



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 **ups**

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)

667 SF

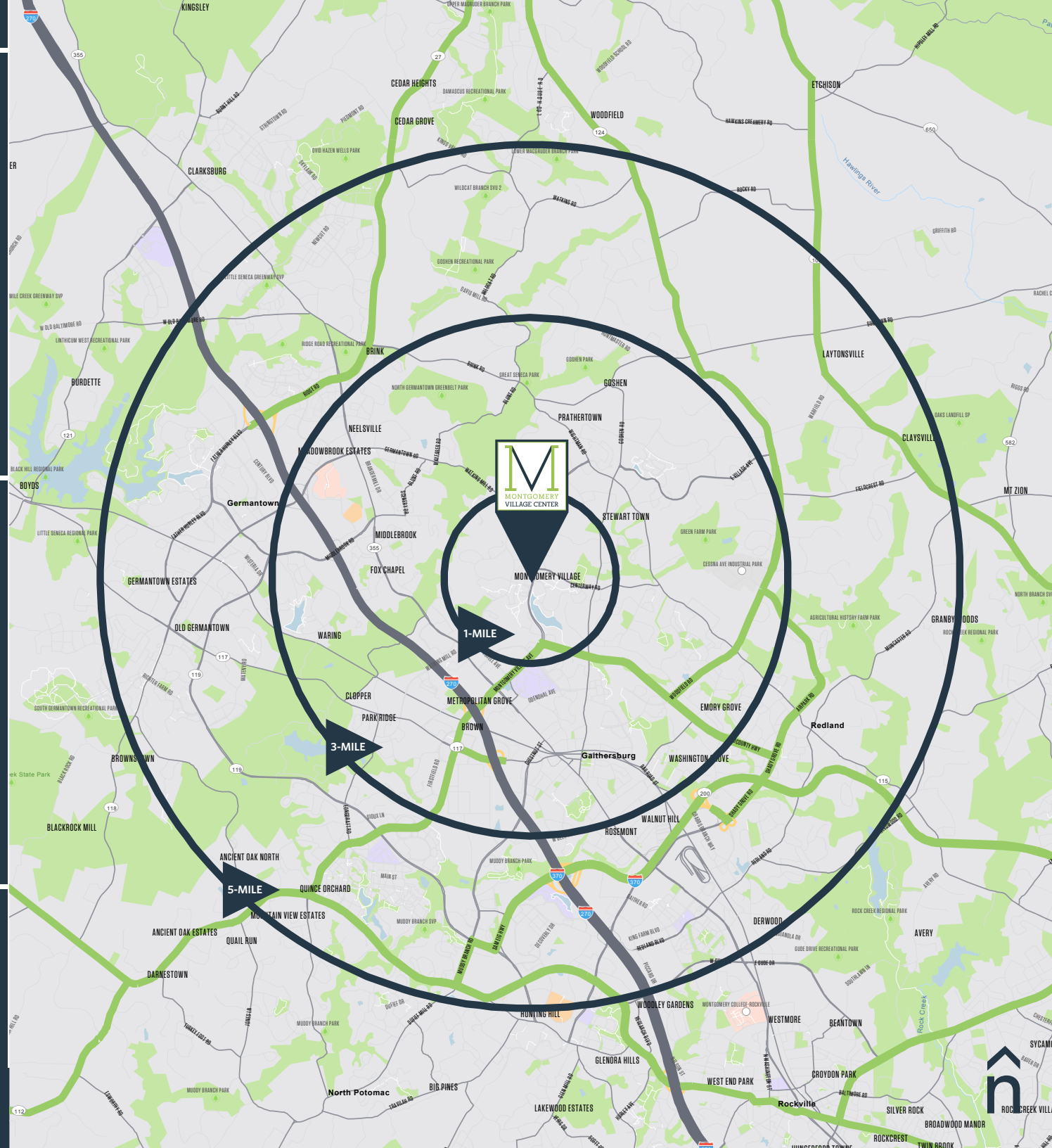
DEMOGRAPHICS

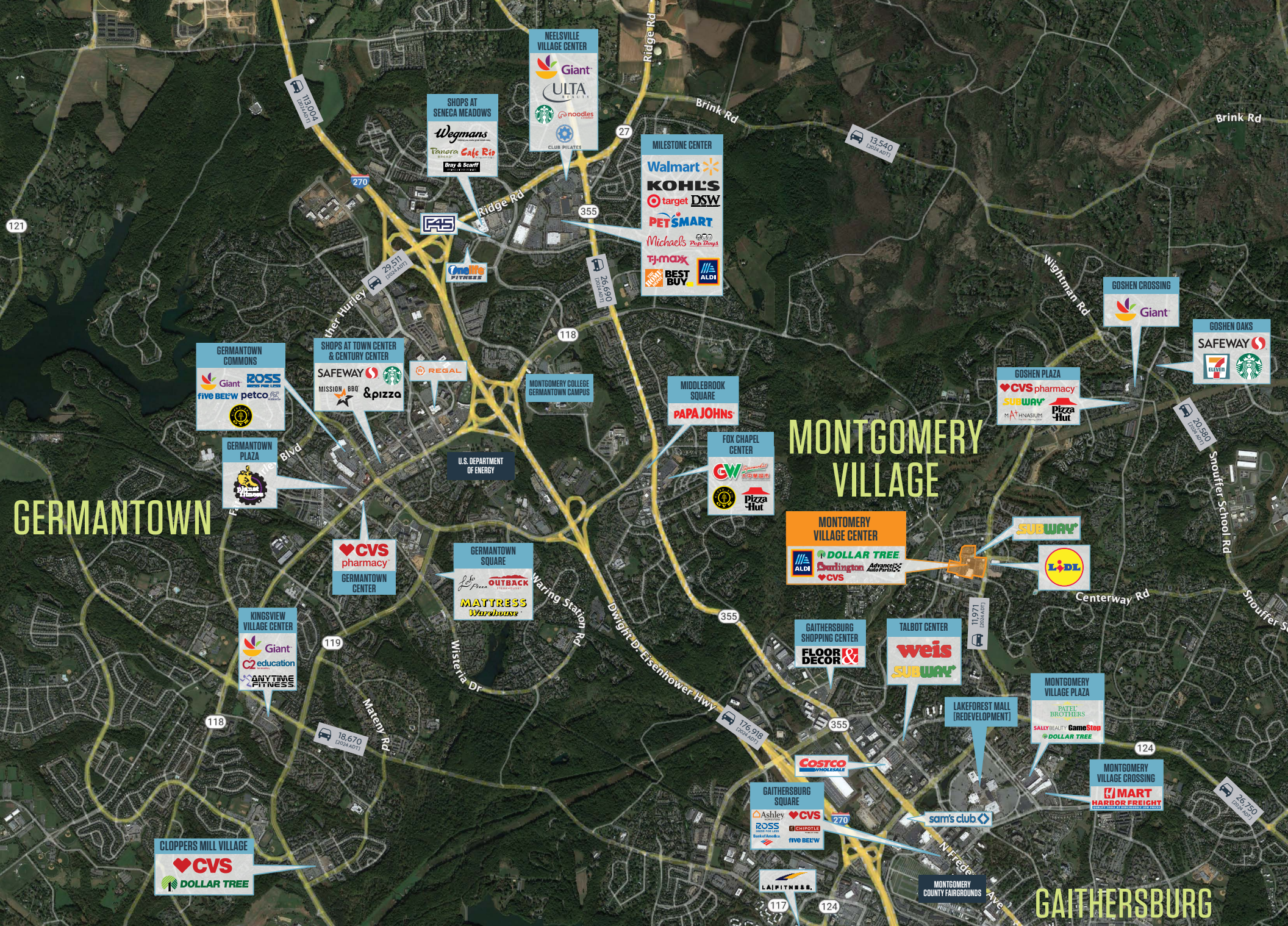
1-MILE 3-MILE 5-MILE

	POPULATION 26,048	135,633	287,123
	DAYTIME POPULATION 16,936	122,158	274,333
	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



MONTGOMERY COLLEGE MIDDLE SCHOOL

MONTGOMERY VILLAGE CARE CENTER

UNITED STATES POSTAL SERVICE

The UPS Store

DOLLAR TREE

Administrative Auto Parts

LaBrea

ALDI

Burlington

TRUIST

curaleaf

SANDY SPRING

CVS pharmacy

U-HAUL

Shell

McDonald's

Starbucks

BANK OF AMERICA

LIDL

19,890 [2024 ADT]


14,780 [2024 ADT]

28,771 [2024 ADT]

Centerway Rd 8,280 [2024 ADT]





 [CLICK TO VIEW DRONE VIDEO](#)

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