

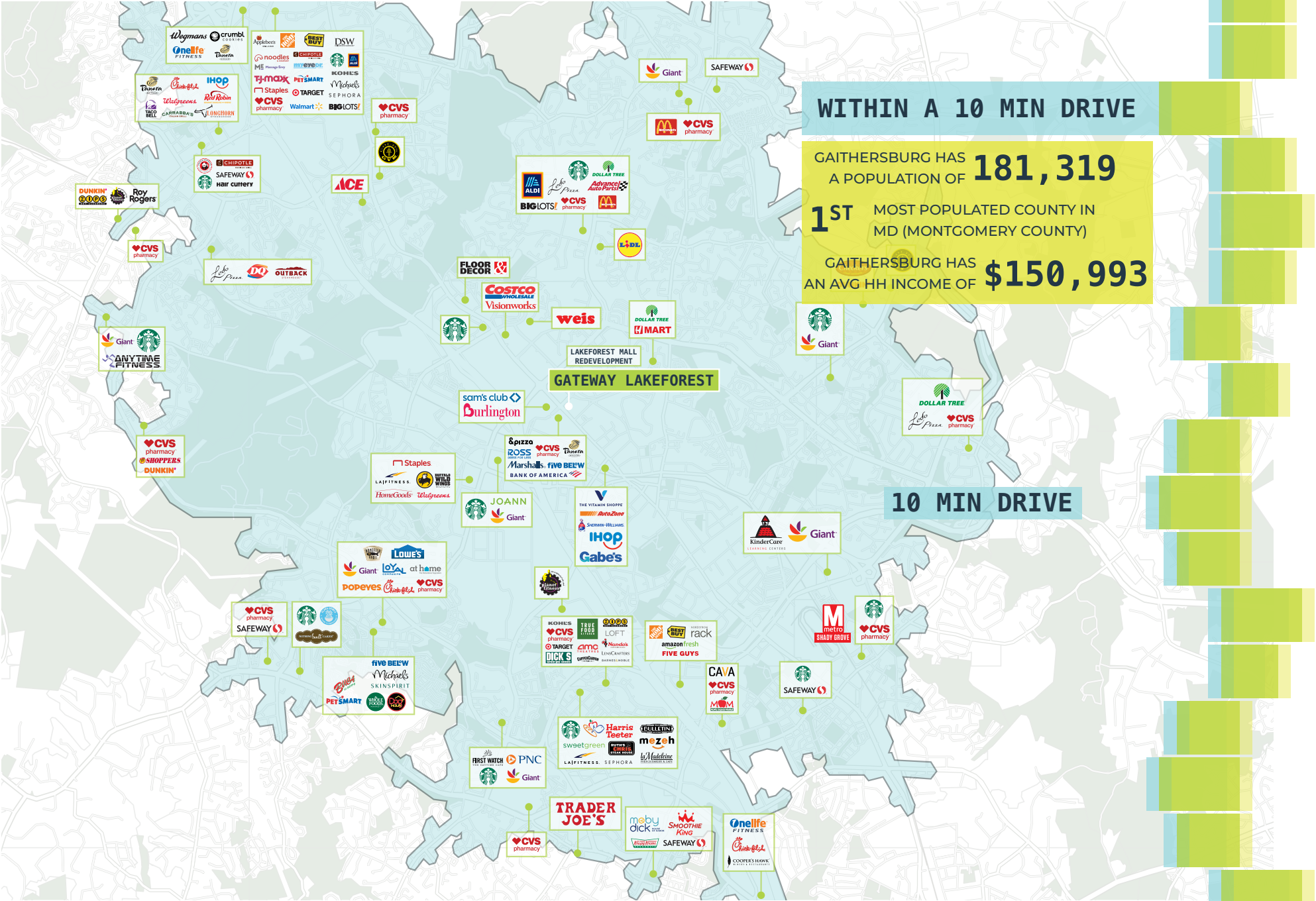
# GATEWAY LAKEFOREST

UP TO 21,000 SF  
ANCHOR OPPORTUNITY  
WITH N. FREDERICK AVE  
SIGNAGE & PARKING

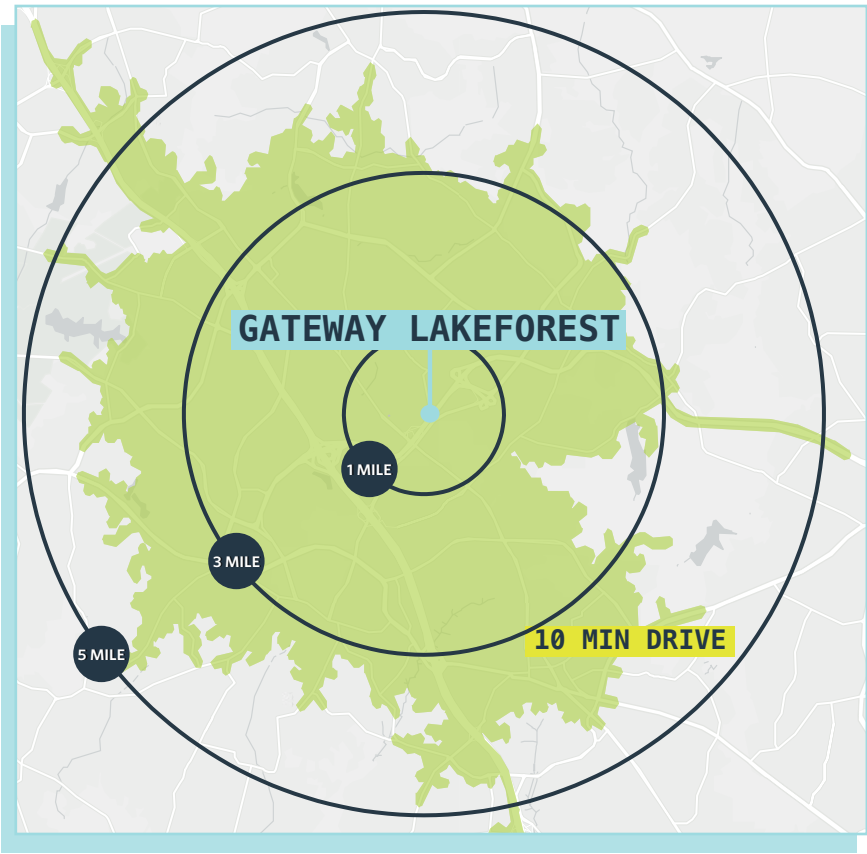
NORTH FREDERICK AVE  
AT LAKEFOREST BLVD  
GAITHERSBURG, MD

kl**nb**

# MARKET OVERVIEW



# DEMOGRAPHICS



|                       | 1 MILE        | 3 MILES         | 5 MILES         | 10 MIN DRIVE    |
|-----------------------|---------------|-----------------|-----------------|-----------------|
| POPULATION            | 27,618        | 157,886         | 306,266         | 173,296         |
| AVG HH INCOME         | \$102,111     | \$139,182       | \$156,314       | \$132,758       |
| DAYTIME POPULATION    | 32,614        | 150,589         | 299,874         | 171,929         |
| HOUSEHOLDS            | 10,511        | 55,925          | 109,469         | 62,580          |
| MEDIAN AGE            | 35.8          | 37.7            | 38.9            | 37.3            |
| GROCERIES SPENDING    | \$72,236,125  | \$490,960,935   | \$1,057,884,167 | \$527,818,037   |
| RETAIL GOODS SPENDING | \$283,486,390 | \$1,951,797,128 | \$4,000,176,259 | \$2,903,124,973 |



