

# 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 (1,165 SF to 4,798 SF)
- Pylon signage available

NOW OPEN



**Concentra**<sup>+</sup>

COMING SOON

**SHEETZ**



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# MARKET OVERVIEW

GAITHERSBURG HAS  
A POPULATION OF

**293,143**

PEOPLE WITHIN  
5 MILES

MONTGOMERY  
COUNTY IS THE

**1<sup>ST</sup>**

MOST POPULATED  
COUNTY IN MARYLAND

LOCATED IN THE

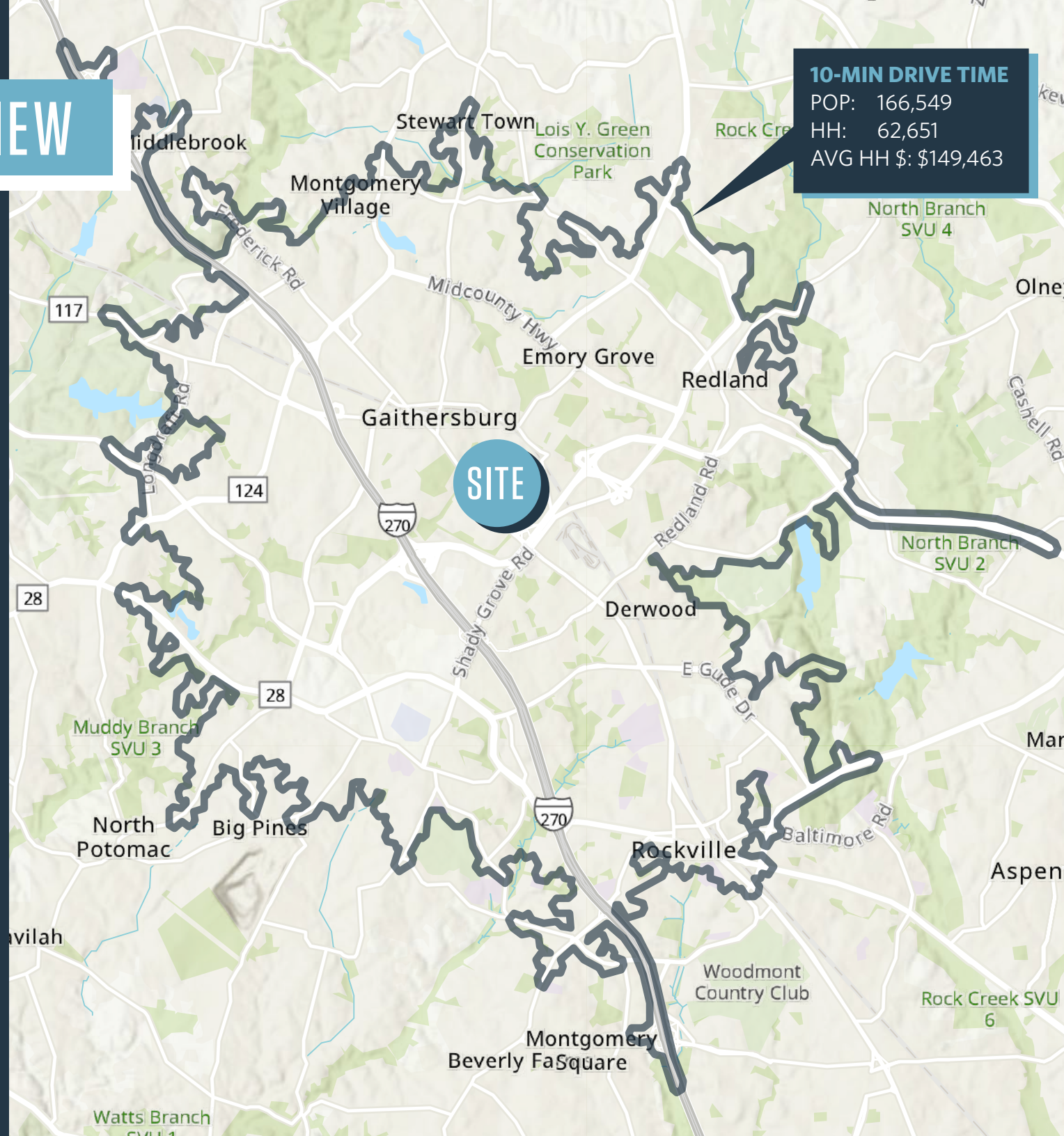
**TOP 20**

RICHEST COUNTIES  
IN THE US

GAITHERSBURG HAS A

**\$157,726**

AVERAGE HOUSEHOLD  
INCOME







**weis**



DOLLAR TREE  
MART  
HARBOR FREIGHT

ROSS  
DRESS FOR LESS

Marshall's

CVS pharmacy

sam's club

Burlington

CHIPOTLE  
MEXICAN GRILL

five BELOW

LAKEFOREST MAL  
REDEVELOPMENT

**MEGA  
MART**  **POPEYES**










MARC  
GAITHERSBURG

**GAITHERSBURG  
HIGH SCHOOL**  
2,436 ENROLMENT

**SUMMIT HALL  
ELEMENTARY SCHOOL  
473 ENROLMENT**

**WALNUT HILL  
SHOPPING CENTER**

ROSE MONT  
ELEMENTARY SCHOOL  
600 ENROLMENT

WASHINGTON GROVE  
ELEMENTARY SCHOOL  
473 ENROLMENT

## 10 MINUTE DRIVE



# SITE PLAN





# SIGNAGE OPPORTUNITY





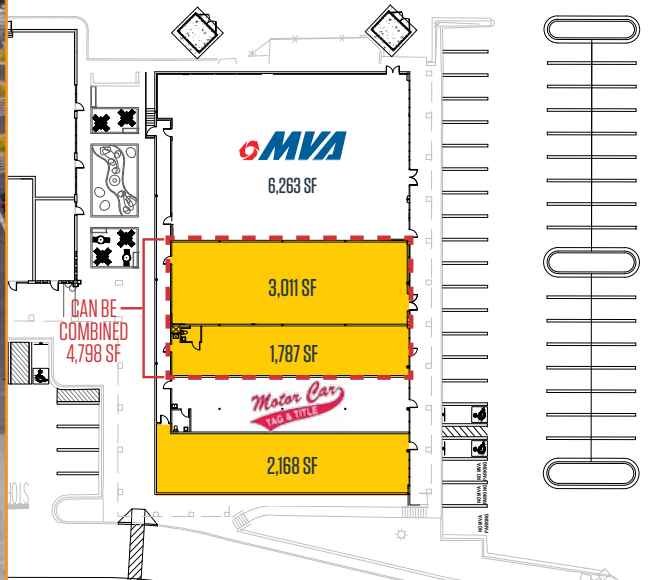


**2,027 SF  
AVAILABLE**

**LOWER LEVEL  
AT GRADE WITH N WESTLAND DR**



UPPER LEVEL | AT GRADE WITH S WESTLAND DR



S FREDERICK AVE





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GAITHERSBURG, MD

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