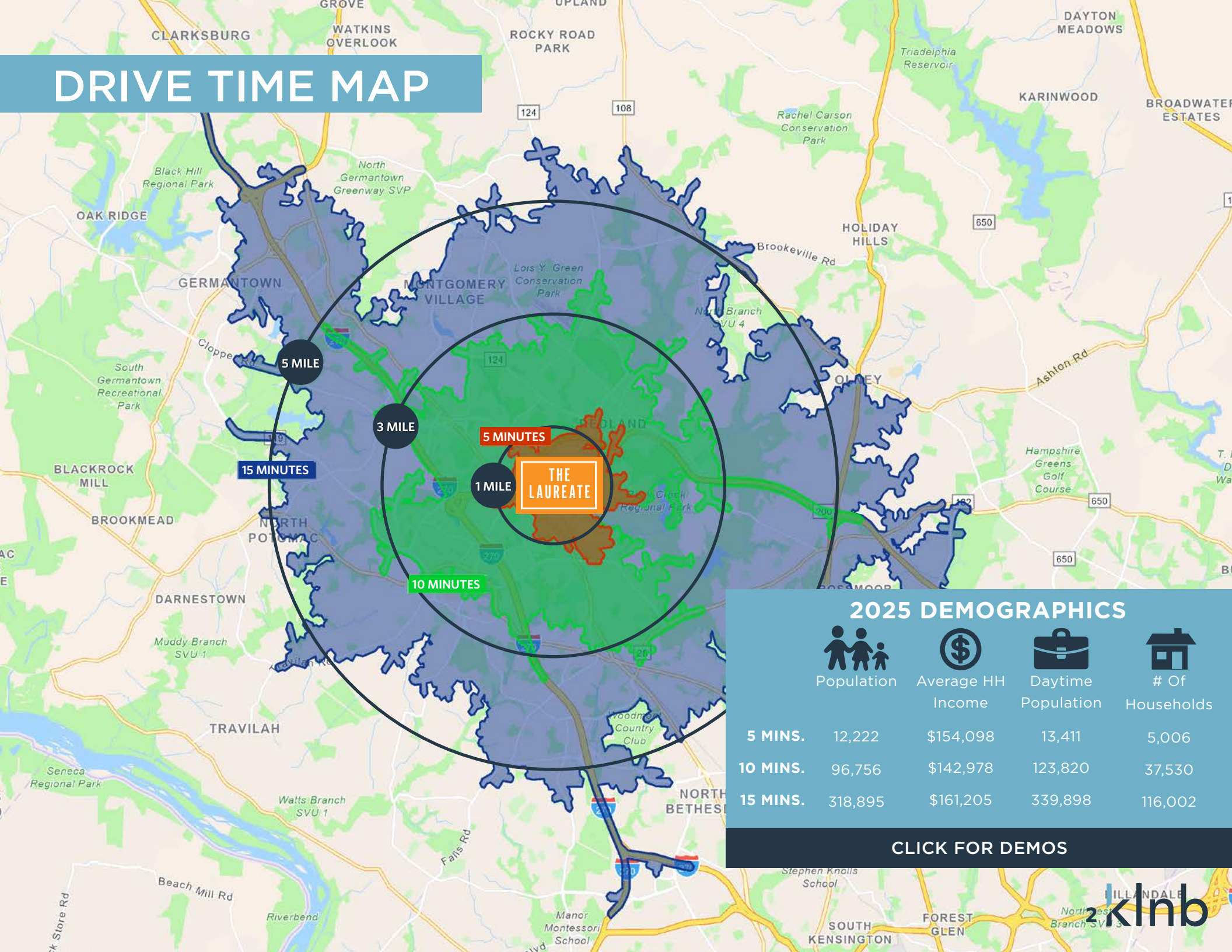
JOIN:



klnb

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DRIVE TIME MAP



2025 DEMOGRAPHICS



Population



Average HH
Income



Daytime
Population



Of
Households

	Population	Average HH Income	Daytime Population	# Of Households
5 MINS.	12,222	\$154,098	13,411	5,006
10 MINS.	96,756	\$142,978	123,820	37,530
15 MINS.	318,895	\$161,205	339,898	116,002

[CLICK FOR DEMOS](#)

THE MARKET

GAITHERSBURG/ROCKVILLE

GAITHERSBURG

GAITHERSBURG SHOPPING CENTER
FLOOR DECOR

SPECTRUM TOWN CENTER
FIREBIRDS

LAKEFOREST MALL REDEVELOPMENT
1,600 residential units
750,000 SF of office, R&D
470,000 SF of retail

