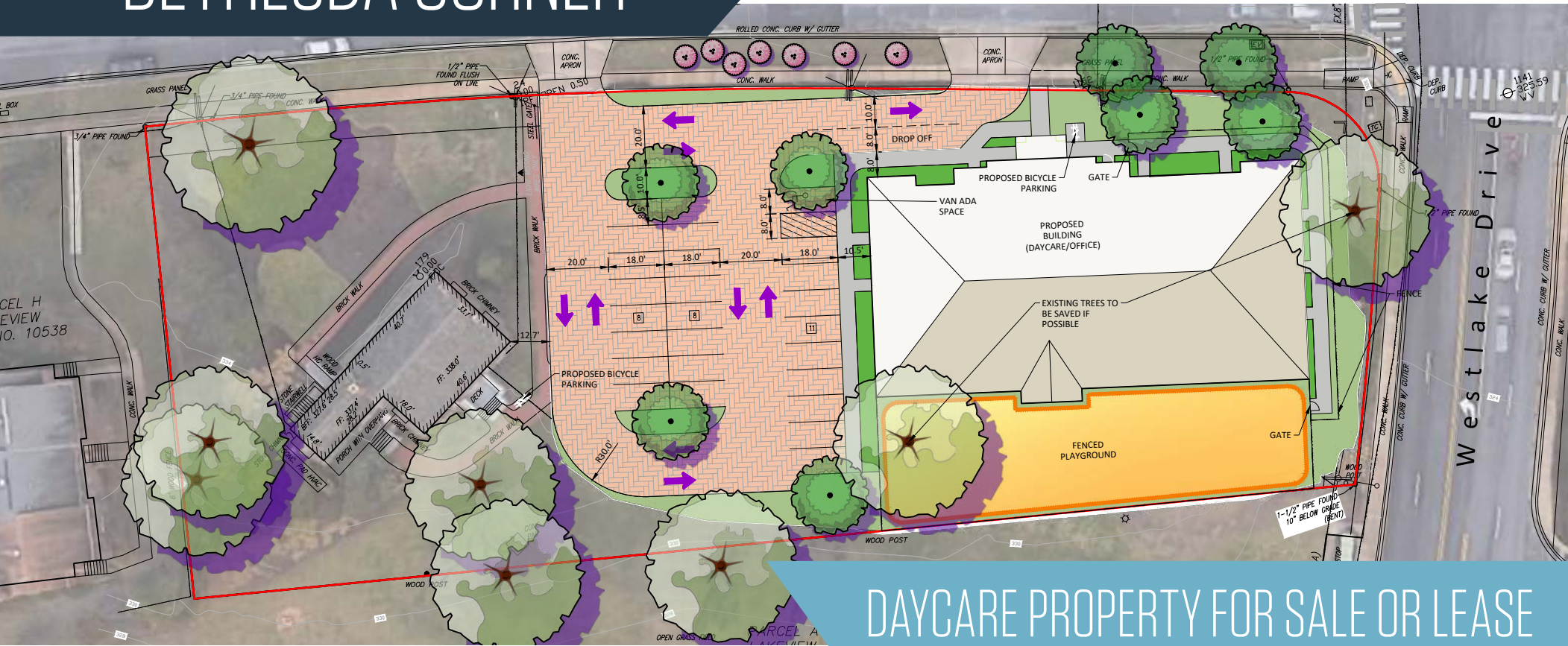


BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817
Montgomery County



DAYCARE PROPERTY FOR SALE OR LEASE

AREA RETAILERS:



- Development site for Daycare or School
- Perfect for daycare or other service
- Existing 1.3 Acre, free-standing bank building, 19 surface parking spaces, 3 drive-thrus
- New 10,000 - 17,000 SF (potential 2 level building) for daycare or school, with outdoor play area.
- Ability to serve Potomac, North Bethesda, Bethesda and Rockville
- Average household income over \$239,000 within 3 miles!

