

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
 - 2,042 SF (Existing Dry Cleaner): \$40.00 PSF NNN
 - 1,599 SF (Existing Subway): \$40.00 PSF NNN
 - NNN = \$6.60
- Pylon signage available



klmb

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A CENTRAL LOCATION

GAITHERSBURG

293,143

POPULATION
WITHIN 5 MILES

\$157,726

AVERAGE
HH. INCOME

MONTGOMERY COUNTY

1ST

MOST POPULATED
COUNTY IN
MARYLAND

TOP 20

RICHEST
COUNTIES
IN THE US

KEY DEMOGRAPHICS

WITHIN A 10 MINUTE DRIVE



AVG. HH INCOME
\$143,434



MEDIAN AGE
38.0



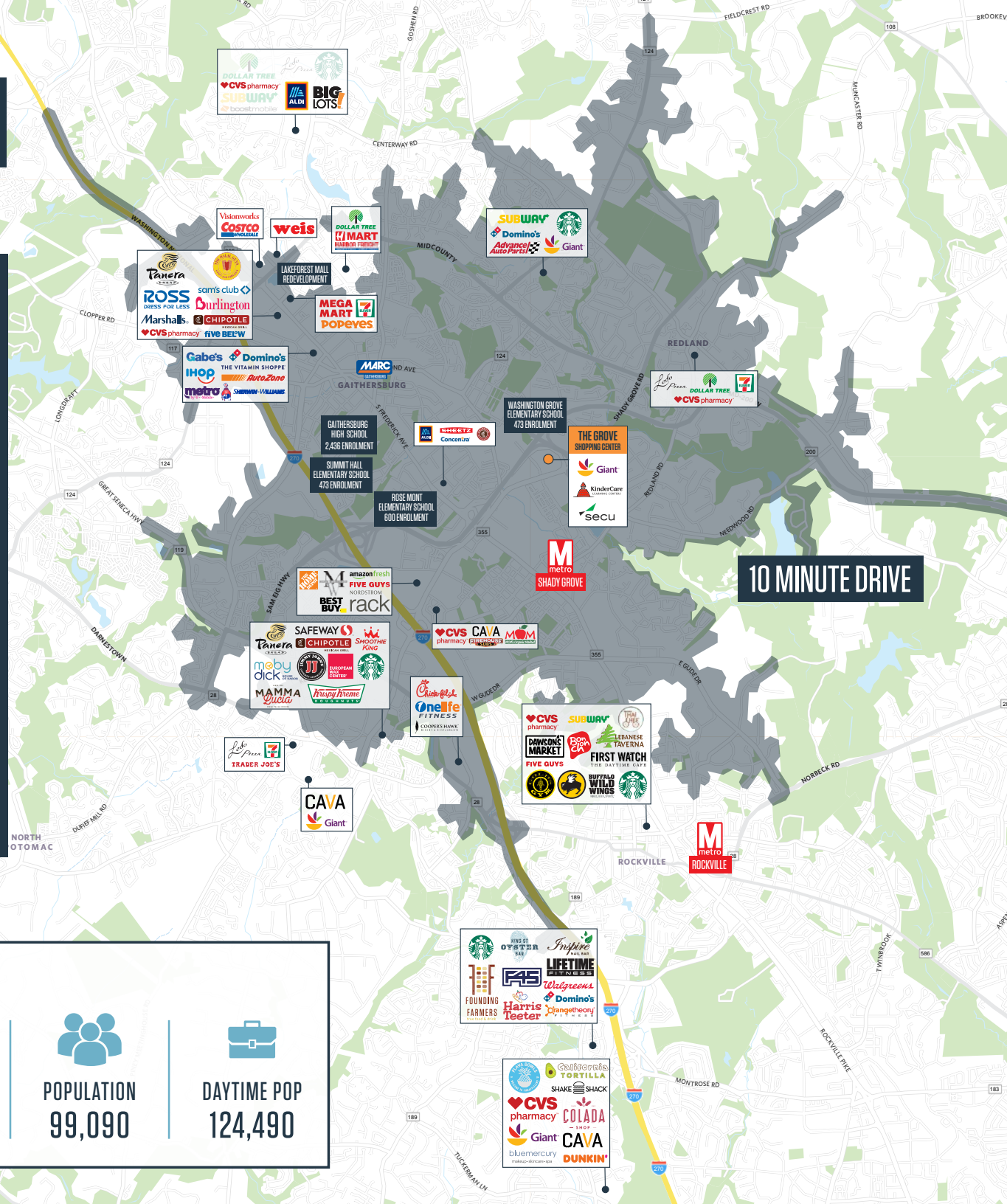
HOUSEHOLDS
37,640



POPULATION
99,090

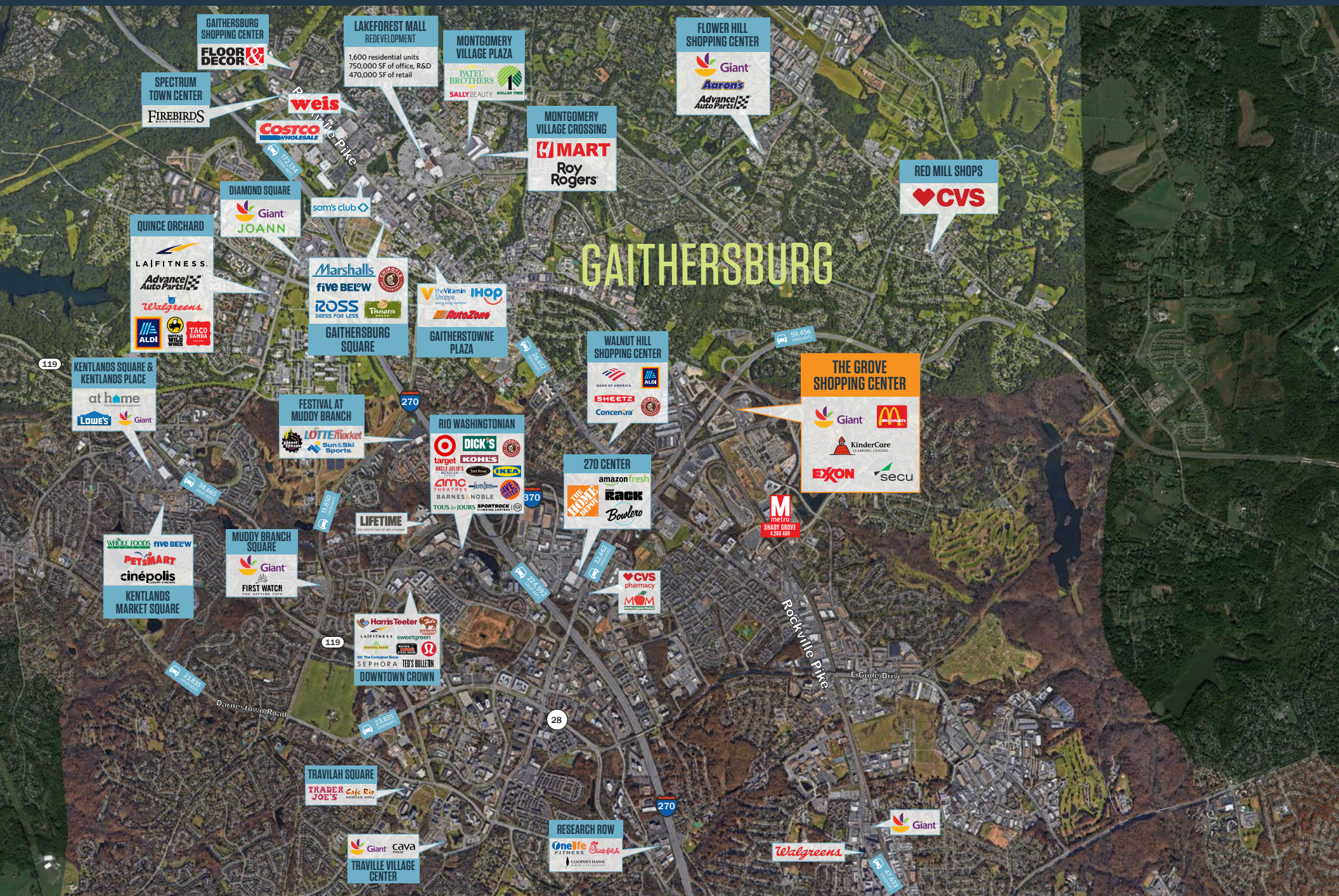


DAYTIME POP
124,490



THE MARKET

GAITHERSBURG/ROCKVILLE



CLOSE-UP AERIAL



THE GROVE SHOPPING CENTER

Giant, KinderCare LEARNING CENTERS, secu, McDonald's, EXXON

WALNUT HILL SHOPPING CENTER

BANK OF AMERICA, ALDI, SHEETZ, Concentra

SHADY GROVE ROAD

87,221 (2024 ADT)

27,780 (2024 ADT)

