

PRICE
REDUCTION TO
\$1,899,000!

FLEXIBLE CRT ZONING

Permits a wide range of uses:

- Restaurant (indoor/outdoor)
- Retail
- Medical / Dental Clinic
- Health / Fitness Studio
- Day Care Center
- Office
- Personal Services (salon, dry cleaning drop-off, etc.)

NEARBY RETAILERS



carter's® BANANA REPUBLIC



J.CREW

LOFT



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FOR SALE / LEASE

- Brand New Retail Building with Patio
- ±4,951 SF total (±4,000 SF interior + spacious patio)
- Delivered in shell condition with modern construction and flexible layout
- Surrounded by Cabin Branch walkable community with 2,400 new residential units
- Shell condition – ready for tenant-specific improvements
- Expansive patio – ideal for dining, events, or customer seating
- Ample parking – shared surface lot with convenient access
- Prime location – walkable to Clarksburg Premium Outlets; quick access to I-270
- Perfect for owner-users or tenants seeking visibility and flexibility in a high-growth corridor

CHRIS KUBLER

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DON SCHLINE

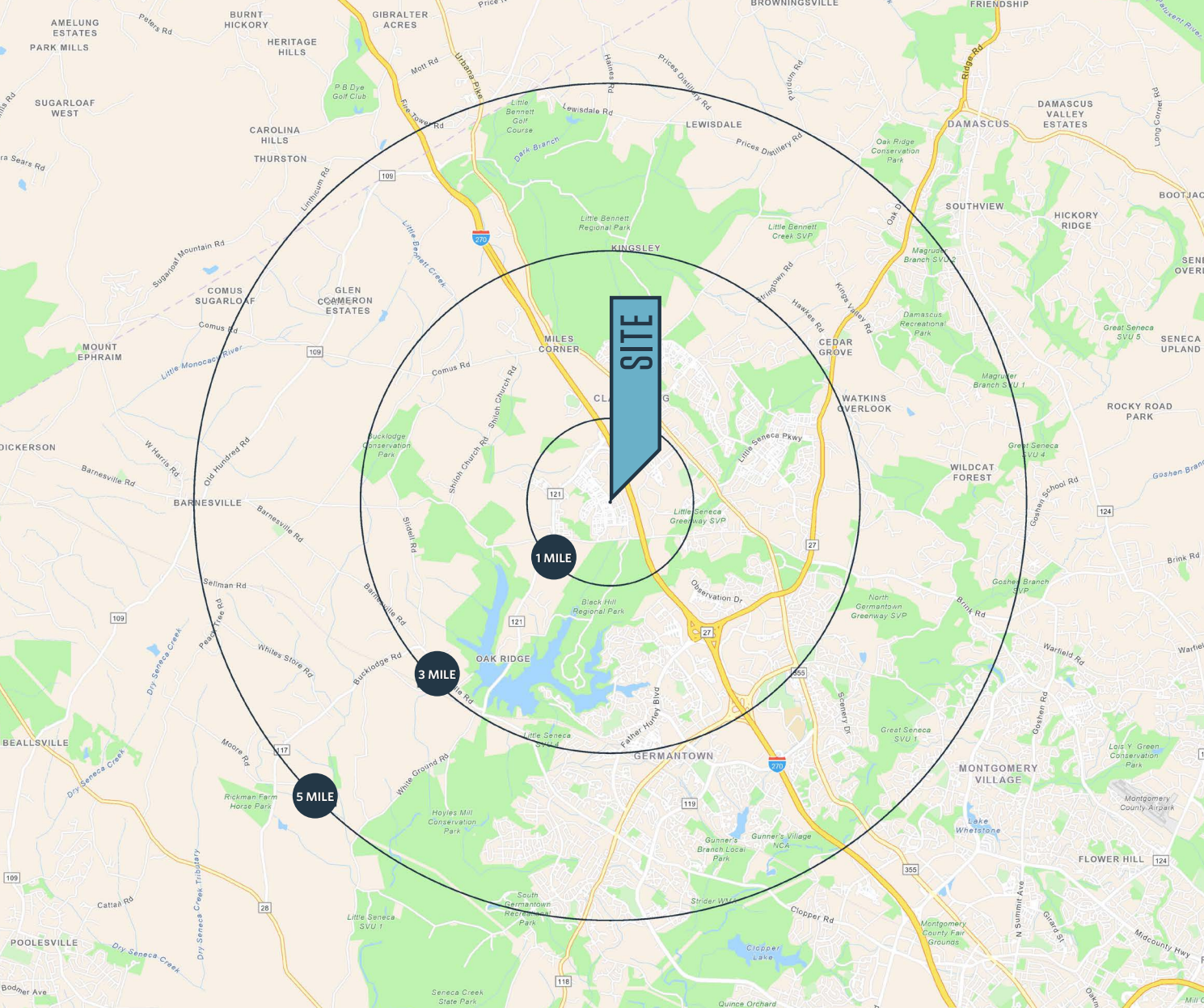
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LOCATION