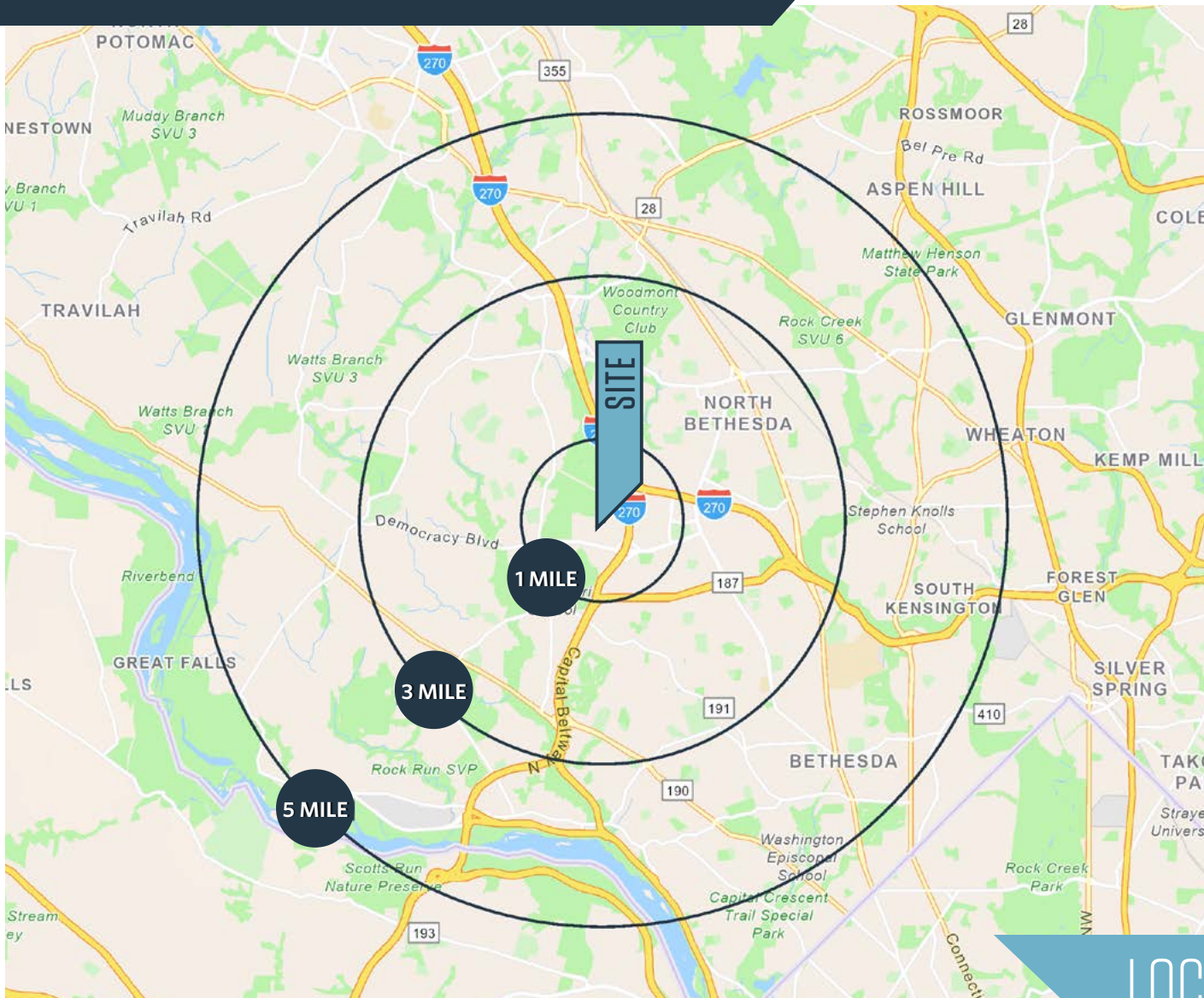
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Owned & Managed by:
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DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	9,971	108,909	293,992
Daytime Population	17,293	98,143	236,186
Households	3,985	44,542	111,503
Average HH Income	\$208,414	\$239,555	\$235,351
Median HH Income	\$143,710	\$170,424	\$163,811