UNITED STATES POSTAL SERVICE

CARMAX

THE LAUREATE
268 MF Units

413 MF Units
County Library
UNDER CONSTRUCTION

The DALEY
at Shady Grove metro
333 MF Units

M metro
SHADY GROVE
4,260 ADT

QDOBA MEXICAN EATS
RISE
ALLCARE
ROCK GROVE

FARMSTEAD DISTRICT
118 MF Units | 158 Townhomes

The Reed
417 MF Units

The Henson
413 MF Units Planned

407 TOWNHOMES

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

CRABBS BRANCH ROAD

REDLAND ROAD

370

355

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
Montgomery County
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]



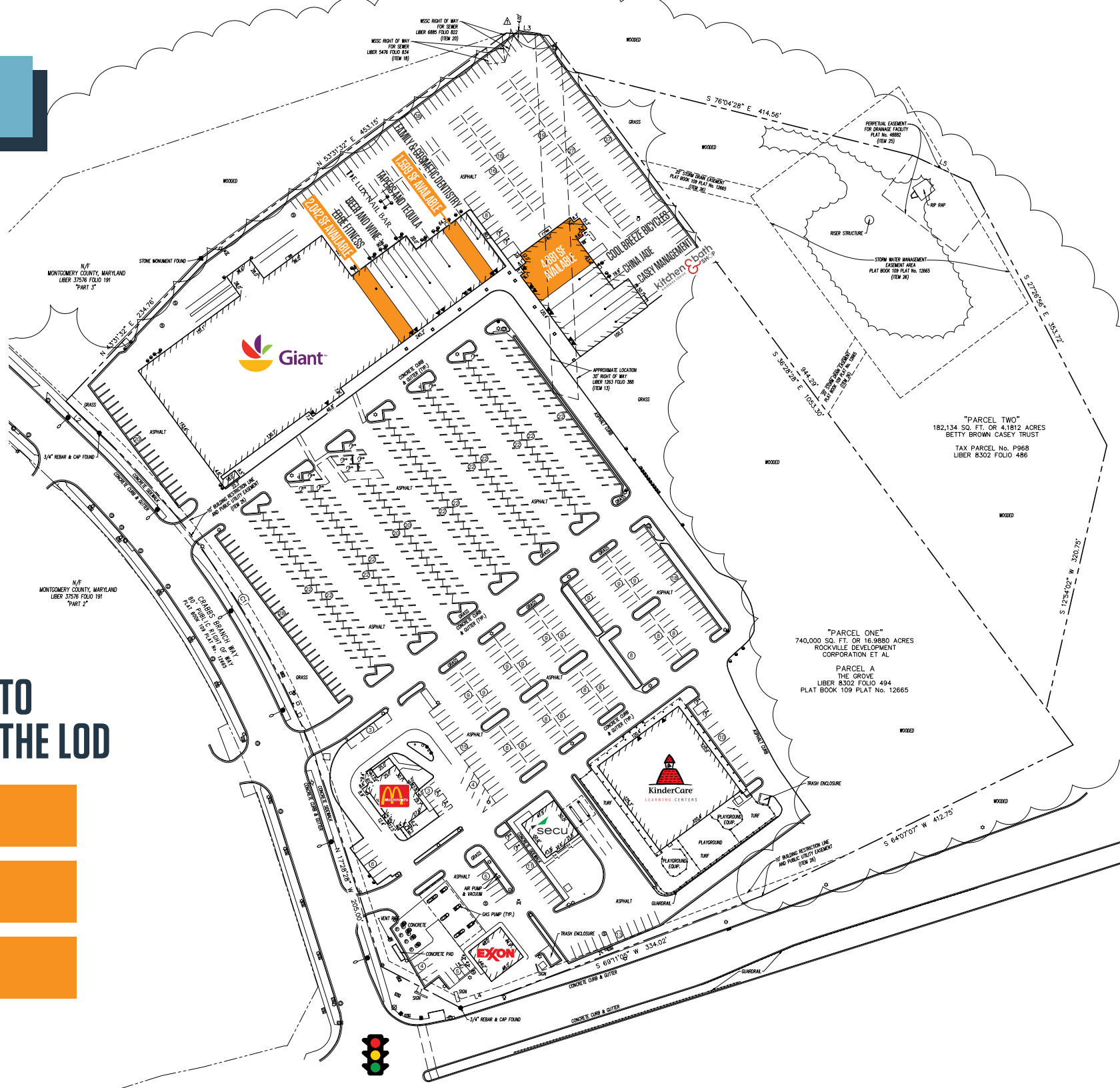
SITE PLAN

**CLICK HERE TO
DONWLOAD THE LOD**

4,881 SF

2,042 SF

1,599 SF



PHOTOS



THE GROVE SHOPPING CENTER

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