



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Fair Hill offers the perfect location for retail, restaurants and services to cater to the affluent and exclusive Olney community.
- 20 miles north of Washington, DC.

## AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,200 SF	"MARKET"	"AS-IS" (FORMER CELL PHONE STORE)	MAY 1, 2026

\*Est. NNN: \$10.99 PSF

OWNED & MANAGED BY:  COMPANIES

DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

# LOCATION



# FAIR HILL SHOPPING CENTER

18100 TOWN CENTER DRIVE, OLNEY, MD 20832, MONTGOMERY COUNTY



## DEMOGRAPHICS | 2025:

### 1-MILE

### 3-MILE

### 5-MILE

#### Population

13,268

43,205

115,943

#### Daytime Population

14,014

36,537

92,942

#### Households

4,831

14,826

41,714

#### Average HH Income

\$189,425

\$216,644

\$178,656

#### Median HH Income

\$158,465

\$178,382

\$137,838

#### Median Age

42.8

43.6

44.6

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Olney Sandy Spring Rd (Route 108)

17,160 ADT

Georgia Avenue

30,950 ADT

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# AERIAL

## FAIR HILL SHOPPING CENTER

18100 TOWN CENTER DRIVE, OLNEY, MD 20832, MONTGOMERY COUNTY

Olney

Montgomery County | Maryland

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- 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.

### OLNEY VILLAGE CENTER



**FIVE GUYS**  
BURGERS and FRIES



### OLNEY SHOPPING CENTER



SHOPPES OF OLNEY

### FAIR HILL SHOPPING CENTER



GEORGIA AVE

OLNEY AVE

WILMINGTON RD

GEORGIA AVE

17,160  
(2024 ADT)

30,950  
(2024 ADT)

SCALE

1/4 Mile

1/2 Mile



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# IMAGES

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## FOR MORE INFORMATION, PLEASE CONTACT:

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