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Westlake Drive	14,220 ADT
Westlake Terrace	12,800 ADT
I-270	133,033 ADT

LOCATION & DEMOGRAPHICS

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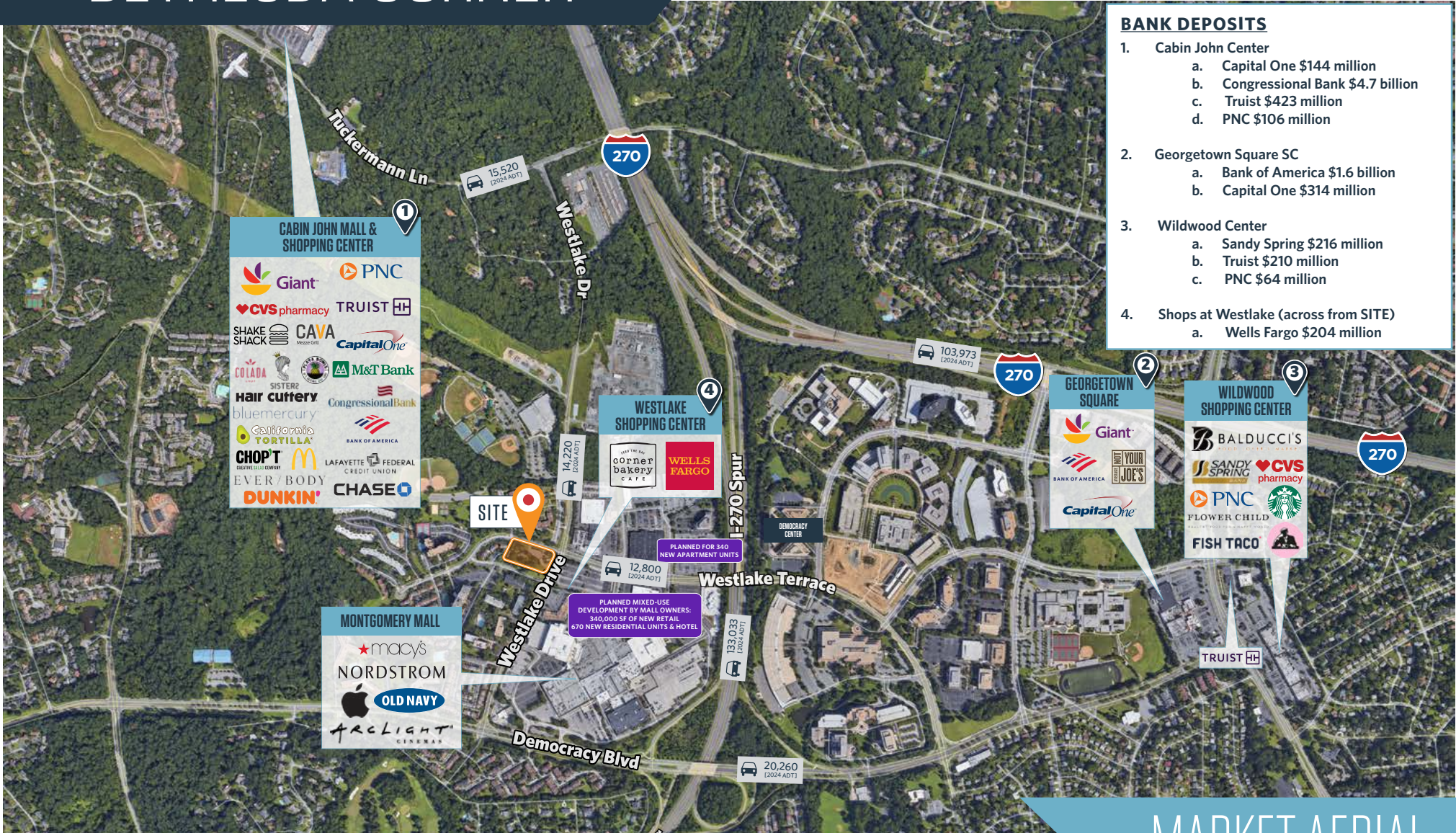
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BANK DEPOSITS

