



RETAIL FOR LEASE

JOIN THESE RETAILERS



HOBBY LOBBY



**NORDSTROM
Rack**

RARE 'BOX' OPPORTUNITY LOCATED IN MONTGOMERY COUNTY, MD!

- 30,900 SF available
- Regional shopping center location immediately off of 1-270 on Shady Grove Rd.
- Shopping center has excellent ingress/egress provided with 2 traffic signals.
- The property has tremendous exposure to Shady Grove Rd.
- Surrounded by dense residential and daytime population.

ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

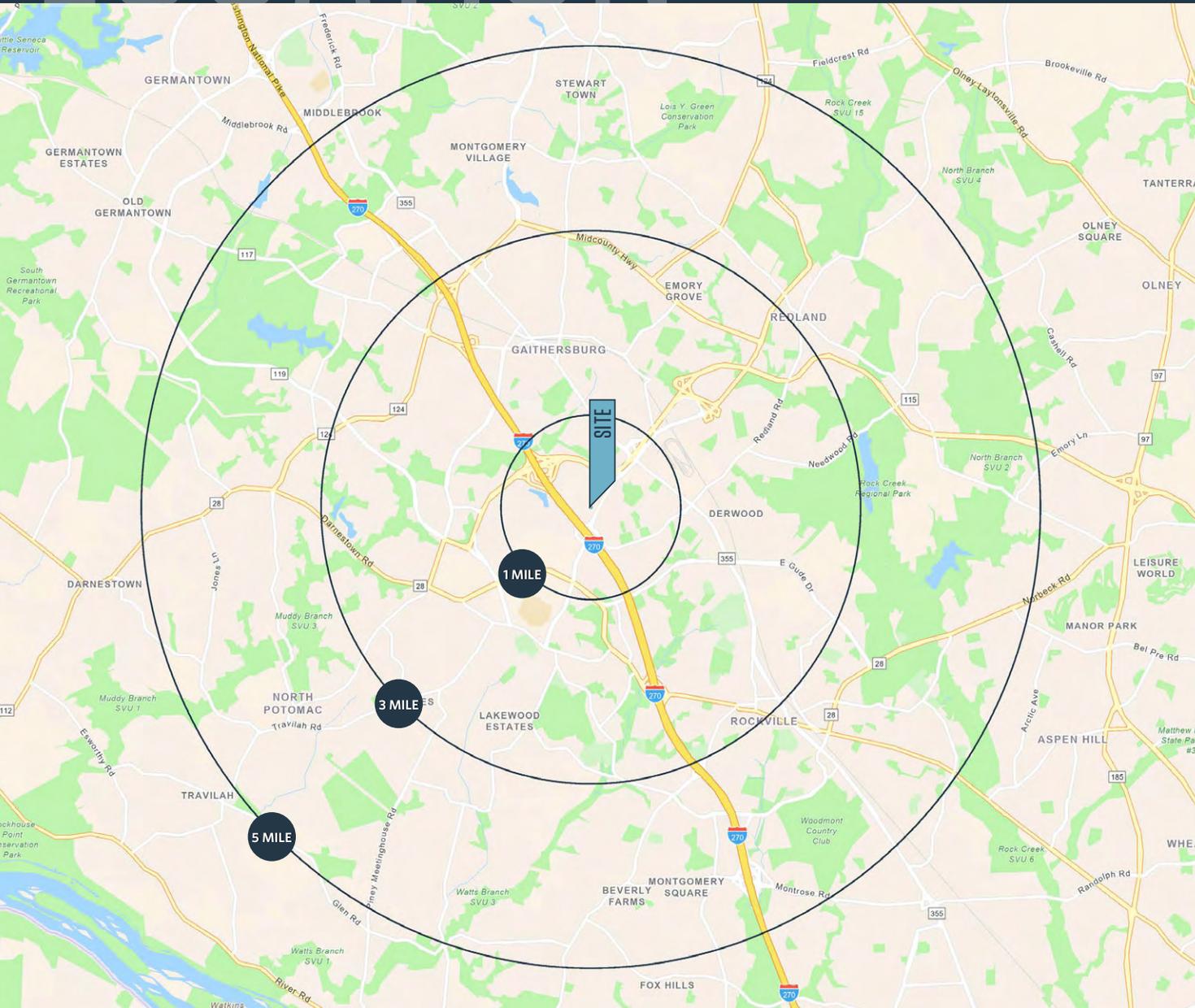
VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

