

# WALNUT HILL SHOPPING CENTER

16529 S Frederick Avenue  
Gaithersburg, MD

- Renovation underway with new **Aldi**, **Sheetz**, **Lightbridge Academy**, **Chipotle** and **Concentra Health**
- Desirable grocery anchored center with ample at-grade parking and throughout
- Great visibility to Frederick Avenue (RT. 355) with 35,138 cars per day
- Final small shop spaces available (1,165 SF to 4,798 SF)
- Pylon signage available



NOW OPEN



**Concentra**<sup>®</sup>

COMING SOON



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# MARKET OVERVIEW

GAITHERSBURG HAS A POPULATION OF

**293,143**

PEOPLE WITHIN 5 MILES

MONTGOMERY COUNTY IS THE

**1<sup>ST</sup>**

MOST POPULATED COUNTY IN MARYLAND

LOCATED IN THE

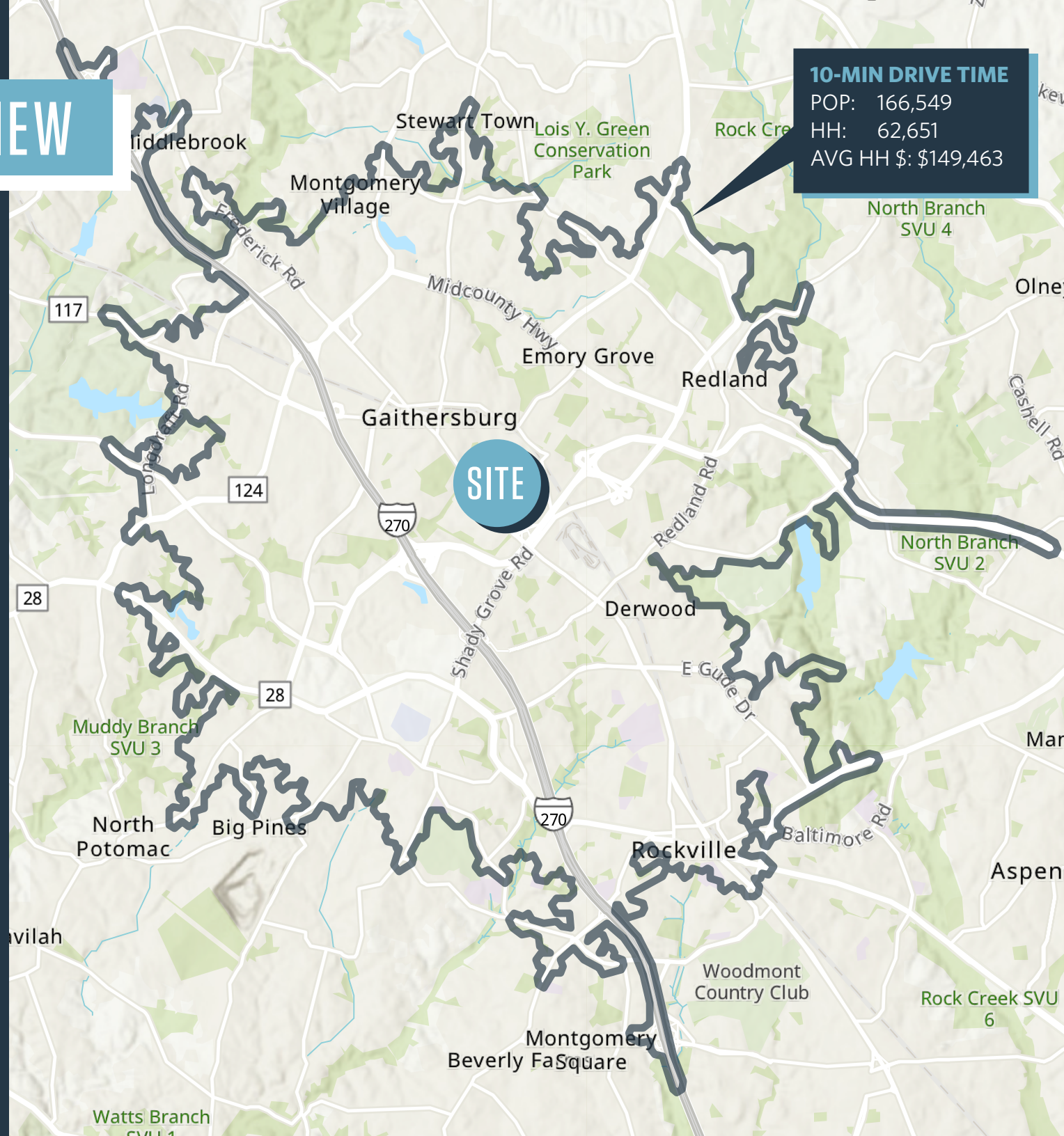
