

BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817
Montgomery County



COFFEE/BANK FOR SALE OR LEASE

AREA RETAILERS:



- Development site for Coffee or Bank
- Perfect for daycare or other service
- Existing 1.3 Acre, free-standing bank building, remote drive-thru, 19 surface parking spaces, 3 drive-thrus
- Ability to serve Potomac, North Bethesda, Bethesda and Rockville
- Average household income over \$239,000 within 3 miles!

Joe Fleischmann
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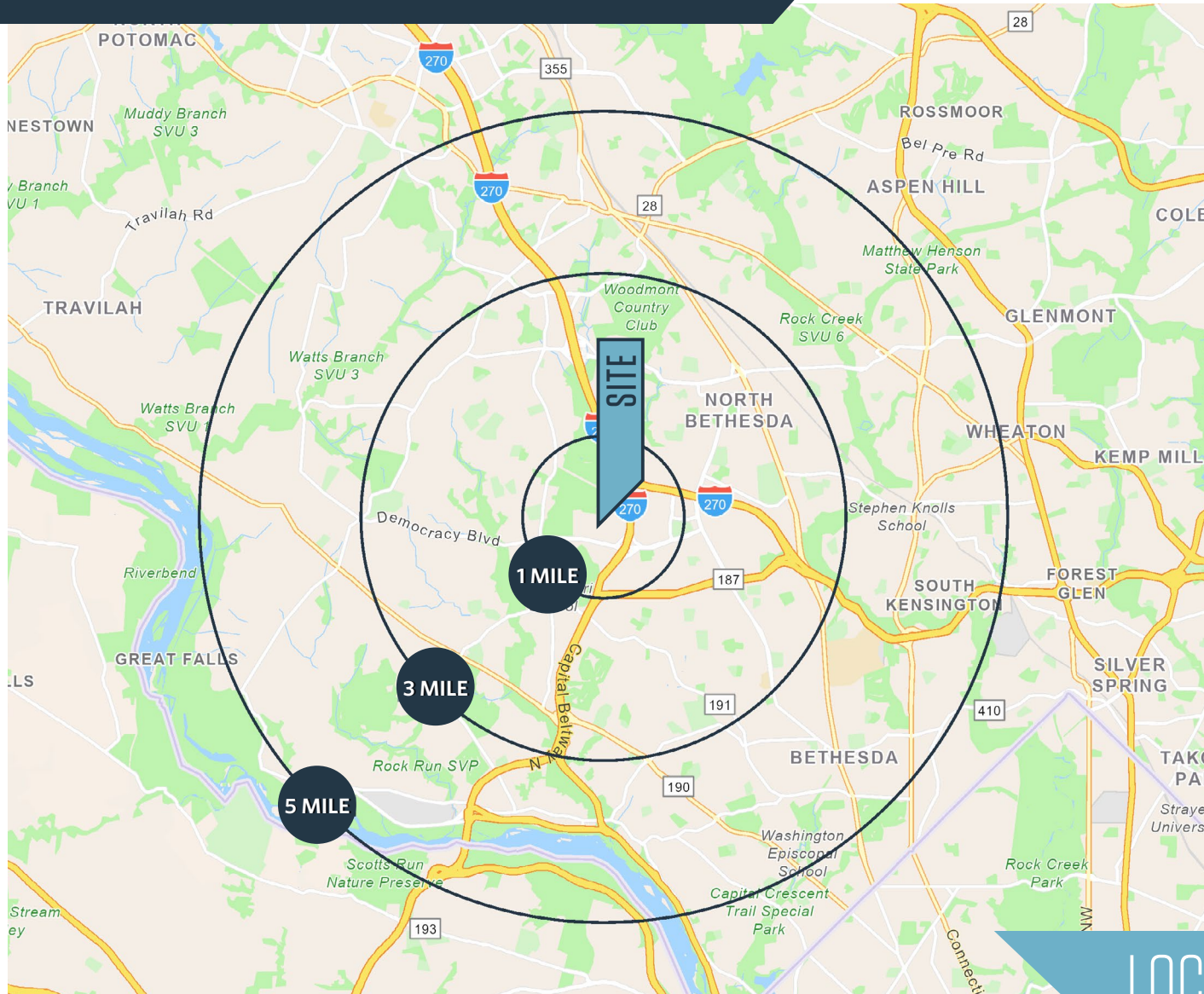
Owned & Managed by:

