



NEARBY RETAILERS

HOBBY LOBBY

CAVA NORDSTROM **RACK**



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 curb-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.
 - Approximately 6,424 SF 2nd gen restaurant potentially available. Currently Melting Pot.

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

SITE PLAN

SHADY GROVE CENTER

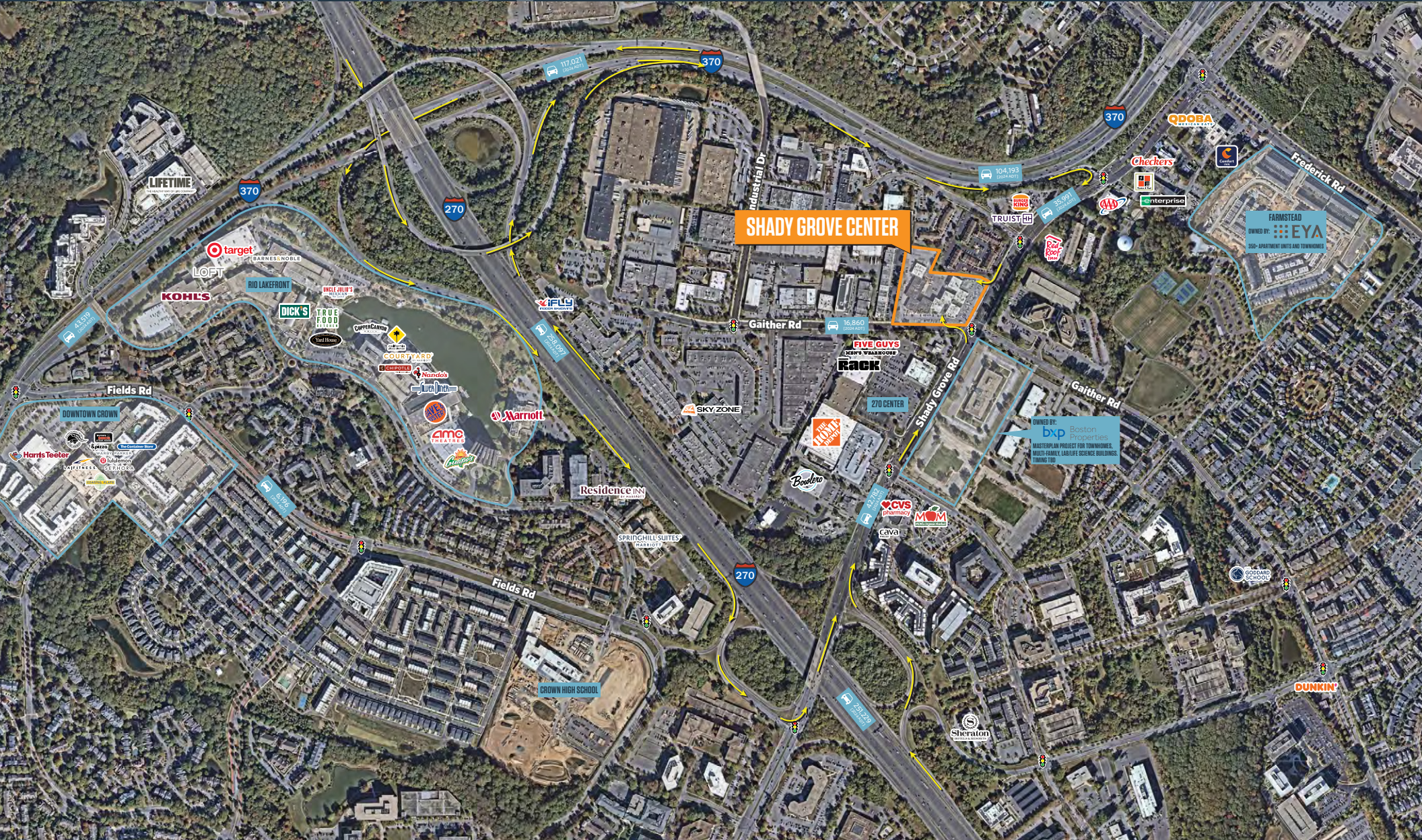
15930 SHADY GROVE RD, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY



