



NEARBY RETAILERS



weis



Panera
BREAD®

ROSS
DRESS FOR LESS



CVS

RETAIL FOR LEASE

- Ground leases and small shop building end cap with drive-thru available (up to 5,350 SF)
- Pad opportunity and small shop space directly on RT 355
- Located directly off of I-270 fronting RT 355
- Signalized intersection with direct access to RT 355
- Just South of New Watkins Mill interchange at I-270
- Located in the city of Gaithersburg, MD
- Perfect sit down restaurant site

JOHN MEYER

jmeye@klnb.com | 443-632-2052

klnb.com

MARKET

DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD

GERMANTOWN

GAITHERSBURG

DERWOOD



JOHN MEYER

jmeyer@klnb.com | 443-632-2052

klnb

MIDVIEW

DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



JOHN MEYER

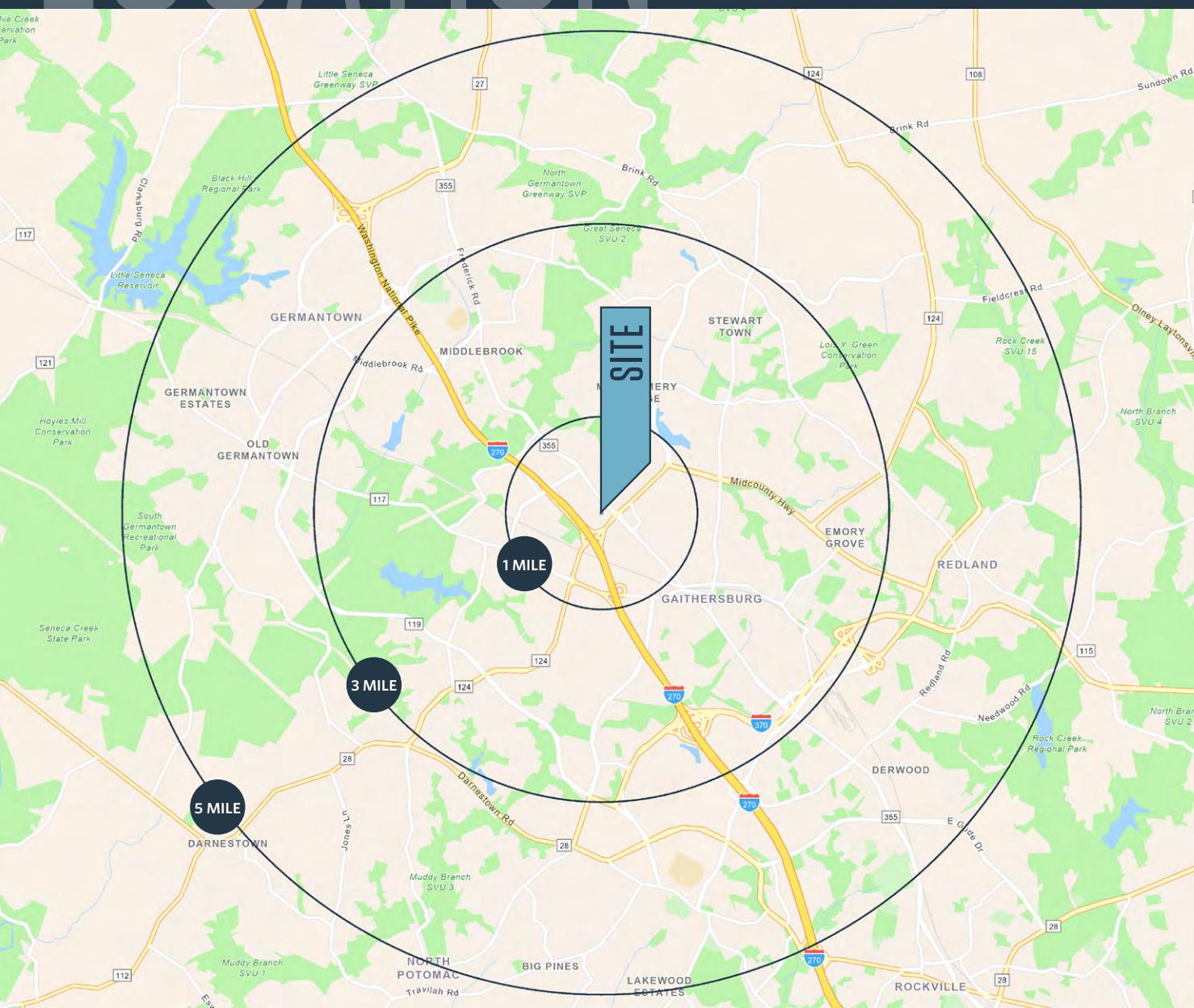
jmeyer@klnb.com | 443-632-2052

klnb

LOCATION

DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population	162,140	307,800
20,715	152,323	298,440
Daytime Population	28,998	109,914
Households	56,769	109,914
Average HH Income	\$136,647	\$156,765
\$104,219		

