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
  - NNN = $6.60
- Pylon signage available

Giant
KinderCare LEARNING CENTERS
McDonald's
secu
EXXON

klnb

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A CENTRAL LOCATION

GAITHERSBURG

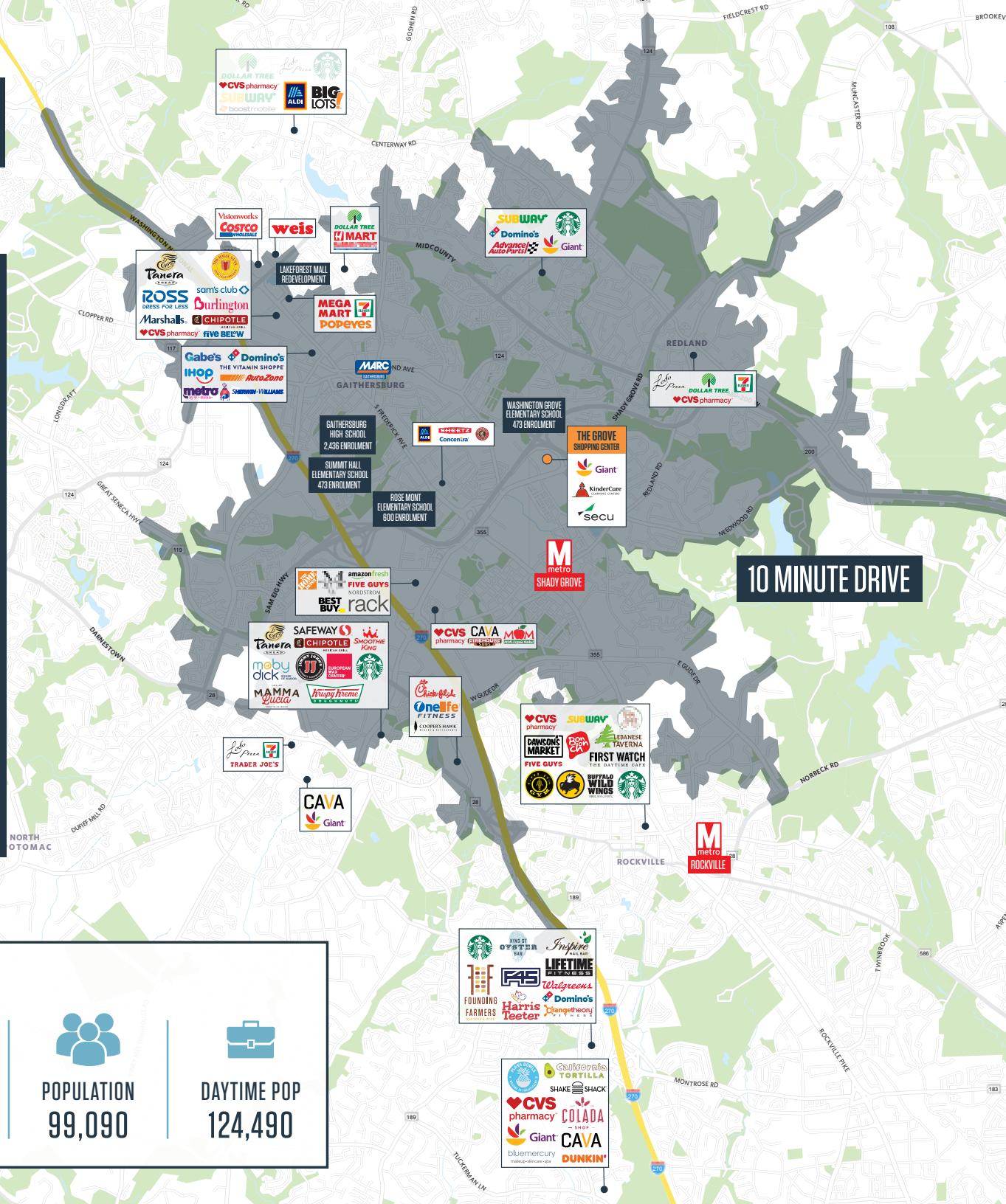
293,143
POPULATION
WITHIN 5 MILES

$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	MEDIAN AGE	HOUSEHOLDS	POPULATION	DAYTIME POP
$143,434	38.0	37,640	99,090	124,490