LOCATION

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	19,181	140,084	286,630
Daytime Population	34,501	171,750	306,032
Households	8,689	53,232	103,088
Average HH Income	\$143,109	\$156,970	\$171,519

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Shady Grove Rd	33,280 ADT
I-270	224,890 ADT

ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714



SITE PLAN

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

KEY

- AVAILABLE
- BECOMING AVAILABLE
- AT LEASE
- LEASED



ADAM MILLER

amiller@klnb.com | 443-632-2050

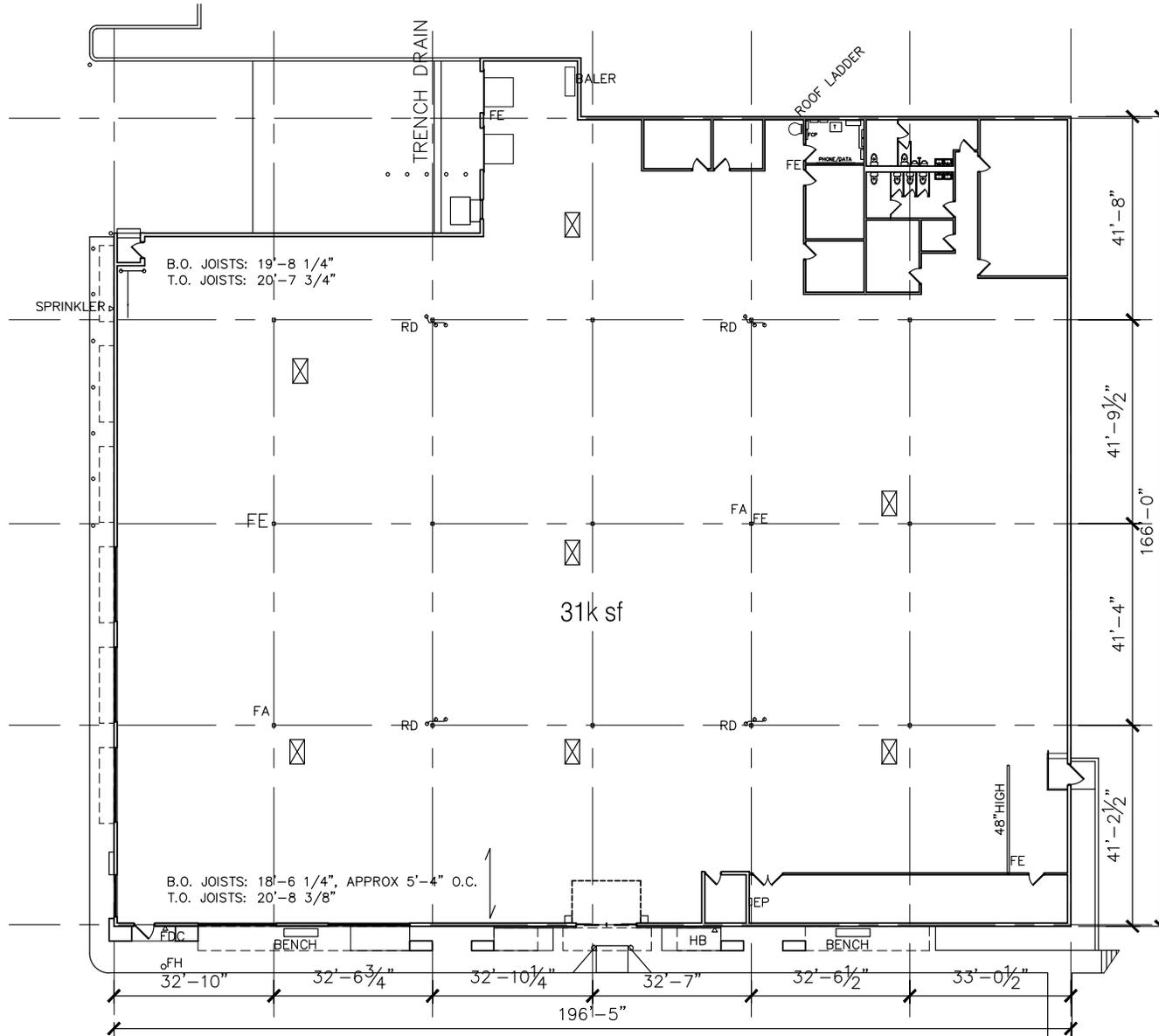
MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714





ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

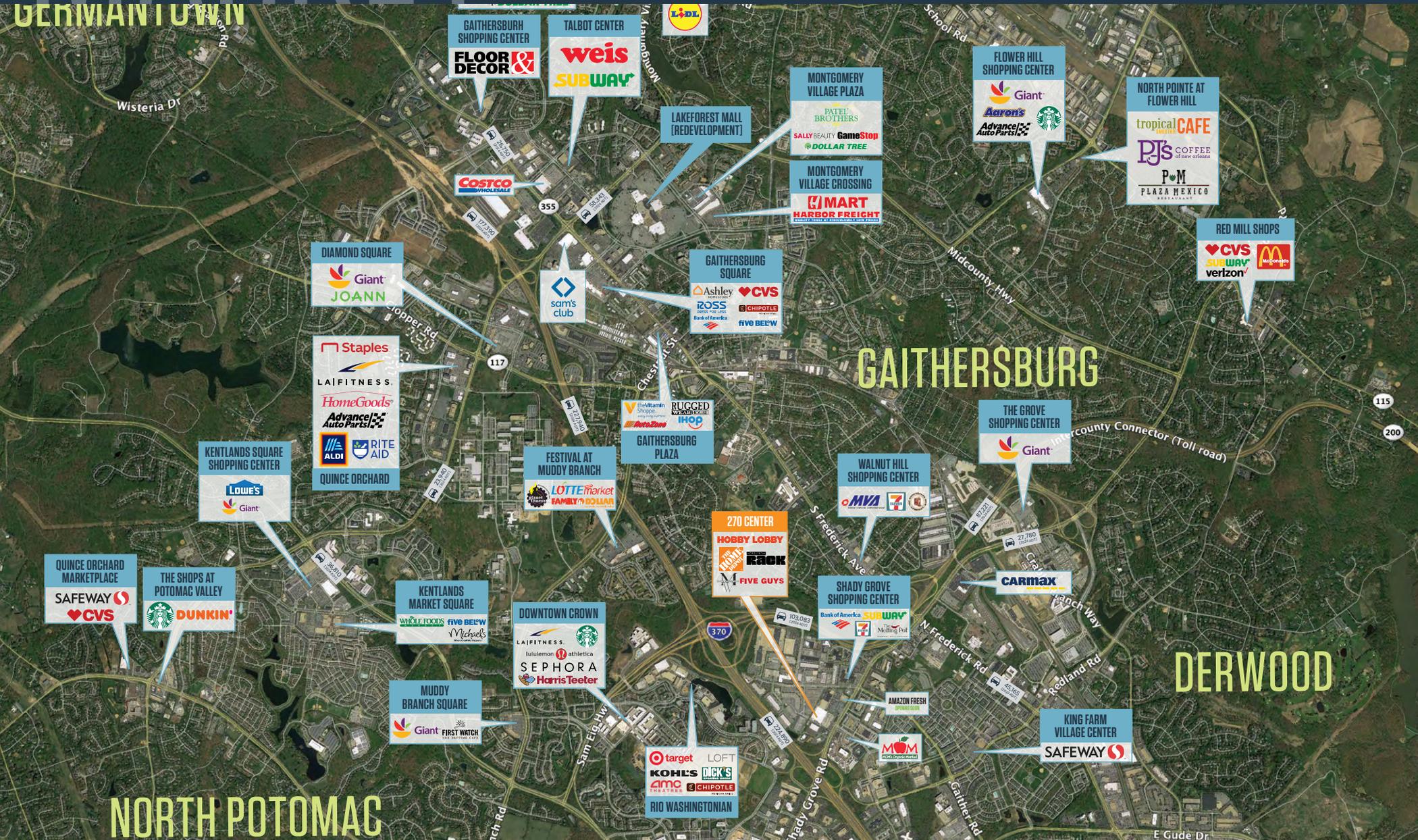
VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

