



## JOIN THESE RETAILERS

**Harris Teeter**

**SUBWAY**



**CHOPT**

**Hair cuttery** **myeyeDr.**

**GrillMarX** STEAKHOUSE & RAW BAR **HAND & STONE** MASSAGE AND FACIAL SPA **mezeh**

## 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"<br>(FORMER CELL PHONE STORE) | MAY 1, 2026            |

\*Est. NNN: \$10.99 PSF

OWNED & MANAGED BY:   
CARL M. FREEMAN  
COMPANIES

**DALLON L. CHENEY**

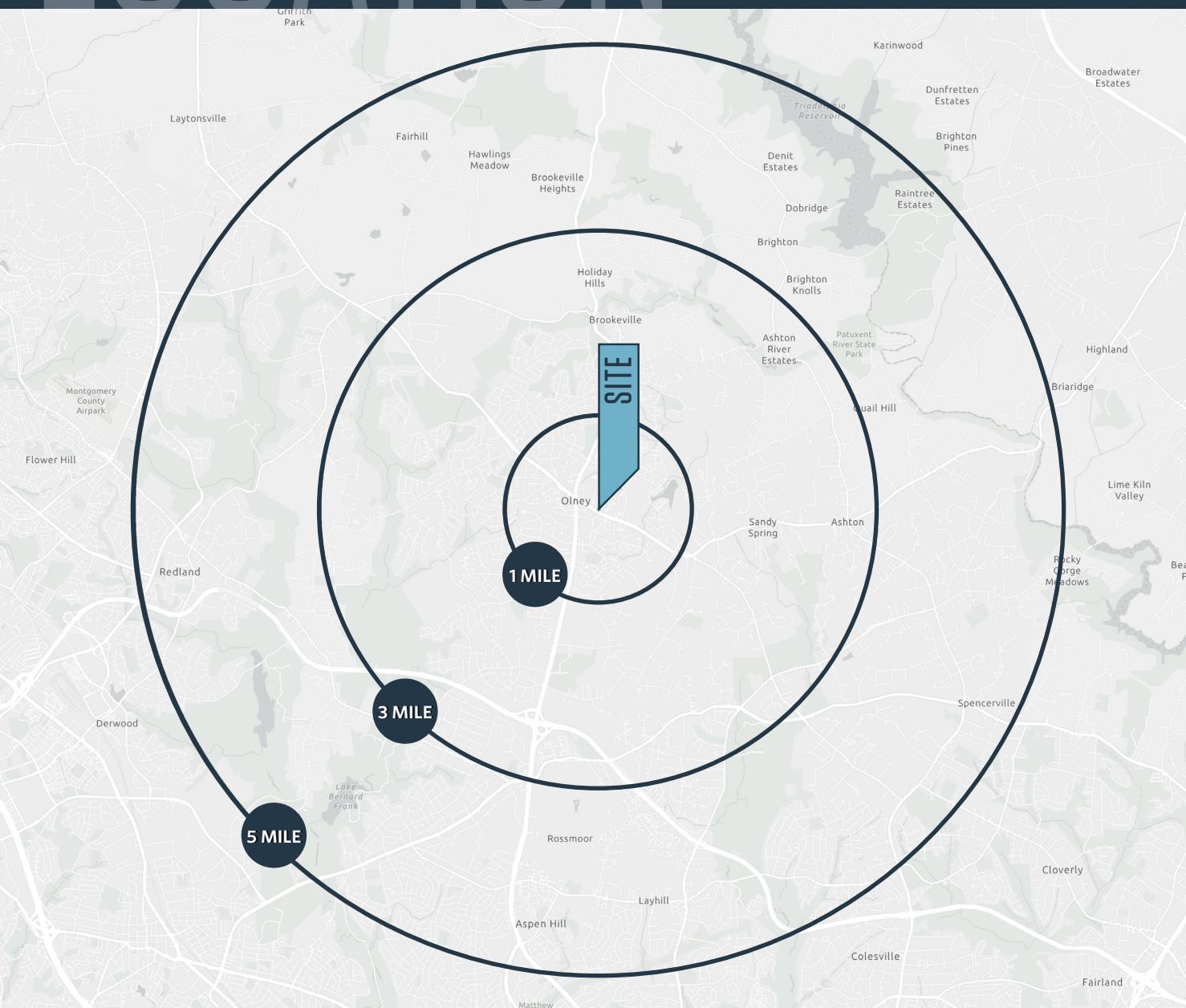
dcheney@klnb.com | 703-268-2703

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# LOCATION

# FAIR HILL SHOPPING CENTER

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



## DEMOGRAPHICS | 2025:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         | 43,205    | 115,943   |
| 13,268             | 36,537    | 92,942    |
| Daytime Population |           |           |
| Households         | 14,826    | 41,714    |
| 4,831              |           |           |
| Average HH Income  | \$216,644 | \$178,656 |
| \$189,425          |           |           |
| Median HH Income   | \$178,382 | \$137,838 |
| \$158,465          |           |           |
| Median Age         | 43.6      | 44.6      |
| 42.8               |           |           |

[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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# SITE PLAN

# FAIR HILL SHOPPING CENTER



## DALLON L. CHENEY

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# AERIAL

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# IMAGES

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**FOR MORE INFORMATION, PLEASE CONTACT:**

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**CLICK TO VIEW PROPERTY WEBSITE**

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