MONTGOMERY VILLAGE PLAZA
PATEL BROTHERS
SALLY BEAUTY
DOLLAR TREE

FLOWER HILL SHOPPING CENTER
Giant
Aaron's
Advance Auto Parts

MONTGOMERY VILLAGE CROSSING
MART
Roy Rogers

weils

COSTCO WHOLESALE

DIAMOND SQUARE
Giant
JOANN

sam's club

QUINCE ORCHARD
LAIFITNESS
Advance Auto Parts
Walgreens
ALDI
TACO BELL
WILD WINGS

Marshall's
five BELOW
ROSS DRESS FOR LESS
Taverna

GAITHERSBURG SQUARE

GAITHERSTOWNE PLAZA
the Vitamin Shoppe
IHOP
AutoZone

KENTLANDS SQUARE & KENTLANDS PLACE
at home
Lowes
Giant

FESTIVAL AT MUDDY BRANCH
LOTTE Market
Sun & Ski Sports

RIO WASHINGTONIAN
target
DICK'S
KOHLS
AMC THEATRES
BARNES & NOBLE
TOUS les JOURS
SPORTSLOCK

270 CENTER
amazon fresh
Rack
Bowlero

THE GROVE SHOPPING CENTER
Giant

GAITHERSBURG MARKET SQUARE
WHOLE FOODS
five BELOW
PETSMART
cinépolis

MUDDY BRANCH SQUARE
Giant
FIRST WATCH

LIFETIME

TRAVILAH SQUARE
Harris Teeter
LAIFITNESS
sweetgreen
SEPHORA
TED'S BULLETIN
DOWNTOWN CROWN

TRAVILLE VILLAGE CENTER
Giant
cava

RESEARCH ROW
Onelife FITNESS
COOPER'S HAWK

TRAVILAH SQUARE
TRADER Joe's
Cafe Rio
JOE'S

THE LAUREATE
CVS pharmacy



CLOSE-UP AERIAL

WALNUT HILL SHOPPING CENTER
BANK OF AMERICA
ALDI

THE GROVE SHOPPING CENTER
Giant

FUTURE DEVELOPMENT
(345 TOWN HOMES AND 344 MULTIFAMILY UNITS PLANNED)

407 TOWNHOMES

413 APARTMENTS
SITE WORK UNDERWAY!
Will include a 7,000 SF county library

THE DALEY RETAIL

270 CENTER
THE HOME DEPOT
BEST BUY

QDOBA MEXICAN EATS
RISE
ALLCARE
ROCK GROVE

26,750
[2023 ADT]

27,780
[2023 ADT]

14,940
[2023 ADT]

370

355

SHADY GROVE ROAD

S FREDERICK AVE

CRABBS BRANCH ROAD

REDLAND ROAD

REDLAND EXTENSION

metro
SHADY GROVE
4,200 ADR

4 klmb



27,780
[2023 ADT]

An aerial photograph of a residential development. A large yellow sign is placed on a grassy area, reading "FUTURE DEVELOPMENT (345 TOWN HOMES AND 344 MULTIFAMILY UNITS PLANNED)". The sign is tilted diagonally. In the background, there are several houses and a road labeled "BRANCH ROAD".

FUTURE DEVELOPMENT
(345 TOWN HOMES AND
344 MULTIFAMILY UNITS
PLANNED)

BRANCH ROAD

THE
AUREATE

The DALEY
at Shady Grove motor



413
APPARTMENTS
SITE WORK
UNDERWAY!
Will include a 7,000 SF
county library



M
metro
SHADY GROVE
4,260 ADR

270 CENTER

270 CENTER

 **BEST
BUY**

355

REDLAND ROAD

4 km

4klhb

NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

90 ACRE Master Planned Community

1458

Multi-family units

Westside: 1,114
Eastside: +344

753

Townhomes

Westside: 406
Eastside: +345

130,000 SF
Future
Mixed-Use space

PROPOSED
Library, School,
Community &
Athletic Field
(Eastside)

5 MINUTE WALK To Shady Grove Metro Station

4,420
Average Daily Riders
at Shady Grove

5,745
Commuter
Parking Spaces



406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

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.

**EAST SIDE
FUTURE DEVELOPMENT**

 **14,940**
[2023 ADT]

CRABBS BRANCH ROAD

PARKING LOT
100+ FREE DEDICATED
RETAIL PARKING SPACES

**THE
LAUREATE**

The DALEY
at Crabbs Branch

407 TOWNHOMES

UNITS: 413

B

**5,745
COMMUTER PARKING
SPACES**

M
metro
SHADE GROVE
4,260 ADR

**413
APARTMENTS
SITE WORK
UNDERWAY!**
Will include a 7,000 SF
county library

klmb



klnb

BOZZUTO

EYA

Housing
Opportunities
Commission
OF MONTGOMERY COUNTY

**For More Information
Please Contact:**

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