


UNDER NEW OWNERSHIP

THE GROVE SHOPPING CENTER

16837 Crabbs Branch Way
Gaithersburg, MD 20855

- Desirable  **Giant** anchored center with ample at-grade parking
- Great visibility to Shady Grove Rd (27,780 VPD) and Crabbs Branch Way (6,731 VPD)
- Fantastic demographics with 100,000 residential population plus 125,000 daytime population within a 10 minute drive time.
- Underserved market with extremely strong sales volumes
- Available Spaces
 - 4,881 SF (A Fully-Equipped Second Gen Restaurant): \$32.00 PSF NNN
 - 1,599 SF (Existing Subway): \$40.00 PSF NNN
 - NNN = \$6.60
- Pylon signage available



klnb

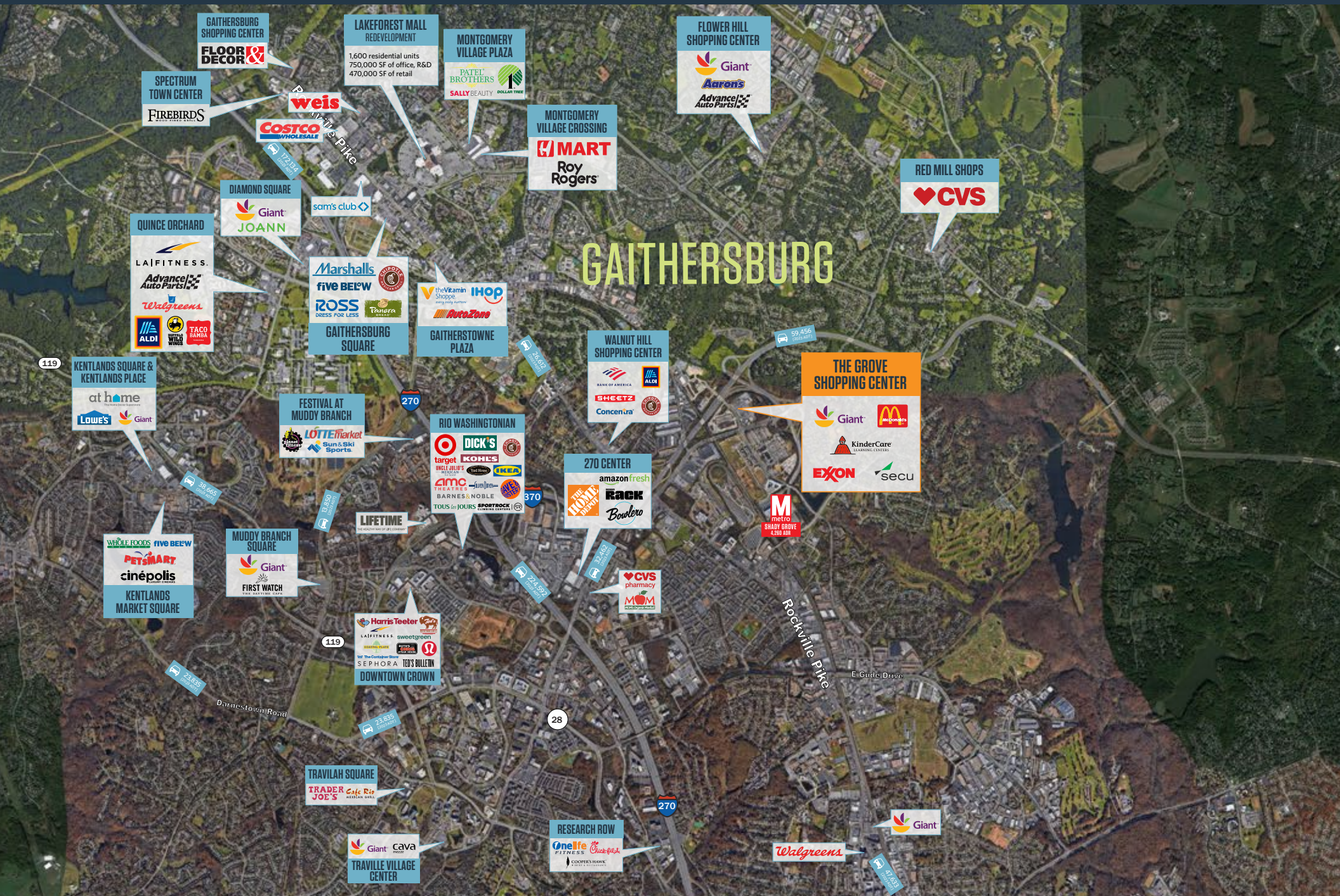
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THE MARKET

GAITHERSBURG/ROCKVILLE



CLOSE-UP AERIAL



THE GROVE SHOPPING CENTER



WALNUT HILL SHOPPING CENTER



THE LAUREATE
268 MF Units

413 MF Units
County Library
UNDER CONSTRUCTION

The DALEY
at Shady Grove metro
333 MF Units



QDOBA
MEXICAN EATS

RISE
with the
ALLCARE
Partnership Program

ROCK GROVE

FARMSTEAD
DISTRICTS
118 MF Units | 158 Townhomes

The Reed
417 MF Units

The Henson
413 MF Units Planned

SHADY GROVE ROAD

407 TOWNHOMES

FUTURE DEVELOPMENT
(345 TOWN HOMES AND
344 MULTIFAMILY UNITS
PLANNED)

CRABBS BRANCH ROAD

S FREDERICK AVE

REDLAND ROAD



355

26,750
[2024 ADT]

87,221
[2024 ADT]

27,780
[2024 ADT]

CLOSE-UP AERIAL

The DALEY
at Shady Grove metro

333 MF UNITS



THE LAUREATE

268 MF UNITS

407 TOWNHOMES

CARmax



UNITED STATES
POSTAL SERVICE

MC DOT

Montgomery County
Department of Transportation
Maintenance & Transit

FUTURE
DEVELOPMENT

345 TOWNHOMES
& 344 MULTIFAMILY
UNITS PLANNED

Shady Grove Rd

27,780
[2024 ADT]

EXXON

Seeu



Crabbs Branch Way

6,731
[2024 ADT]



SITE PLAN



**CLICK HERE TO
DONWLOAD THE LOD**



PHOTOS



THE GROVE SHOPPING CENTER

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