**TOP 20**

RICHEST COUNTIES IN THE US

GAITHERSBURG HAS A

**\$157,726**

AVERAGE HOUSEHOLD INCOME








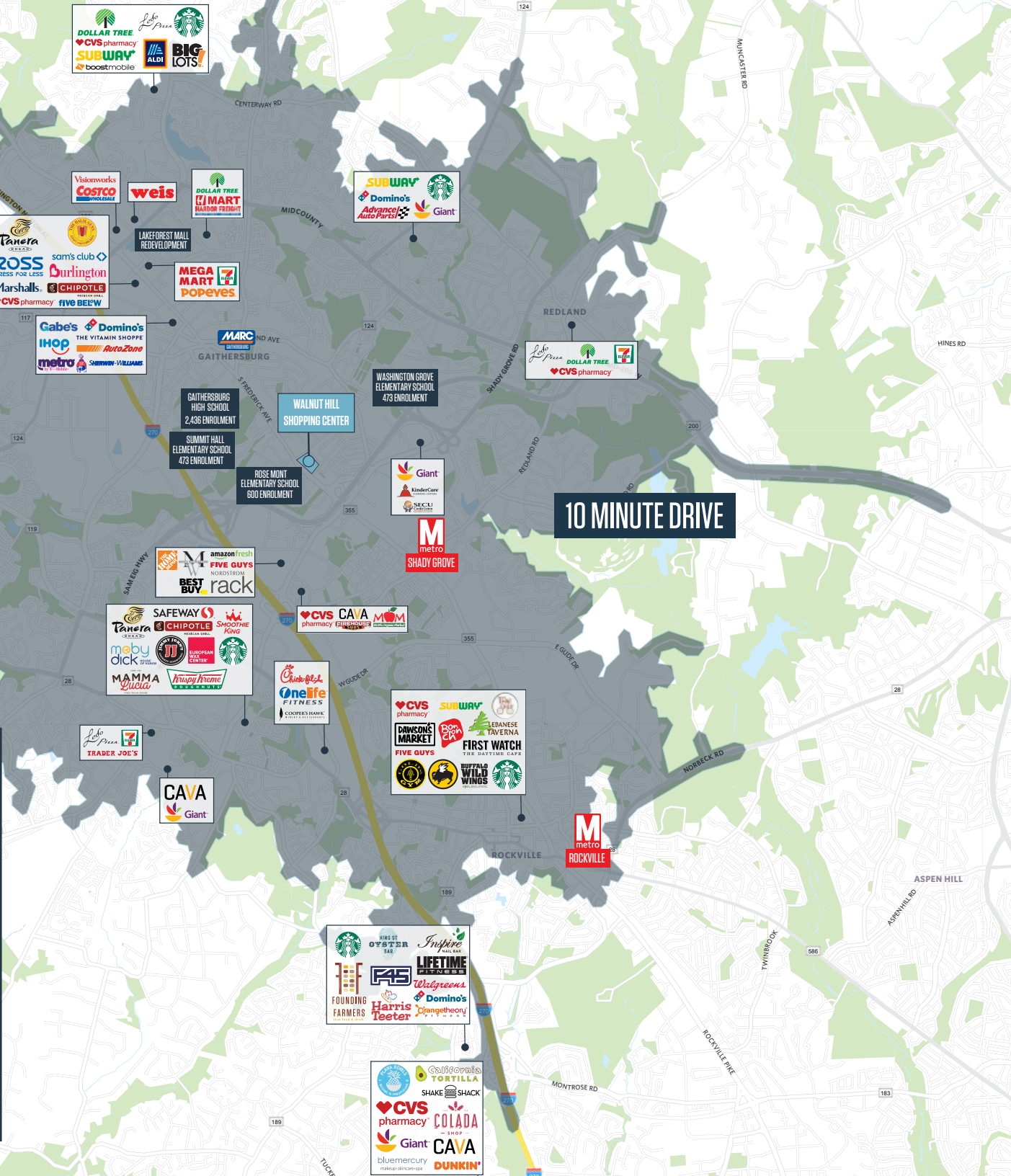
**10-MIN DRIVE TIME**  
POP: 166,549  
HH: 62,651  
AVG HH \$: \$149,463

# CENTRAL LOCATION

## KEY DEMOGRAPHICS

WITHIN A 10 MINUTE DRIVE

		
<b>AVG. HH INCOME</b> \$149,463	<b>MEDIAN AGE</b> 38.2	
		
<b>HOUSEHOLDS</b> 62,651	<b>POPULATION</b> 166,549	<b>DAYTIME POP</b> 198,578



# SITE PLAN



# SIGNAGE OPPORTUNITY



MONUMENT SIGN 1



MONUMENT SIGN 2



MONUMENT SIGN 3



MONUMENT SIGN 4

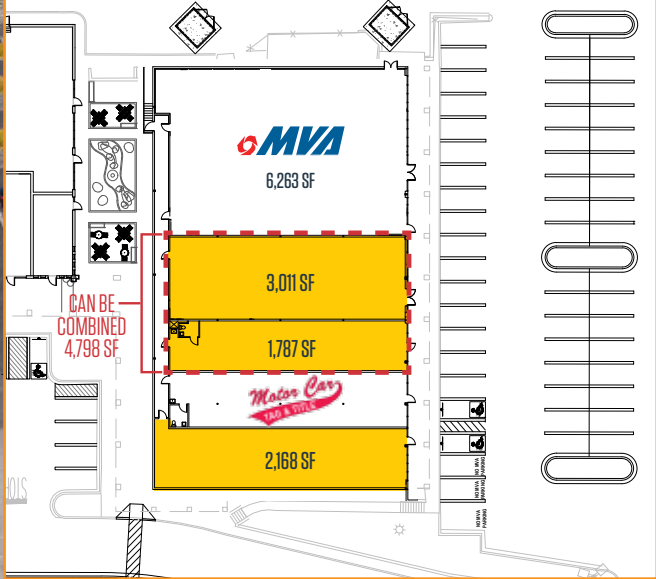


LOWER LEVEL  
AT GRADE WITH N WESTLAND DR

Lightbridge Academy



UPPER LEVEL | AT GRADE WITH S WESTLAND DR



S FREDERICK AVE





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