22305 CABIN BRANCH AVENUE

CLARKSBURG, MD 20871, MONTGOMERY COUNTY



PROPERTY HIGHLIGHTS:

Brand New Retail Building with Patio
±4,951 SF total (±4,000 SF interior +
spacious patio)

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
9,704	64,979	141,419
Daytime Population		
8,979	55,104	109,474
Households		
2,762	21,758	46,718
Average HH Income		
\$176,781	\$173,694	\$165,088

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

I-270	111,987 ADT
Clarksburg Road	17,052 ADT

MARKET

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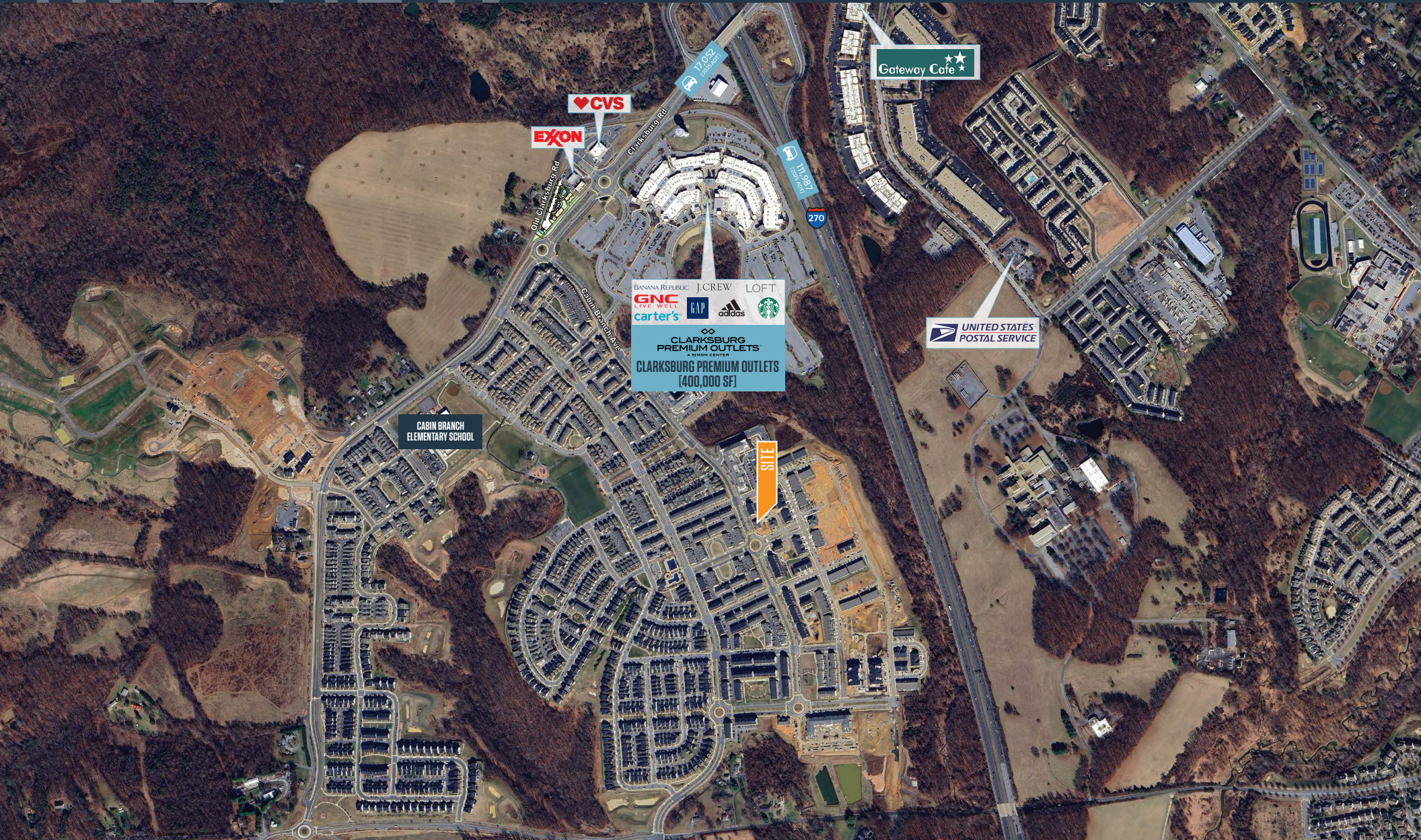
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MIDVIEW

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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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