- Cabin John Center**
 - Capital One \$144 million
 - Congressional Bank \$4.7 billion
 - Truist \$423 million
 - PNC \$106 million
- Georgetown Square SC**
 - Bank of America \$1.6 billion
 - Capital One \$314 million
- Wildwood Center**
 - Sandy Spring \$216 million
 - Truist \$210 million
 - PNC \$64 million
- Shops at Westlake (across from SITE)**
 - Wells Fargo \$204 million

MARKET AERIAL

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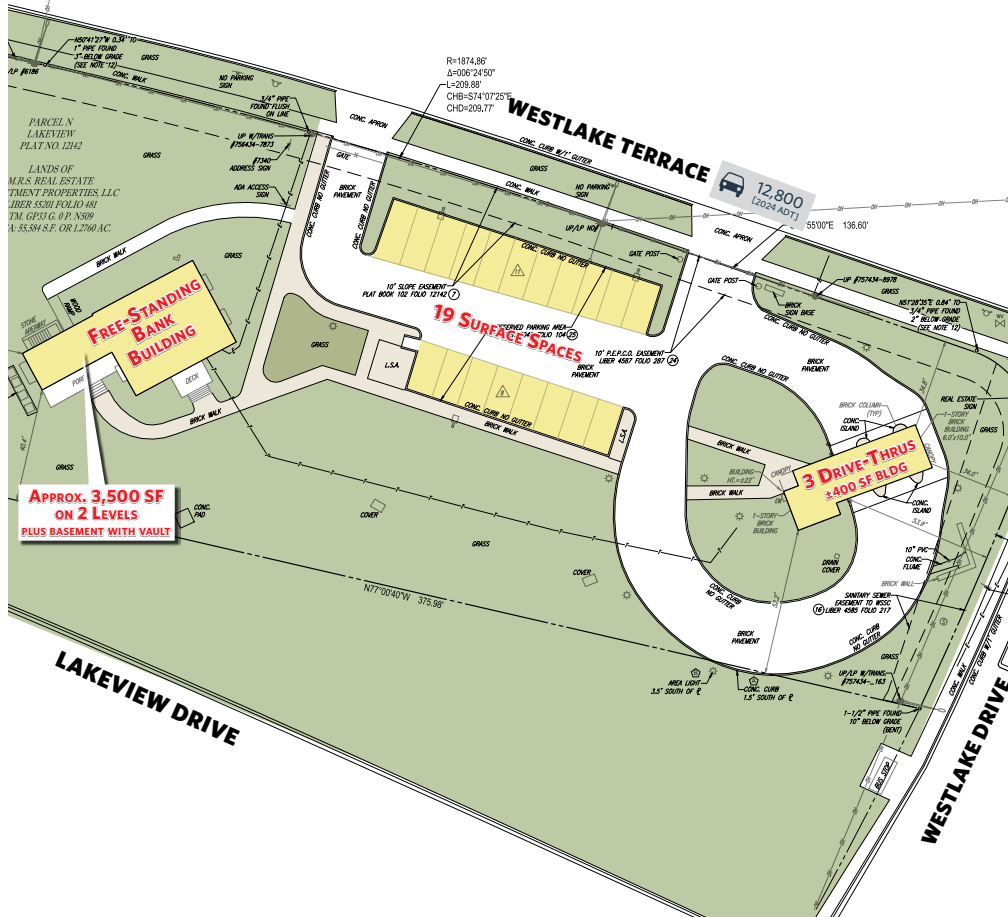
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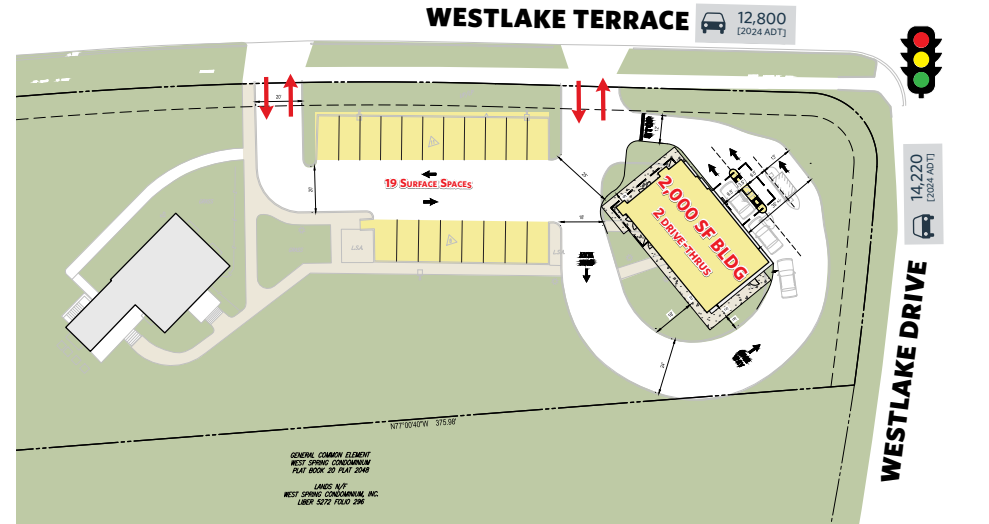
EXISTING SITE PLAN