27,500 VPD  
N FREDERICK AVE

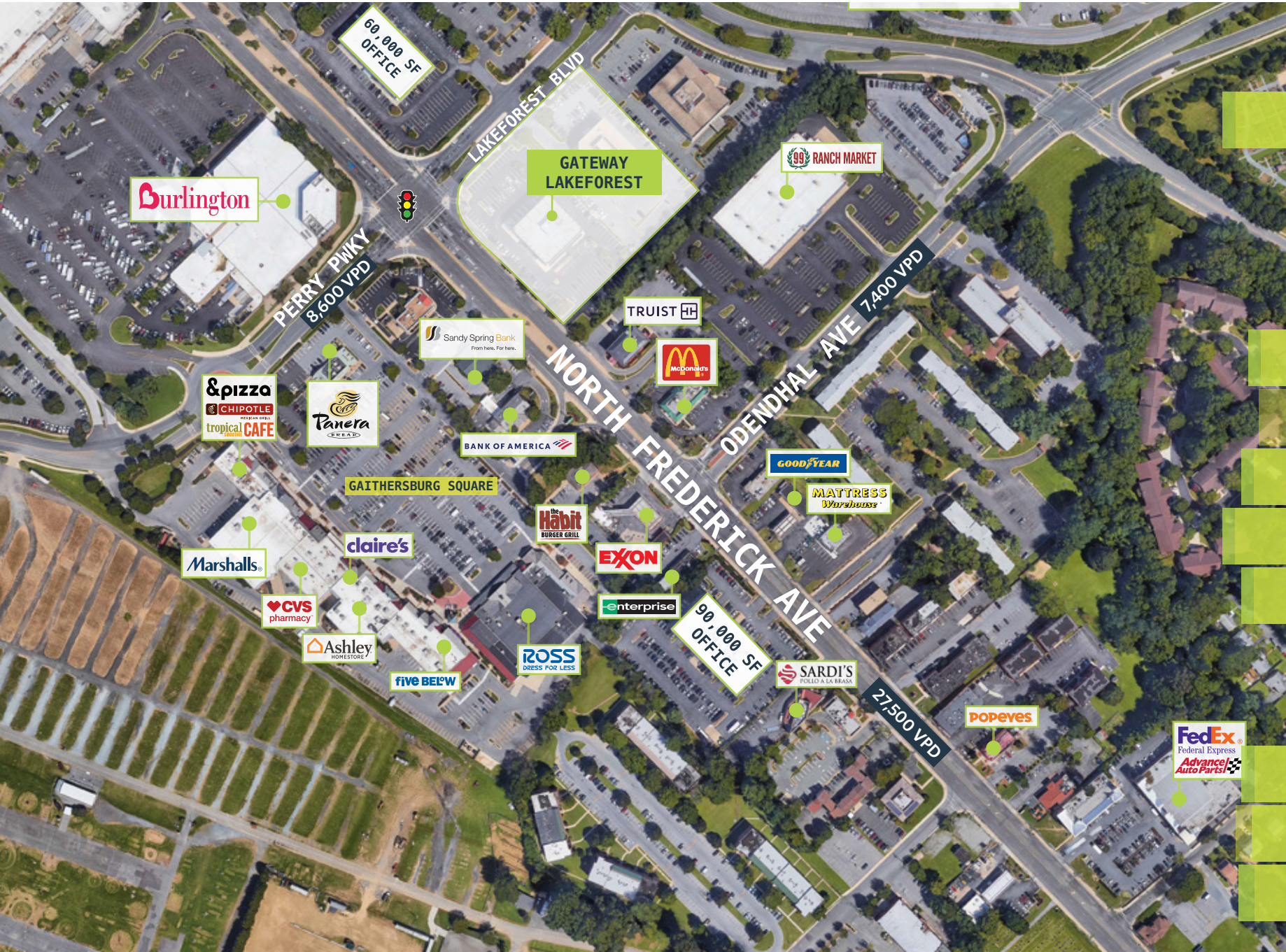


8,600 VPD  
PERRY PKWY



7,400 VPD  
ODENDHAL AVE

# SUBMARKET AERIAL



# BIRD'S EYE VIEW



N. FREDERICK AVE SIGNAGE



ANCHOR OPPORTUNITY

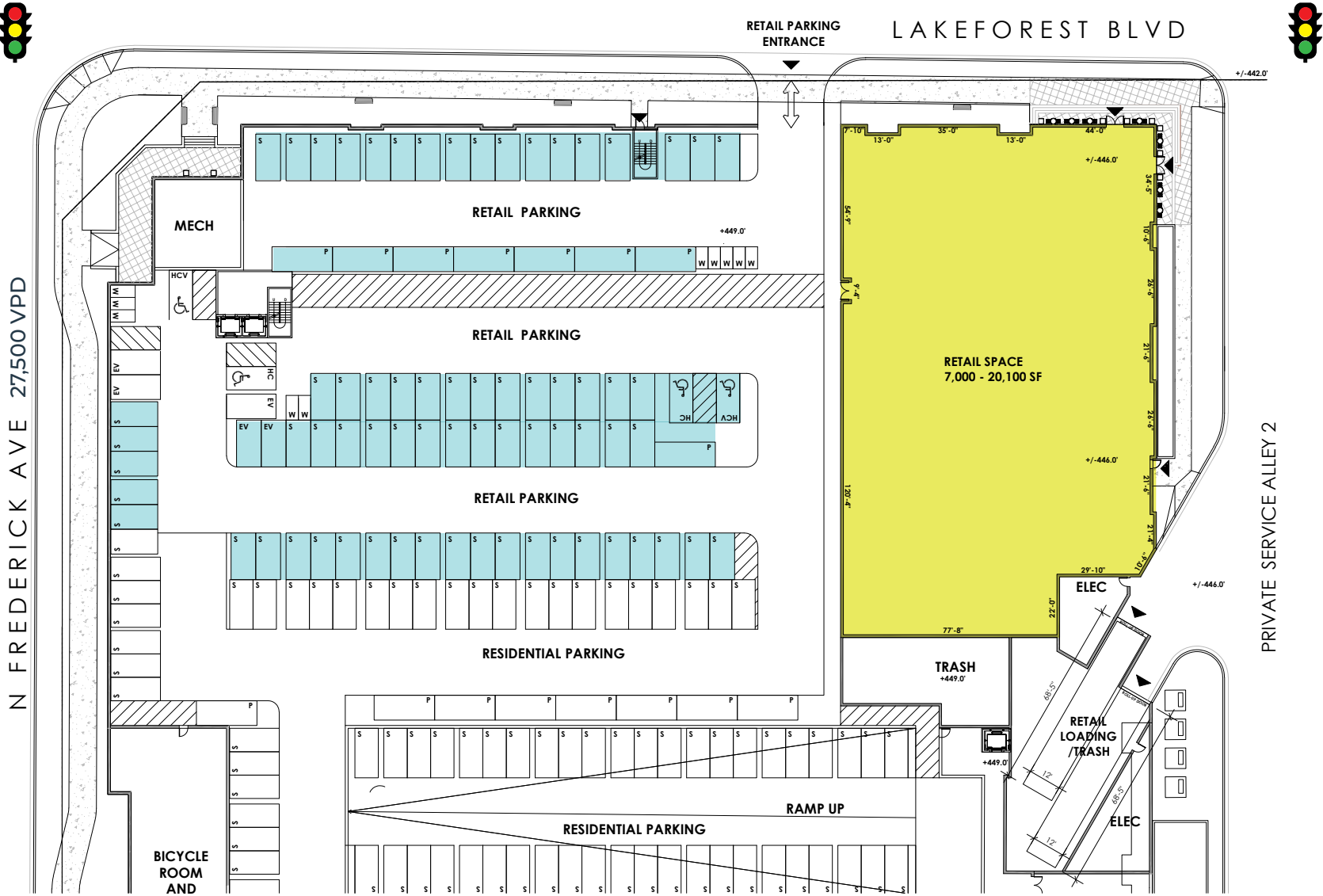
P

LAKEFOREST BLVD

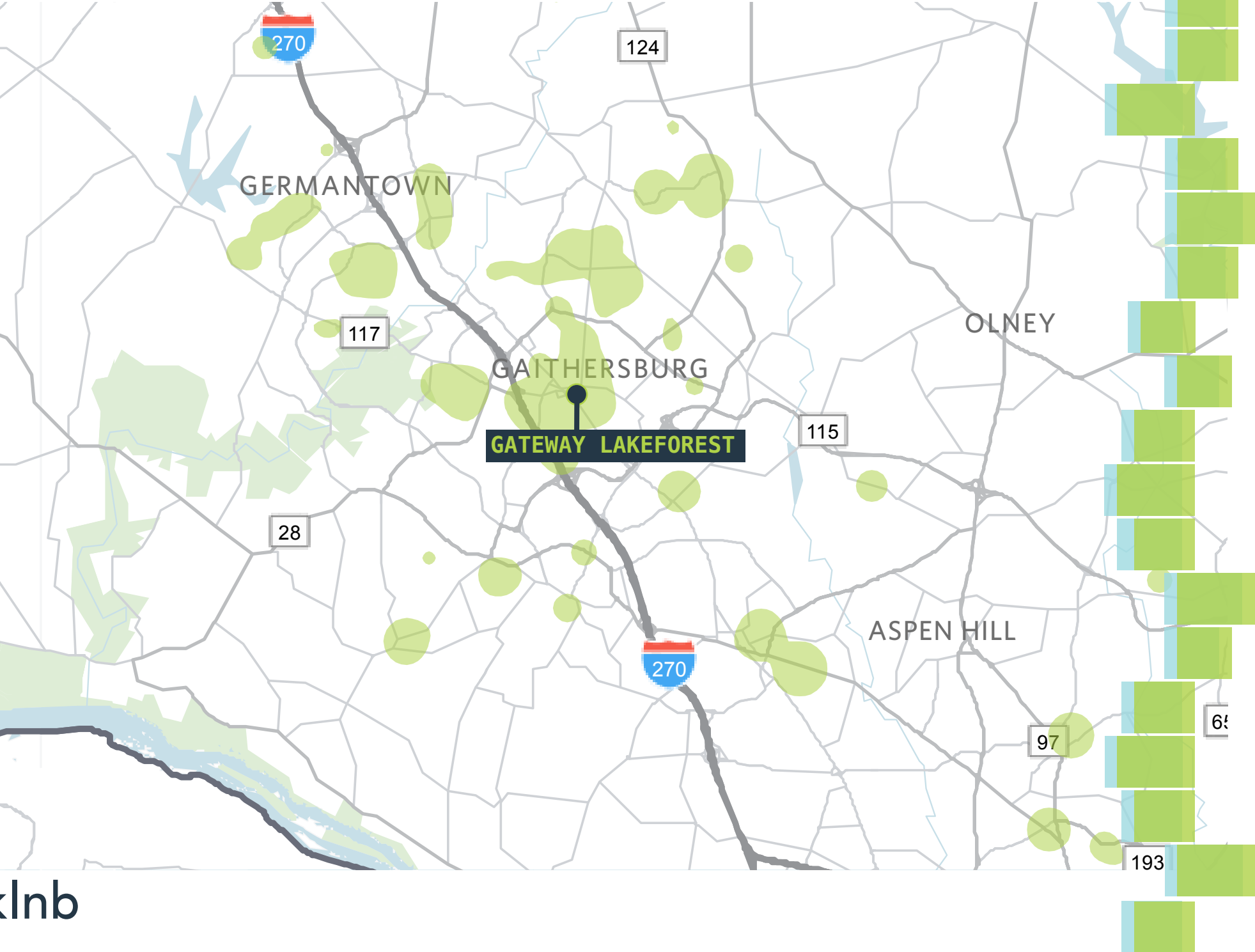
N FREDERICK AVE  
27,500 VPD

# SITE PLAN

AVAILABLE RETIAL PARKING RESIDENTIAL PARKING



# TRUE GEOFENCED TRADE AREA



# DEMOGRAPHIC FIT

WITHIN A 10 MINUTE DRIVE

| DEMOGRAPHICS              | PROPOSED<br>GATEWAY LAKEFOREST<br>/ GAITHERSBURG SQ* | THE GROVE:<br>GIANT | DOWNTOWN<br>CROWN: HARRIS<br>TEETER | UPPER ROCK:<br>MOMS ORGANIC |
|---------------------------|------------------------------------------------------|---------------------|-------------------------------------|-----------------------------|
| LOCATION                  | GAITHERSBURG, MD                                     | DERWOOD, MD         | GAITHERSBURG, MD                    | ROCKVILLE, MD               |
| POPULATION                | 173,296                                              | 95,422              | 118,153                             | 118,011                     |
| DAYTIME POPULATION        | 171,929                                              | 118,176             | 151,083                             | 160,344                     |
| ANNUAL VISITS             | 48,400                                               | 522,900             | 650,900                             | 885,100                     |
| HOUSEHOLDS                | 62,580                                               | 36,319              | 45,950                              | 46,352                      |
| MEDIAN HH INCOME          | \$102,849                                            | \$616,403           | \$124,777                           | \$118,614                   |
| EDUCATIONAL<br>ATTAINMENT | 25.70%                                               | 28.40%              | 29.80%                              | 28.50%                      |
| LOYAL CUSTOMERS           | 39,300                                               | 472,400             | 580,400                             | 765,000                     |

\*DEMOS AND CUSTOMERS ARE REPRESENTATIVE OF ENTIRE CENTER

# GATEWAY LAKEFOREST

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