

WALNUT HILL SHOPPING CENTER

16529 S Frederick Avenue
Gaithersburg, MD

- Renovation underway with new **Aldi**, **Sheetz**, **Lightbridge Academy**, **Chipotle** and **Concentra Health**
- Desirable grocery anchored center with ample at-grade parking and throughout
- Great visibility to Frederick Avenue (RT. 355) with 35,138 cars per day
- Final small shop spaces available (1,787 SF to 4,798 SF)
- Pylon signage available

NOW OPEN



Concentra⁺

COMING SOON

SHEETZ



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MARKET OVERVIEW

GAITHERSBURG HAS
A POPULATION OF

293,143

PEOPLE WITHIN
5 MILES

MONTGOMERY
COUNTY IS THE

1ST

MOST POPULATED
COUNTY IN MARYLAND

LOCATED IN THE

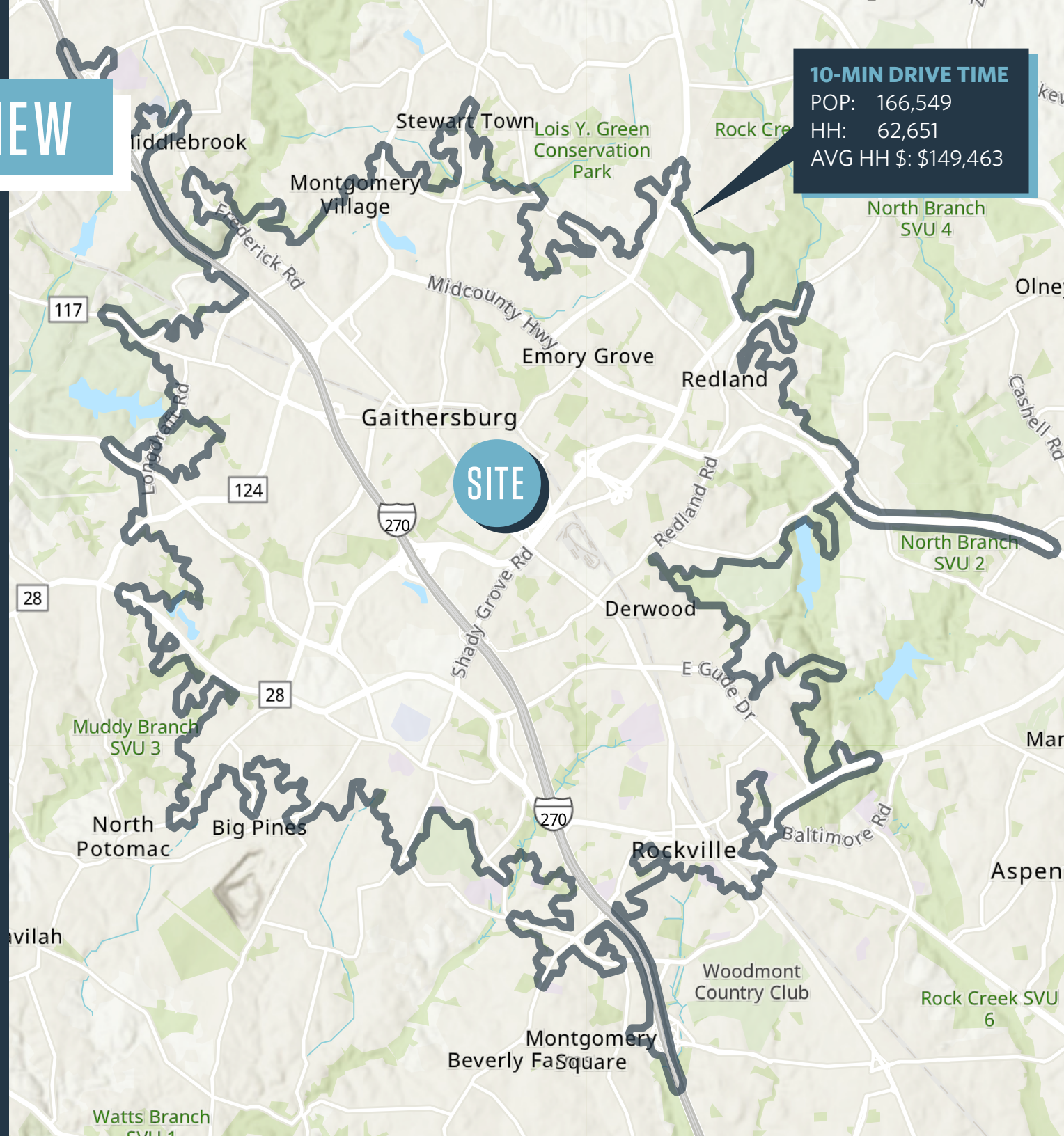
TOP 20

RICHEST COUNTIES
IN THE US

GAITHERSBURG HAS A

\$157,726

AVERAGE HOUSEHOLD
INCOME



**weis**

DOLLAR TREE
4 MAR
HARDOR FREIG

**LAKEFOREST MAIN
REDEVELOPMENT**

**MEGA
MART**

Gabe's  **Domino's**
ihop  **AutoZone**
metro  **SHERWIN-WILLIAMS**

GAITHERSBURG
HIGH SCHOOL
2,436 ENROLMENT

SUMMIT HALL
ELEMENTARY SCHOOL
473 ENROLMENT

**SUMMIT HALL
ELEMENTARY SCHOOL
473 ENROLMENT**

ROSE MONT
ELEMENTARY SCHOOL
600 ENROLMENT

**WALNUT HILL
SHOPPING CENTER**

WASHINGTON GROVE
ELEMENTARY SCHOOL
473 ENROLMENT

10 MINUTE DRIVE















SITE PLAN



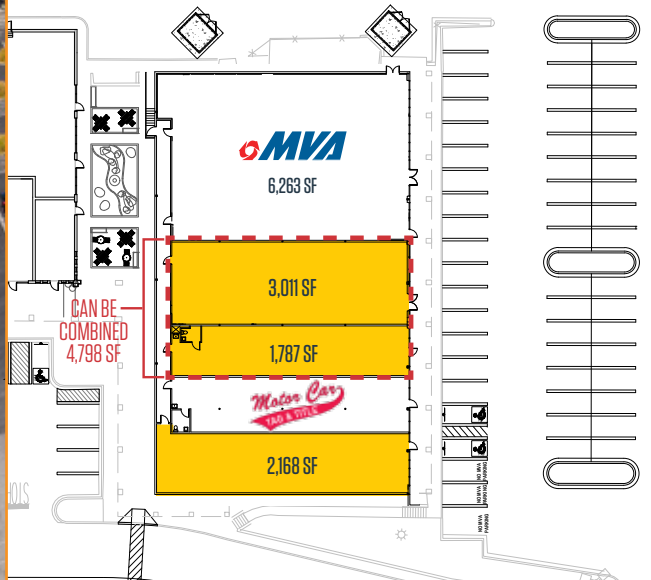
SIGNAGE OPPORTUNITY





LOWER LEVEL
AT GRADE WITH N WESTLAND DR

UPPER LEVEL | AT GRADE WITH S WESTLAND DR



S FREDERICK AVE





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