APPROX. 3,500 SF ON 2 LEVELS PLUS BASEMENT WITH VAULT

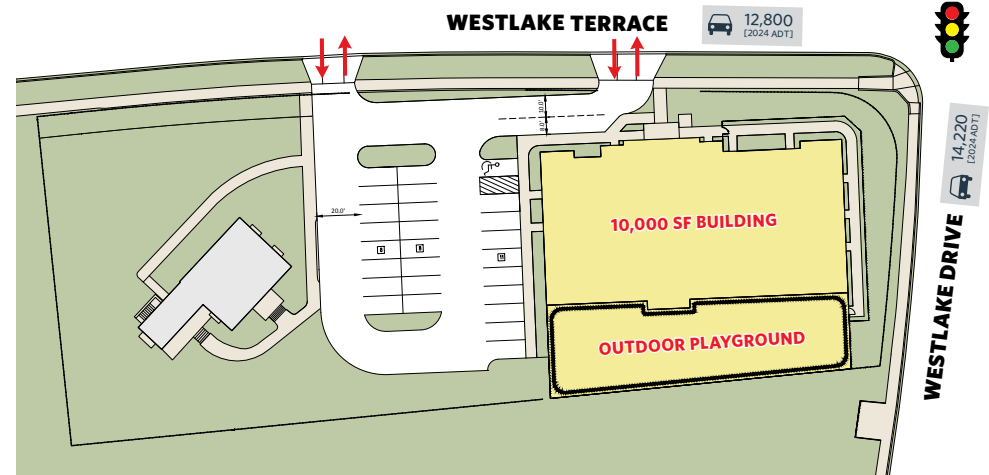
PROPOSED BANK PLAN

Option 1: New freestanding building with drive-thru



PROPOSED DAYCARE PLAN

Option 2: New 10,000 SF building and dedicated outdoor play area



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[CLICK TO VIEW PROPERTY WEBSITE](#)

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