

UNDER NEW OWNERSHIP

THE GROVE SHOPPING CENTER

16837 Crabbs Branch Way
Gaithersburg, MD 20855

- Desirable  **Giant** anchored center with ample at-grade parking
- Great visibility to Shady Grove Rd (27,780 VPD) and Crabbs Branch Way (6,731 VPD)
- Fantastic demographics with 100,000 residential population plus 125,000 daytime population within a 10 minute drive time.
- Underserved market with extremely strong sales volumes
- Last space - 2,000 SF available (20' x 100')
- Pylon signage available

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A CENTRAL LOCATION

GAITHERSBURG

293,143

POPULATION
WITHIN 5 MILES

\$157,726

AVERAGE
HH. INCOME

MONTGOMERY COUNTY

1ST

MOST POPULATED
COUNTY IN
MARYLAND

TOP 20

RICHEST
COUNTIES
IN THE US

KEY DEMOGRAPHICS

WITHIN A 10 MINUTE DRIVE



AVG. HH INCOME
\$143,434



MEDIAN AGE
38.0



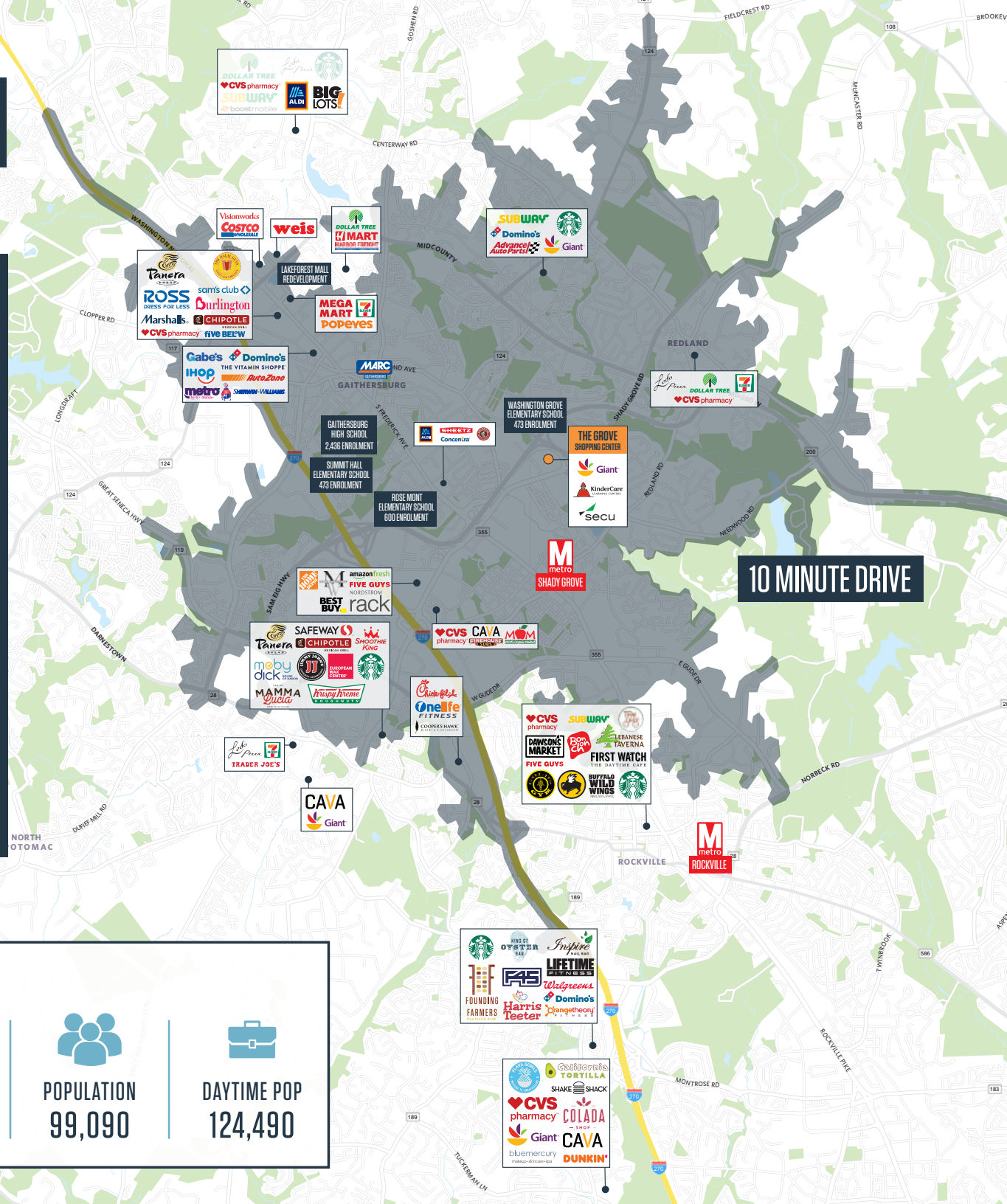
HOUSEHOLDS
37,640



POPULATION
99,090



DAYTIME POP
124,490



THE MARKET

GAITHERSBURG/ROCKVILLE



CLOSE-UP AERIAL



THE GROVE SHOPPING CENTER

Giant
secu
KinderCare LEARNING CENTERS
McDonald's
EXXON

WALNUT HILL SHOPPING CENTER

BANK OF AMERICA
SHEETZ
Concentra
ALDI
Circus Circus

SHADY GROVE ROAD

87,221
[2024 ADT]

27,780
[2024 ADT]

UNITED STATES POSTAL SERVICE



THE LAUREATE
268 MF Units
CVS

413 MF Units
County Library
UNDER CONSTRUCTION

The DALEY
at Shady Grove metro
333 MF Units

M metro
SHADY GROVE
4,260 ADR

QDOBA MEXICAN EATS
ROCK GROVE
RISE
ALLCARE

FARMSTEAD DISTRICTS
118 MF Units | 158 Townhomes

The Reed
417 MF Units

The Henson
413 MF Units Planned

407 TOWNHOMES

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

REDLAND ROAD



355

S FREDERICK AVE

CLOSE-UP AERIAL

The **DALEY**
at Shady Grove metro
333 MF UNITS



THE LAUREATE
268 MF UNITS
CVS

407 TOWNHOMES

CARmax



**UNITED STATES
POSTAL SERVICE**

MCJOT
Montgomery County Department of Transportation
Montgomery County
Maintenance & Transit

**FUTURE
DEVELOPMENT**

345 TOWNHOMES
& 344 MULTIFAMILY
UNITS PLANNED

Shady Grove Rd

27,780
[2024 ADT]

EXXON

Seeu



Crabbs Branch Way

6,731
[2024 ADT]



Freshly Crab

SUBWAY

SITE PLAN



PHOTOS



THE GROVE SHOPPING CENTER

16837 CRABBS BRANCH WAY | GAITHERSBURG, MD 20855

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