



## NEARBY RETAILERS



## 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

# MARKET

## DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



JOHN MEYER

jmeyer@klnb.com | 443-632-2052





Gaithersburg  
Montgomery County | Maryland

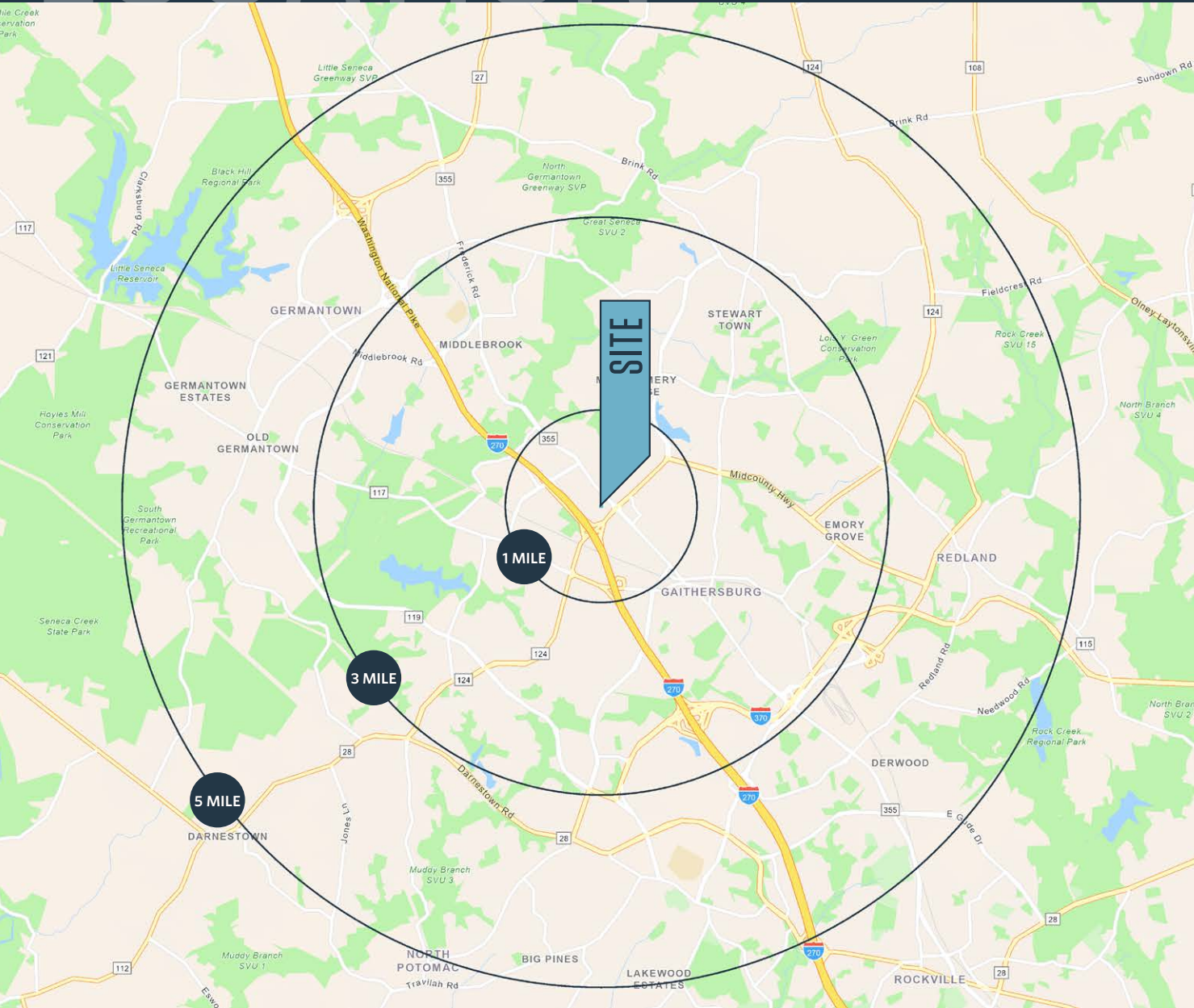
## klnb

- Google Earth Pro Aerial Photograph -  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot and do not guarantee its accuracy.

# LOCATION

## DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD



### DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	20,715	162,140	307,800
Daytime Population	28,998	152,323	298,440
Households	8,012	56,769	109,914
Average HH Income	\$104,219	\$136,647	\$156,765

[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

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# SITE PLAN

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# RENDERING

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# BIRDSEYE

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# DRIVE-THRU PAD OPPORTUNITY & SHOP SPACE ON RT 355

GAITHERSBURG, MD

## FOR MORE INFORMATION, PLEASE CONTACT:

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