VICTOR SALCIDO
victor@klnb.com | 240-755-2704

JAKE LEVIN
jlevin@klnb.com | 202-909-6102





MARKET

SHADY GROVE CENTER

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



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JAKE LEVIN

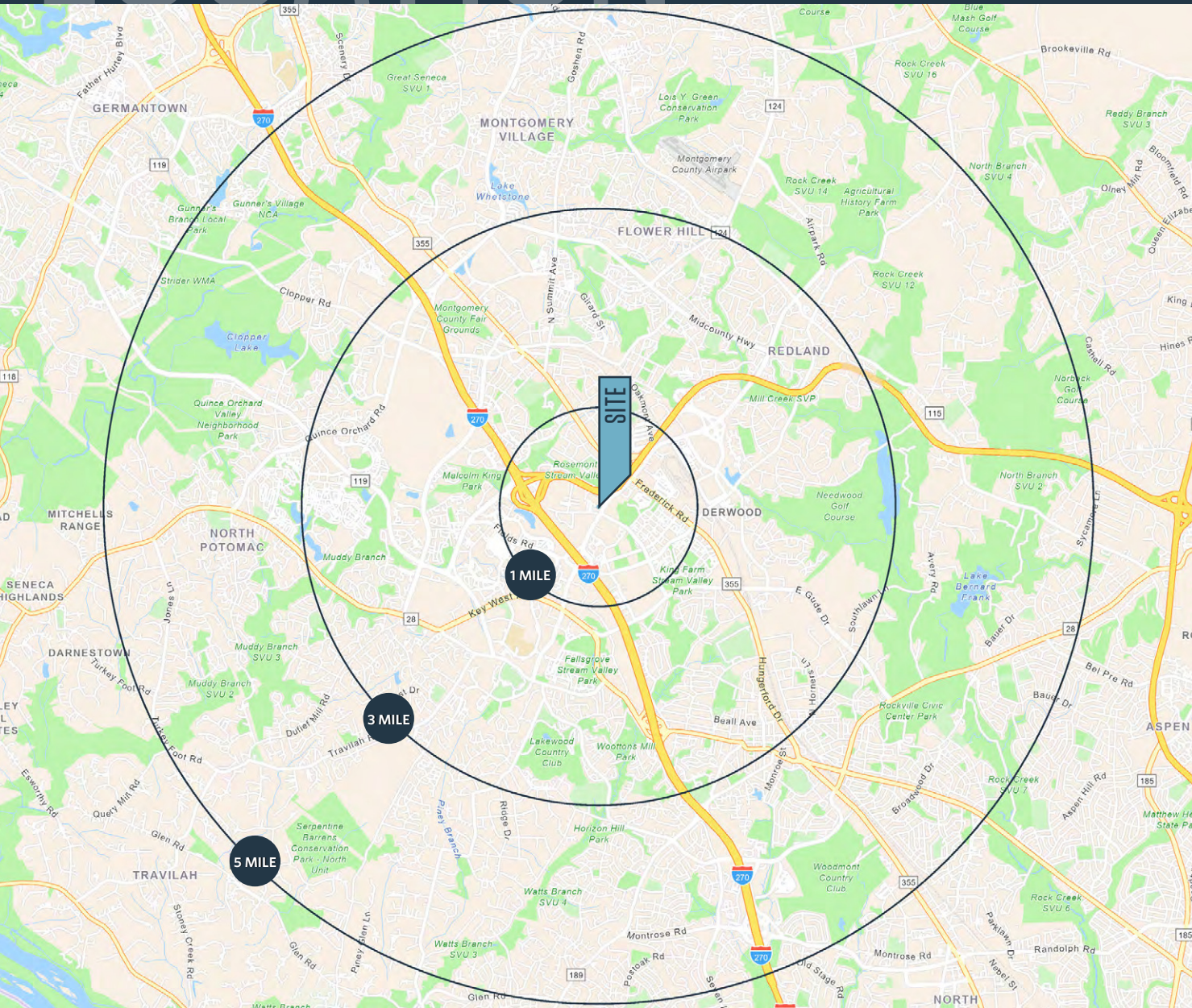
jlevin@klnb.com | 202-909-6102



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

VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102



PHOTOS

9035 GAITHER RD - 1,600 SF

SHADY GROVE CENTER, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

[CLICK FOR PHOTOS AND VIDEO](#)