MARKET

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

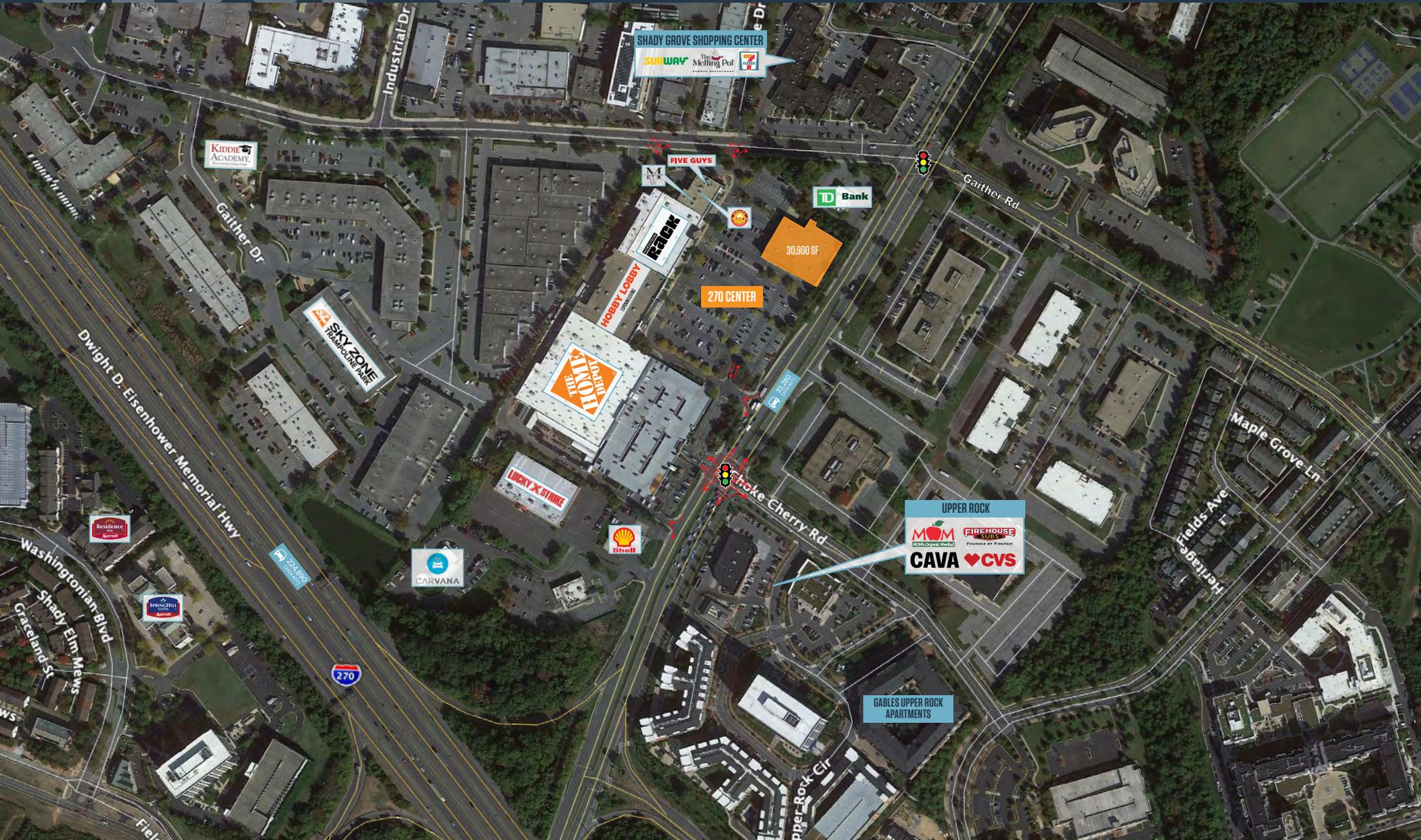
vkamara@klnb.com | 703-268-2714



CLOSE-UP

270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



ADAM MILLER

amiller@klnb.com | 443-632-2050

MICHAEL PATZ

mpatz@klnb.com | 443-632-2043

VERONICA KAMARA

vkamara@klnb.com | 703-268-2714





270 CENTER

15740-15790 SHADY GROVE ROAD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

ADAM MILLER

amiller@klnb.com

443-632-2050

MICHAEL PATZ

mpatz@klnb.com

443-632-2043

VERONICA KAMARA

vkamara@klnb.com

703-268-2714

100 West Road, Suite 505, Towson, MD 21204

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

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.