1788 HOLDINGS

klnb

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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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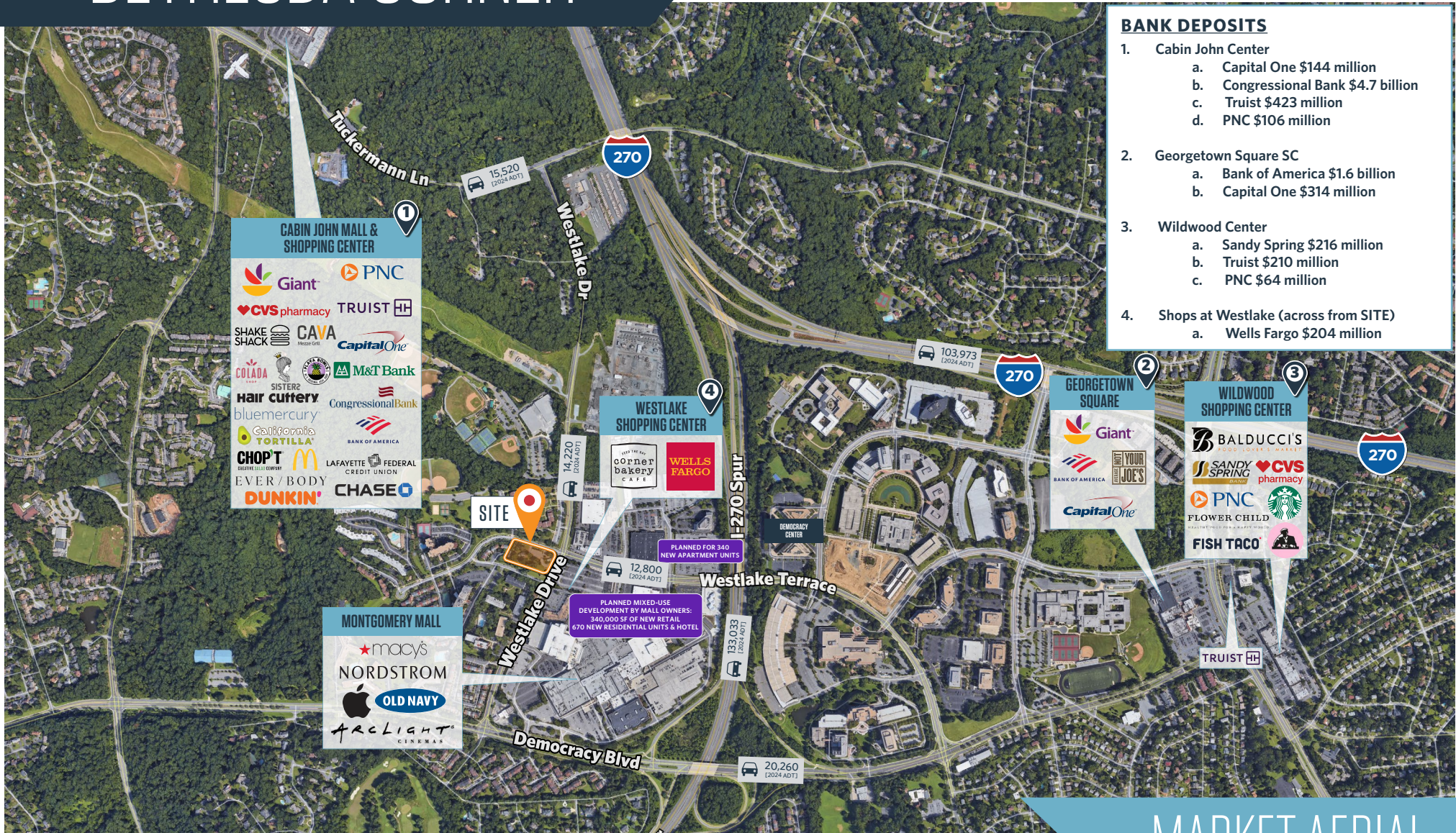
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BANK DEPOSITS

