



## NEARBY RETAILERS

**HOBBY LOBBY**



## RETAIL FOR LEASE

- 100,000+ SF GLA shopping center located at high traffic intersection of Shady Grove Rd (35,991 ADT) and Gaither Rd (17,455 ADT) with multiple curbs-cuts and electronic pylon sign on hard corner.
- Accessible to major thoroughfares such as I-270, I-370/ MD Rt 200, and Frederick Rd.
- Opportunities:
  - Approximately 1,600 SF immediately available with unobstructed visibility to Gaither Rd. Former My Dollar & Plus.
  - Approximately 1,750 SF immediately available. Former Center for Veterinary Dentistry & Oral Surgery with back offices.

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# SITE PLAN

# SHADY GROVE CENTER

15930 SHADY GROVE RD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



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# SHADY GROVE CENTER

15930 SHADY GROVE RD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



# MARKET

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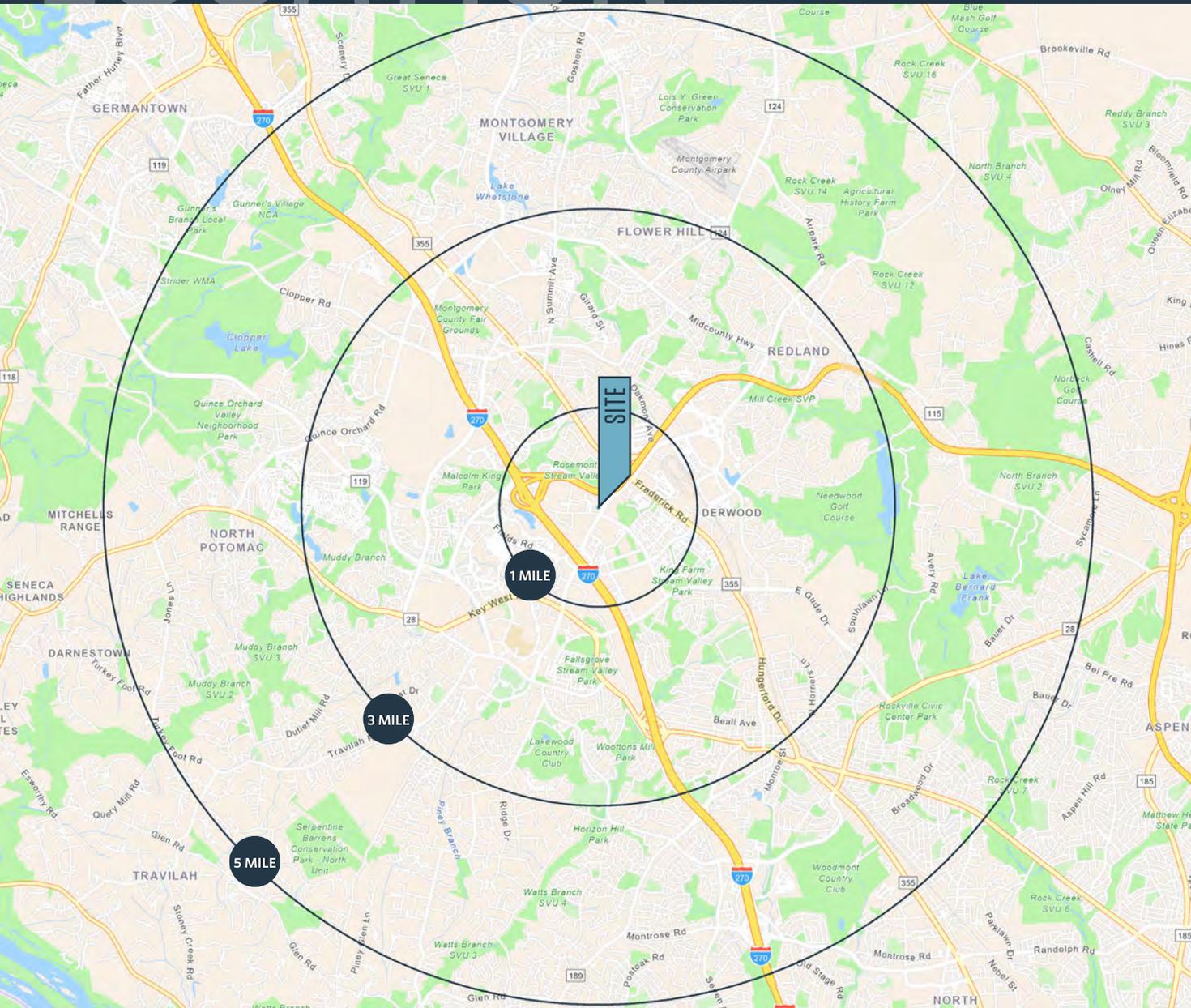
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# LOCATION

