



RENOVATIONS COMPLETE!

M

MONTGOMERY
VILLAGE CENTER

PREPARED BY: **kInb**

NOW OPEN!

 **KOBE JAPAN**
HIBACHI & SUSHI

 **BR**
BASKIN-ROBBINS

 **HANGRY JOE'S**
Hot Chicken & Wings

 **SAFE SPLASH**
SWIM SCHOOL

The UPS Store 

PROPERTY HIGHLIGHTS

SIZE

169,000 SF shopping center.

LOCATION

Located in an under served portion of Montgomery County.

RENOVATIONS

\$20M project including Centerway Road extension, outdoor seating areas and complete facade renovation.

RESIDENTIAL

280 new residential units

AVAILABLE SPACE

1,506 SF (see page 5) & 2,728 SF (available within 60 days)

DEMOGRAPHICS

1-MILE 3-MILE 5-MILE



POPULATION
26,048 135,633 287,123



DAYTIME POPULATION
26,048 135,633 287,123



HOUSEHOLDS
8,763 45,829 102,265



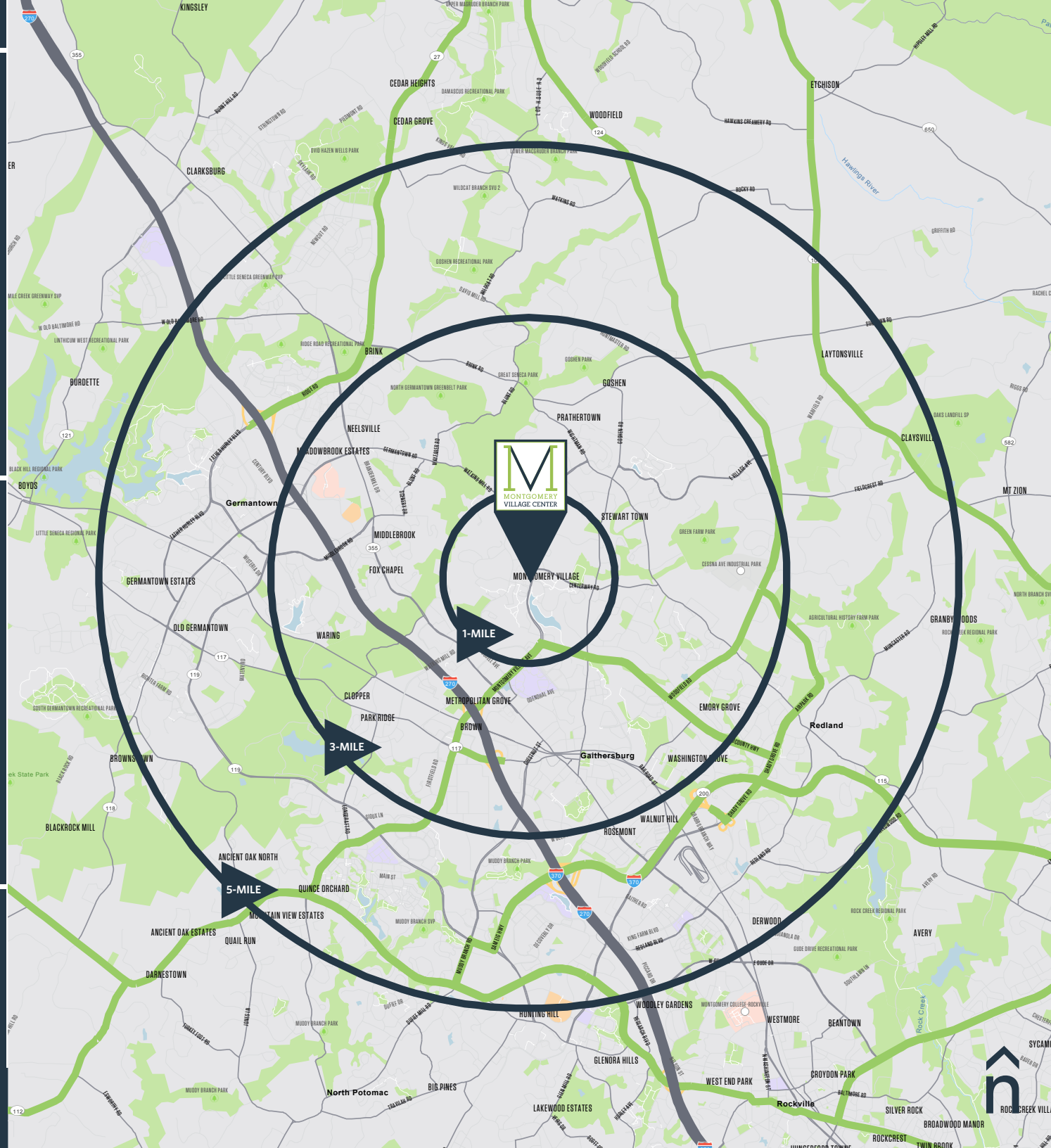
AVERAGE HH INCOME
\$122,546 \$130,010 \$151,466