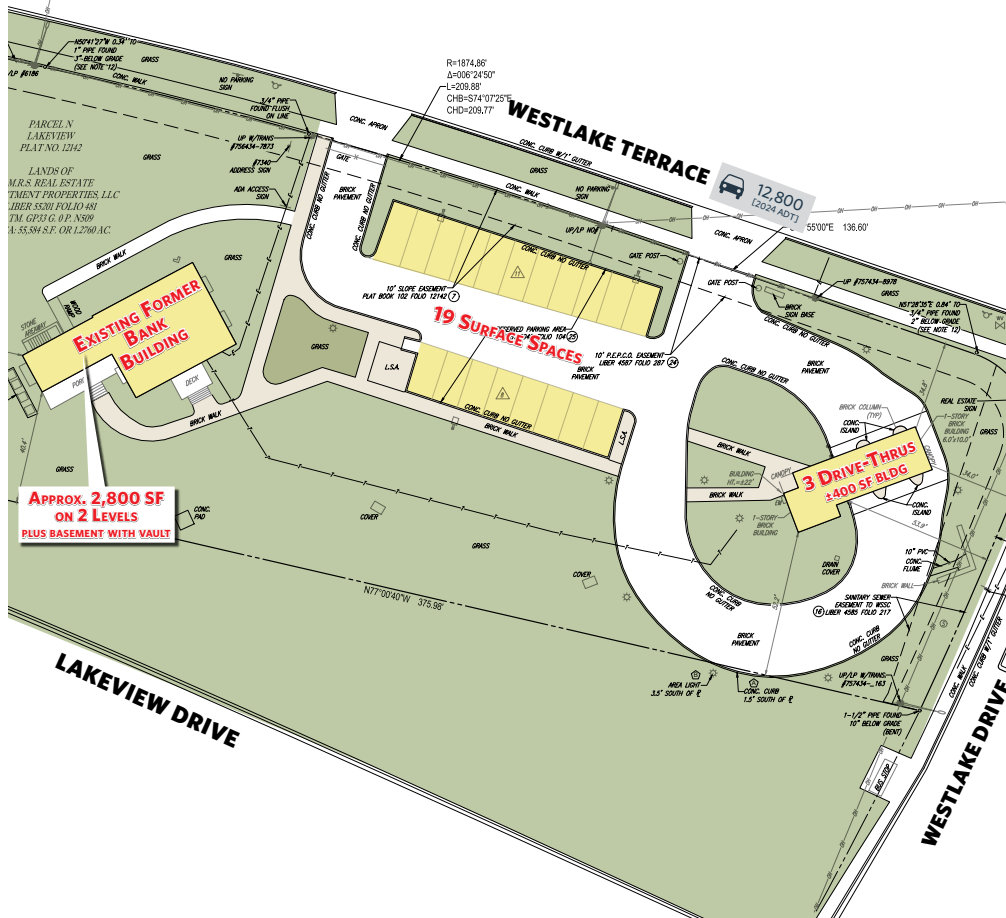
1. Cabin John Center
 - a. Capital One \$144 million
 - b. Congressional Bank \$4.7 billion
 - c. Truist \$423 million
 - d. PNC \$106 million
2. Georgetown Square SC
 - a. Bank of America \$1.6 billion
 - b. Capital One \$314 million
3. Wildwood Center
 - a. Sandy Spring \$216 million
 - b. Truist \$210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

MARKET AERIAL

BETHESDA CORNER

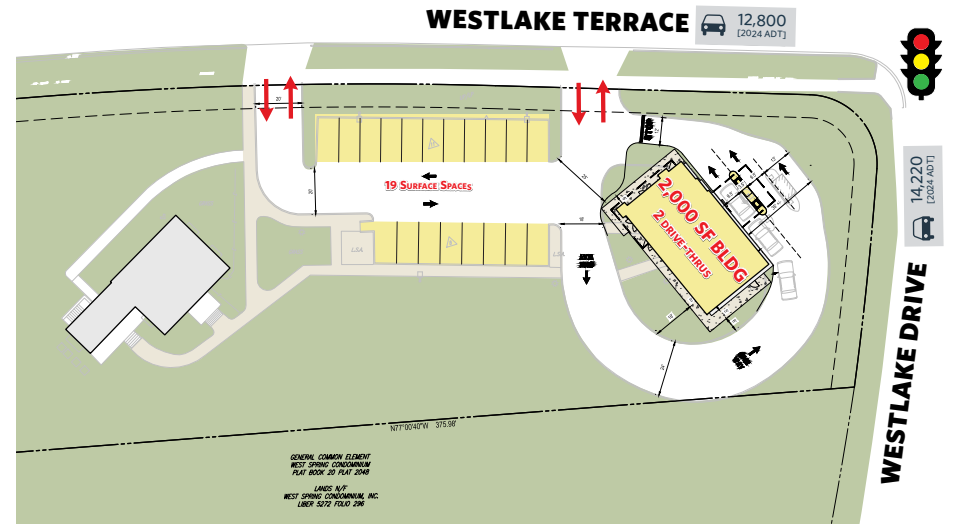
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EXISTING SITE PLAN