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

I-270	176,918 ADT
RT 355 (Frederick Rd)	26,750 ADT
Quince Orchard Rd	58,343 ADT

JOHN MEYER

jmeye@klnb.com | 443-632-2052

klnb

SITE PLAN

DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



JOHN MEYER

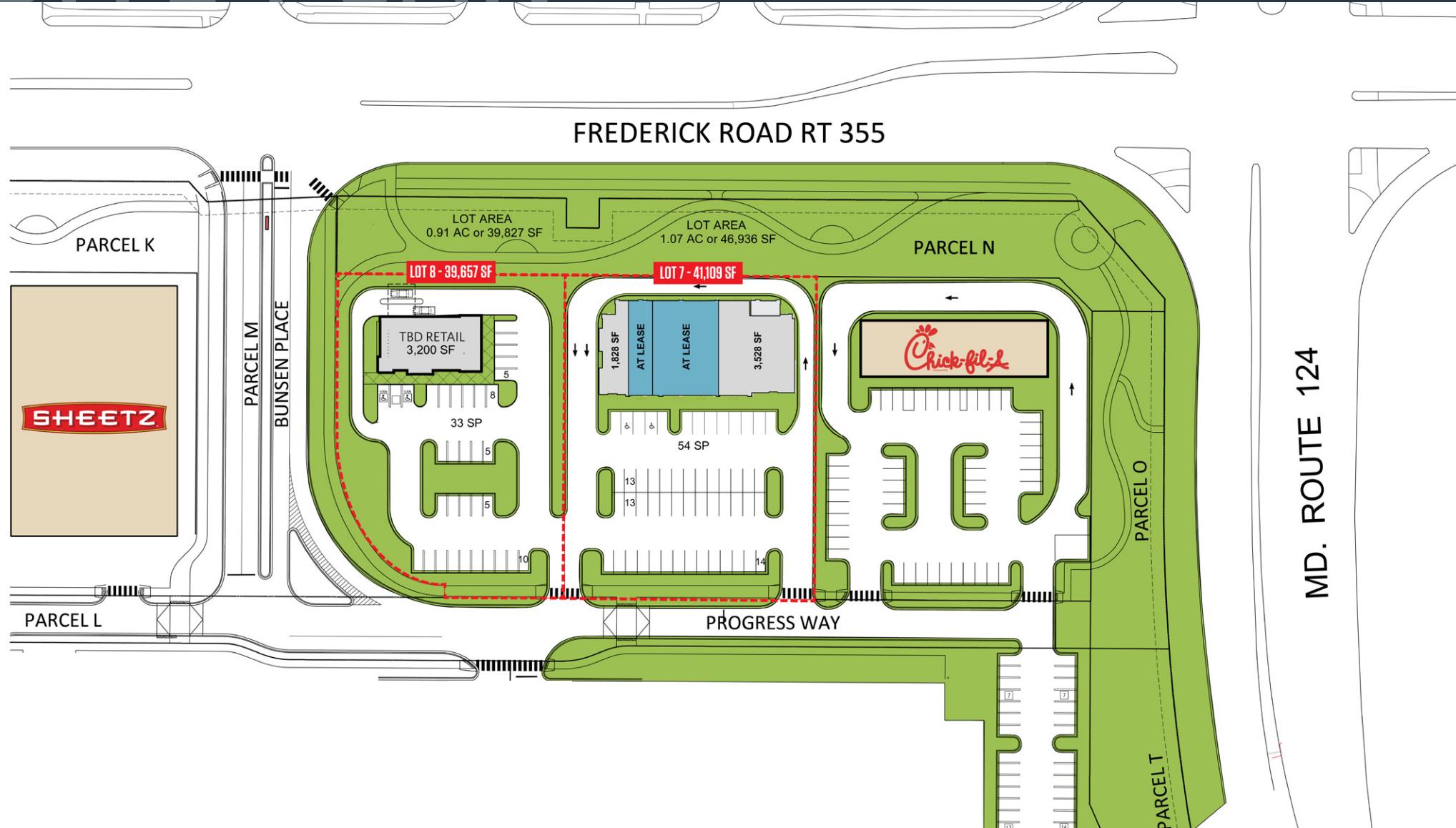
jmeyer@klnb.com | 443-632-2052

klnb

SITE PLAN

DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



JOHN MEYER

jmeyer@klnb.com | 443-632-2052

klnb

RENDERING

DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD

LOT 7 ELEVATION



JOHN MEYER

jmeye@klnb.com | 443-632-2052

klnb



DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN MEYER

jmeyer@klnb.com

443-632-2052

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.