THE MARKET

GAITHERSBURG/ROCKVILLE



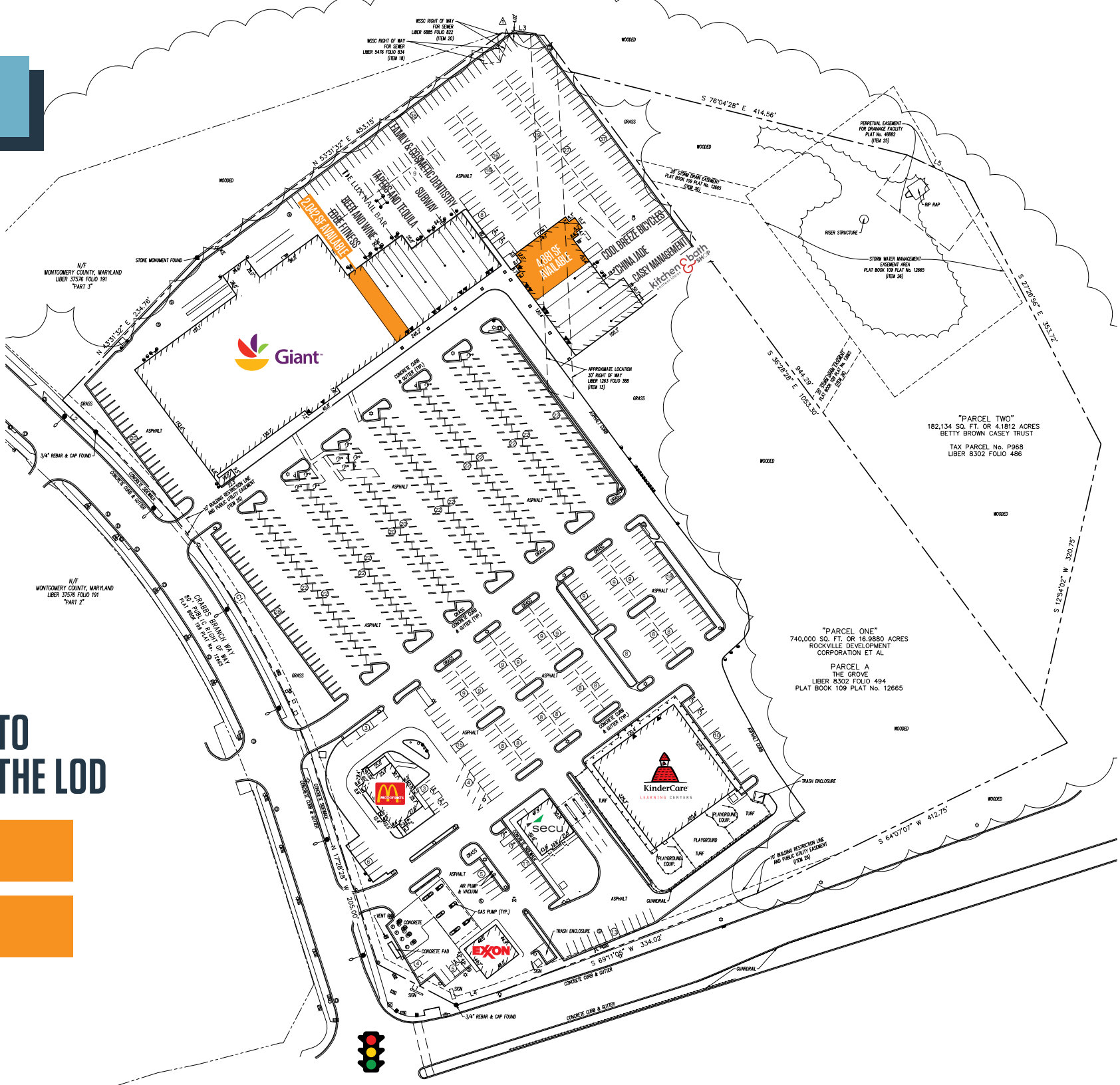
CLOSE-UP AERIAL



CLOSE-UP AERIAL



SITE PLAN



CLICK HERE TO DONWLOAD THE LOD

4,881 SF

2,042 SF

PHOTOS






McDonald's


the grove
Giant
Pharmacy
Feasty Crab
BEER & WINE
CLEANERS
DE LUX NAIL BAR
CHINA JADE RESTAURANT
McDonald's




Kitchen & Bath


Giant
EXXON

THE GROVE
SHOPPING CENTER

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