# SHADY GROVE CENTER

15930 SHADY GROVE RD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



## DEMOGRAPHICS | 2025:

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         | 17,726    | 140,002   | 288,691   |
| Daytime Population | 25,332    | 110,039   | 176,381   |
| Households         | 7,579     | 53,204    | 103,702   |
| Average HH Income  | \$141,608 | \$154,456 | \$171,192 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                |            |
|----------------|------------|
| Shady Grove Rd | 35,991 ADT |
| Gaither Rd     | 17,455 ADT |

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# PHOTOS

## 9035 GAITHER RD - 1,600 SF

SHADY GROVE CENTER, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

[CLICK FOR PHOTOS AND VIDEO](#)

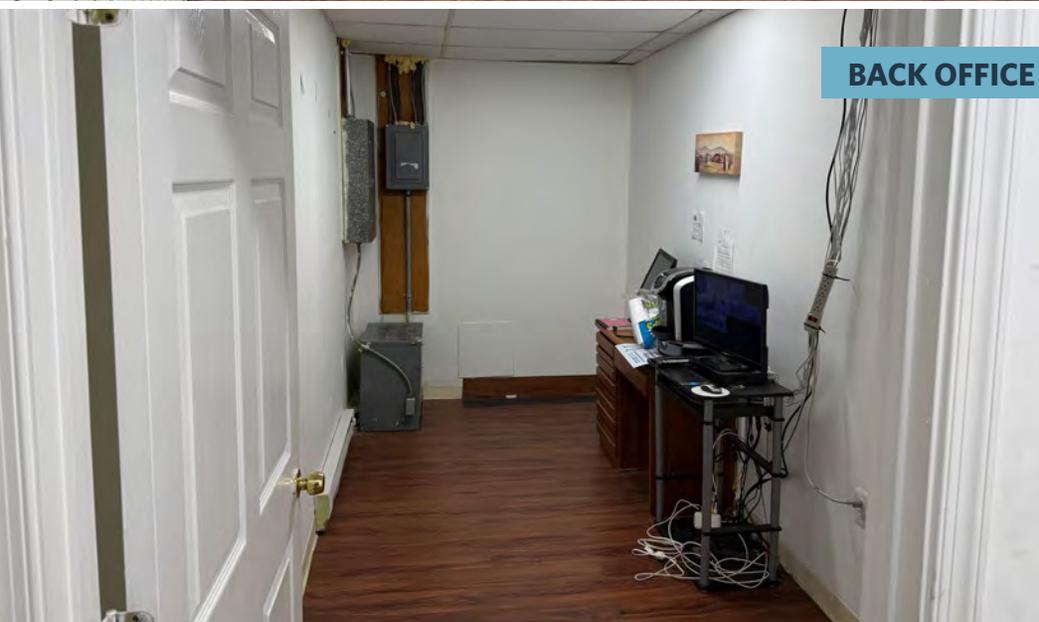
SALES FLOOR



RESTROOM & STORAGE IN FRONT OF HOUSE



BACK OFFICE



RESTROOM IN BACK OF HOUSE



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# PHOTOS

## 9041 GAITHER RD - 1,750 SF

SHADY GROVE CENTER, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

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RECEPTION AREA



EXAM ROOM



BACK OFFICE



RESTROOM BETWEEN RECEPTION AND EXAM ROOM



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## FOR MORE INFORMATION, PLEASE CONTACT:

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**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.