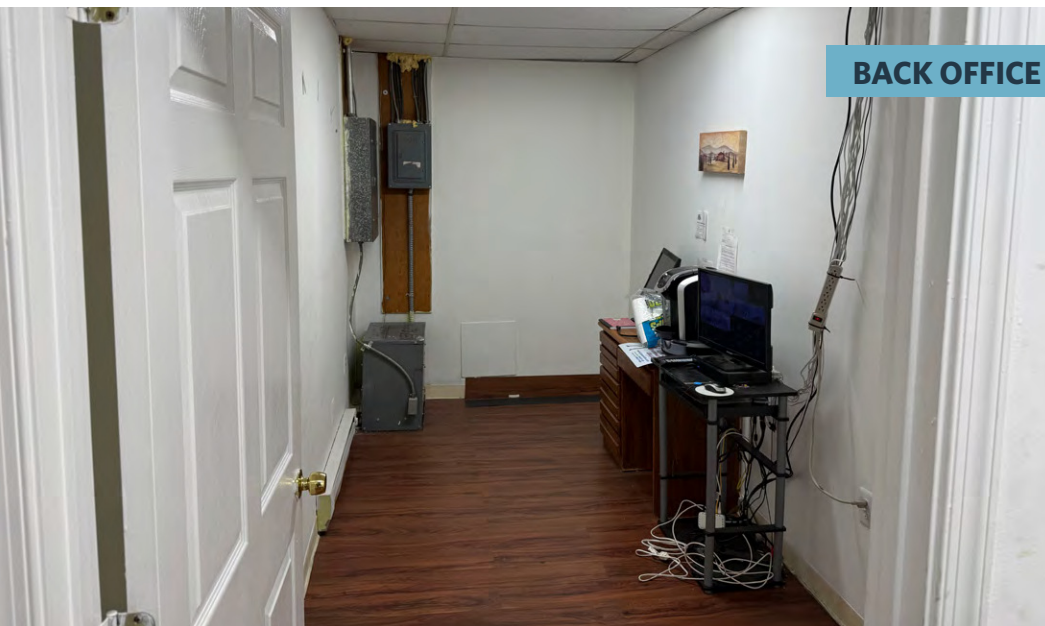
SALES FLOOR



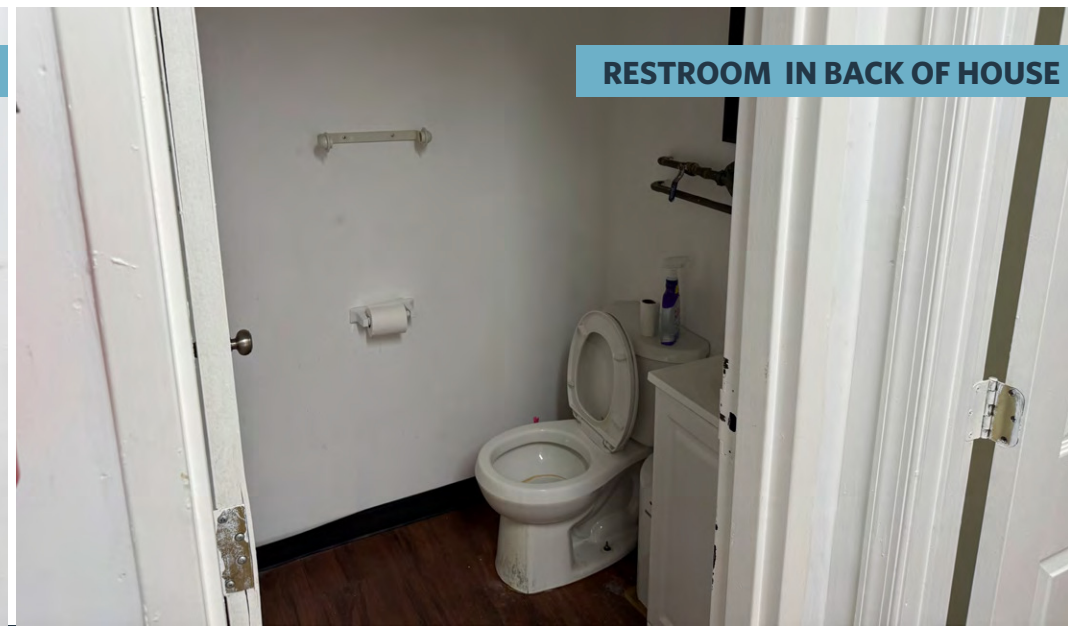
RESTROOM & STORAGE IN FRONT OF HOUSE



BACK OFFICE



RESTROOM IN BACK OF HOUSE



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102

PHOTOS

9041 GAITHER RD - 1,750 SF

SHADY GROVE CENTER, GAITHERSBURG, MD 20877, MONTGOMERY COUNTY

[CLICK FOR PHOTOS AND VIDEO](#)

RECEPTION AREA



EXAM ROOM



BACK OFFICE



RESTROOM BETWEEN RECEPTION AND EXAM ROOM



VICTOR SALCIDO

victor@klnb.com | 240-755-2704

JAKE LEVIN

jlevin@klnb.com | 202-909-6102



SHADY GROVE CENTER

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

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

victor@klnb.com

240-755-2704

JAKE LEVIN

jlevin@klnb.com

202-909-6102

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

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.