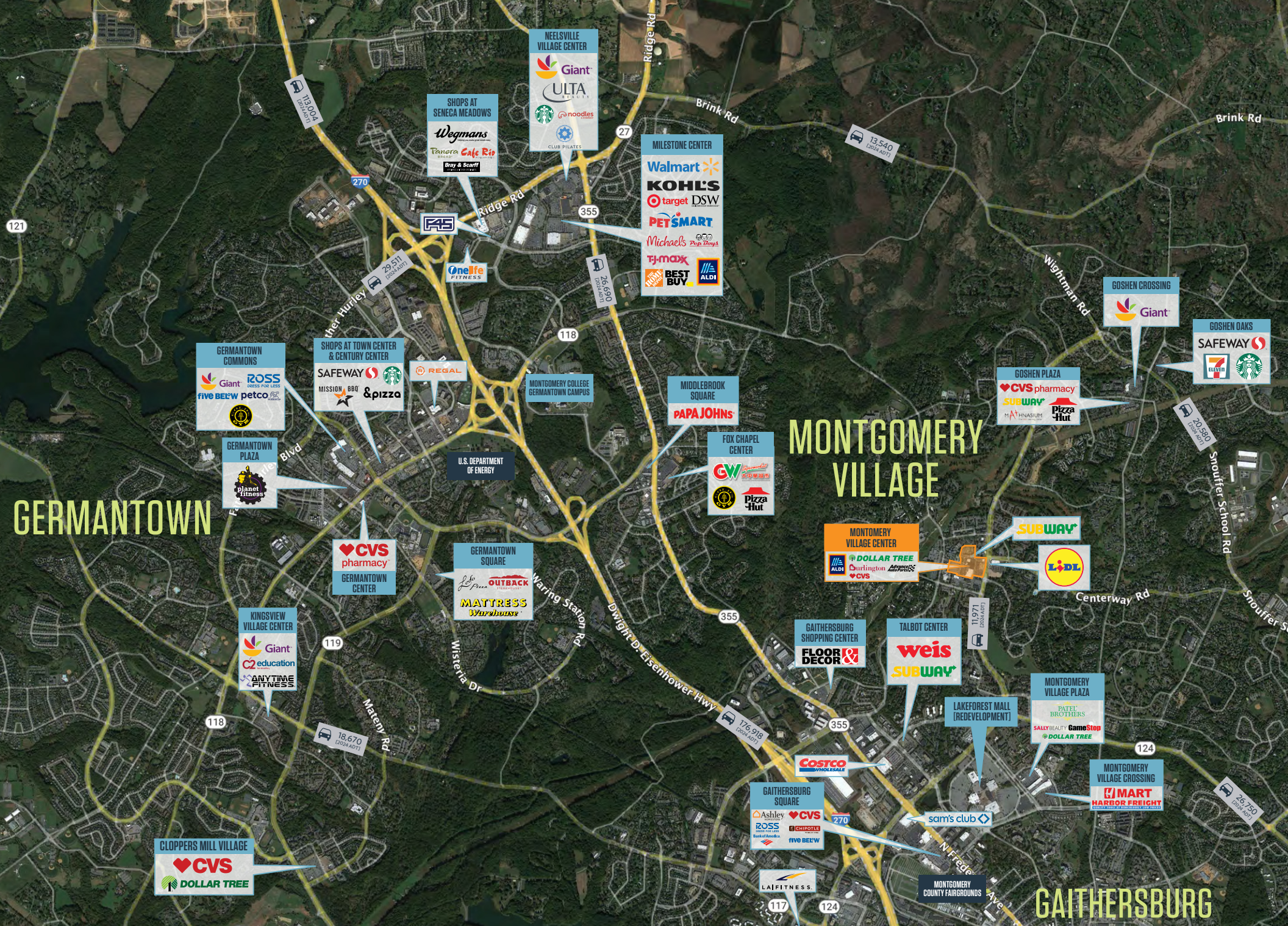


MEDIAN HH INCOME
\$93,696 \$101,087 \$116,647

TRAFFIC COUNTS

Montgomery Village Avenue	28,771 ADT
Watkins Mill Road	19,890 ADT
Stedwick Road	14,780 ADT
Centerway Road	8,280 ADT






GERMANTOWN

MONTGOMERY VILLAGE

GAITHERSBURG





 [CLICK TO VIEW DRONE VIDEO](#)

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