

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
- Available Spaces
 - 2,000 SF (20' x 100'): \$40 NNN
 - 4,881 SF (A Fully-Equipped Second Gen Restaurant): \$35 NNN
 - NNN = \$6.60
- Pylon signage available



klnb

MATT SKALET

mksalet@klnb.com
202-420-7775

BEN BECKER

bbecker@klnb.com
202-420-7773



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



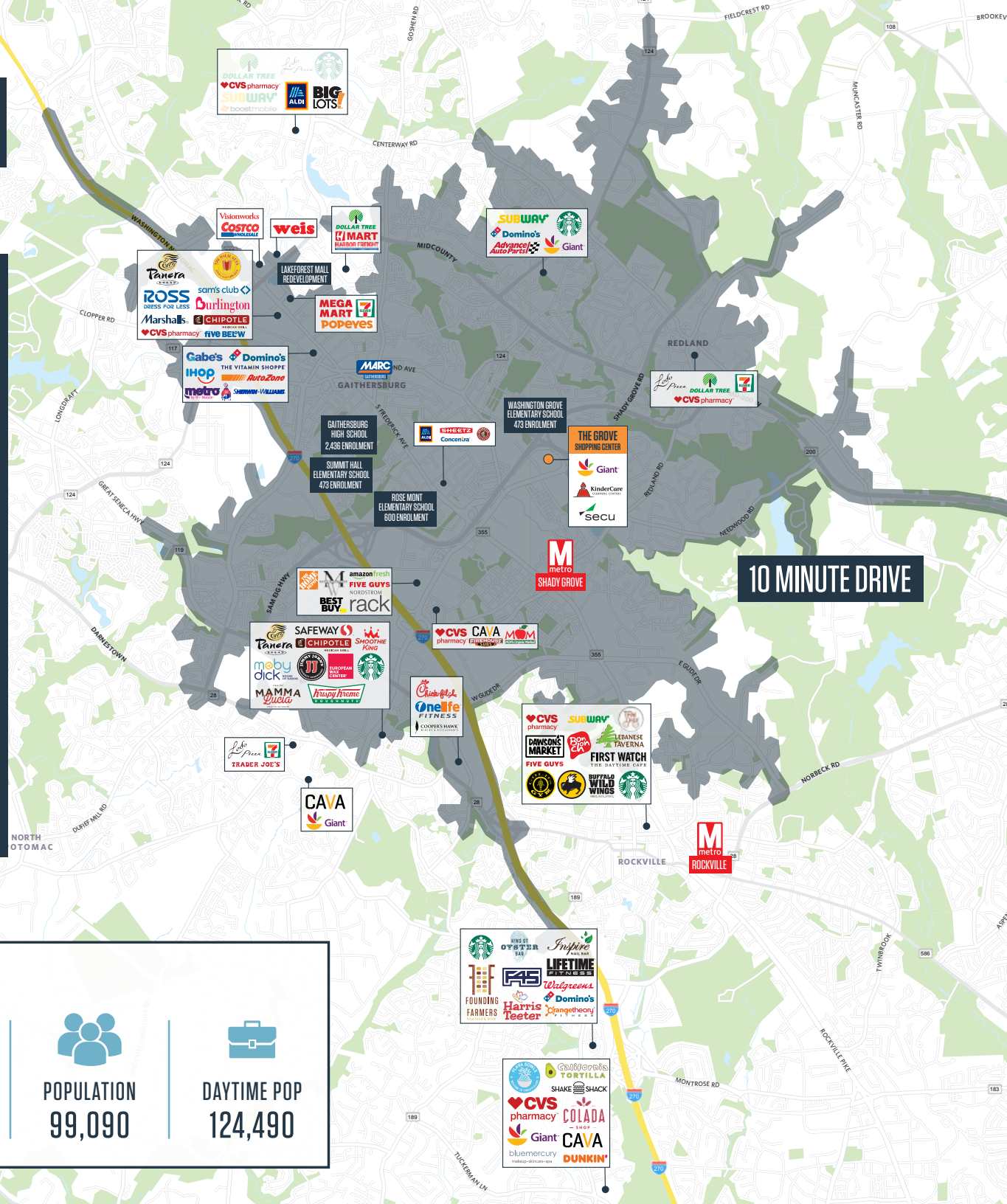
HOUSEHOLDS
37,640



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
ALDI
Concentra

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
RISE
ALLCARE
ROCK GROVE

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)

CRABBS BRANCH ROAD

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

MC DOT
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

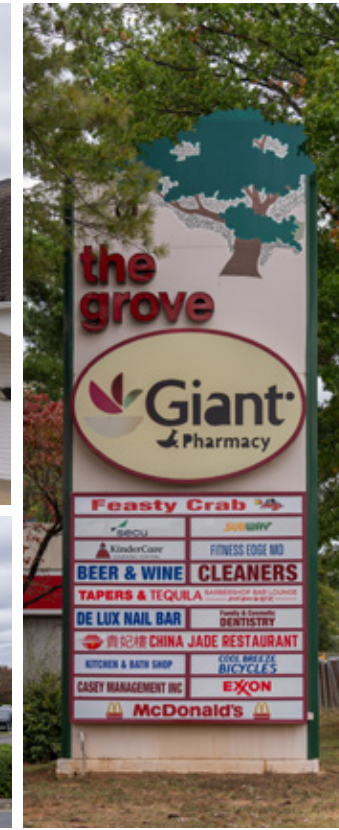


Crabbs Branch Way
6,731
[2024 ADT]



SUBWAY

PHOTOS



THE GROVE SHOPPING CENTER

16837 CRABBS BRANCH WAY | GAITHERSBURG, MD 20855

MATT SKALET

mskalet@klnb.com
202-420-7775

BEN BECKER

bbecker@klnb.com
202-420-7773

klnb

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.