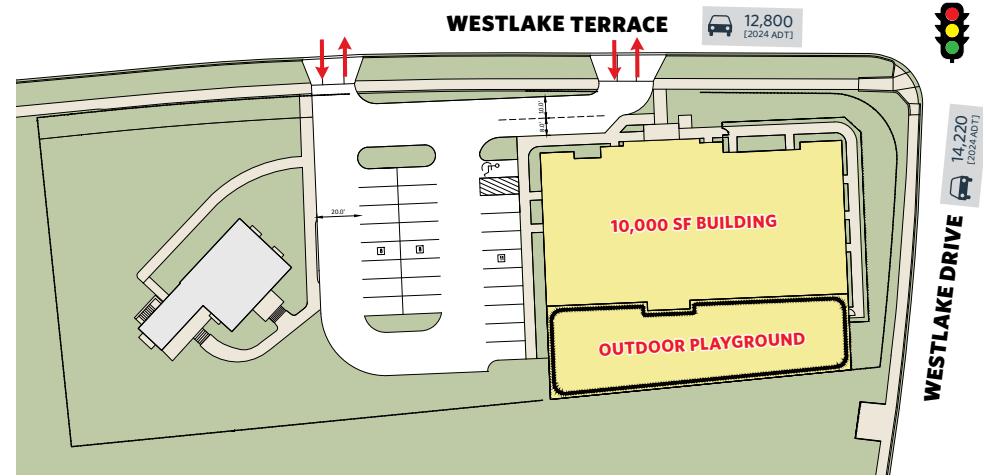
PROPOSED QSR (COFFEE)/BANK PLAN

Option 1: New freestanding building with drive-thru



PROPOSED DAYCARE PLAN

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



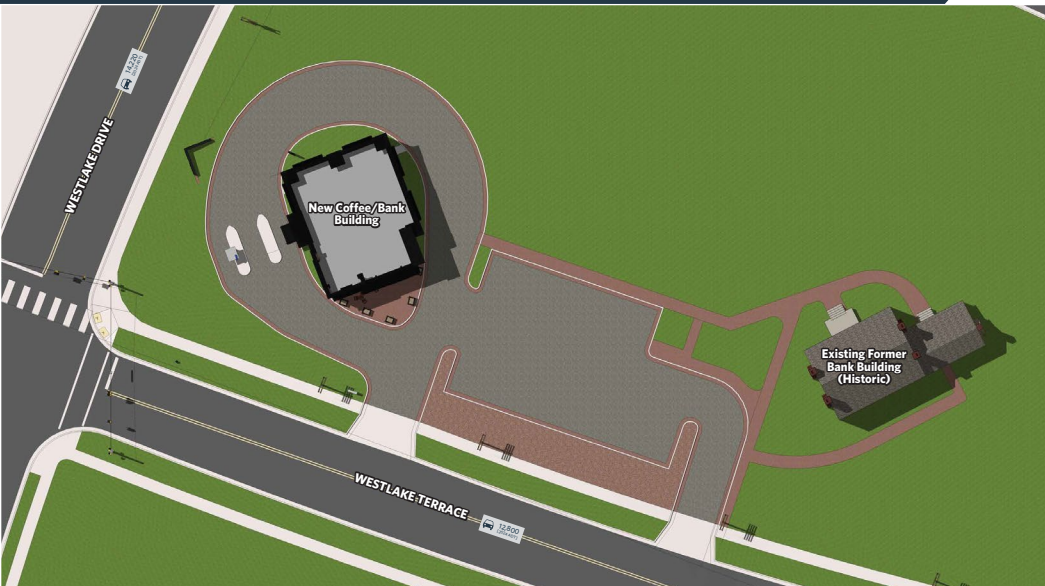
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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