FOR LEASE Available Immediately

CONFIDENTIAL LISTING
CALL SEGALL GROUP FOR DETAILS

segALL GROUP
COMMERCIAL REAL ESTATE

177 Kentlands Boulevard

Gaithersburg, MD 20878

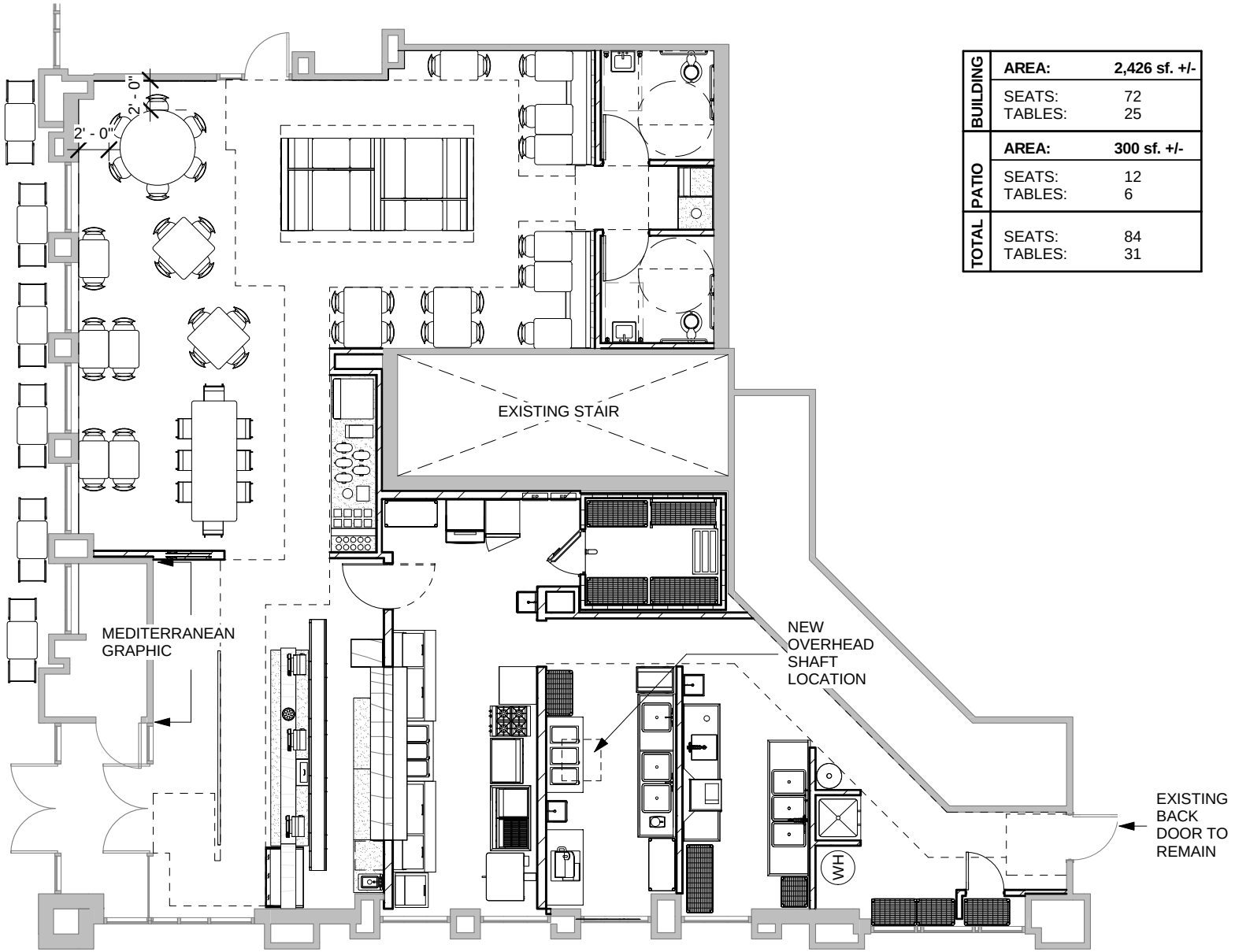
Overview

Endcap premises with ample parking and strong visibility from Kentlands Boulevard. Co-tenants include Cava, Chick-Fil-A, Chipotle, Panera Bread, and Noodles & Company in addition to retail anchors Whole Foods, Giant, & Lowe's.

Quick Facts

Availability	Immediate
Size	2,464 square feet
Rental Rate	$44.00 per square foot
Net Charges	CAM: $1.91 per square foot
	RET: $4.28 per square foot

2019 Demographics	1 mile	3 miles	5 miles
POPULATION	17,196	119,184	294,221
HOUSEHOLDS	6,800	423,914	103,793
AVG. HH INCOME	$168,278	$132,411	$134,109
DAYTIME POPULATION	14,397	140,489	276,540
TRAFFIC COUNT	39,980 AADT (Great Seneca Highway)		



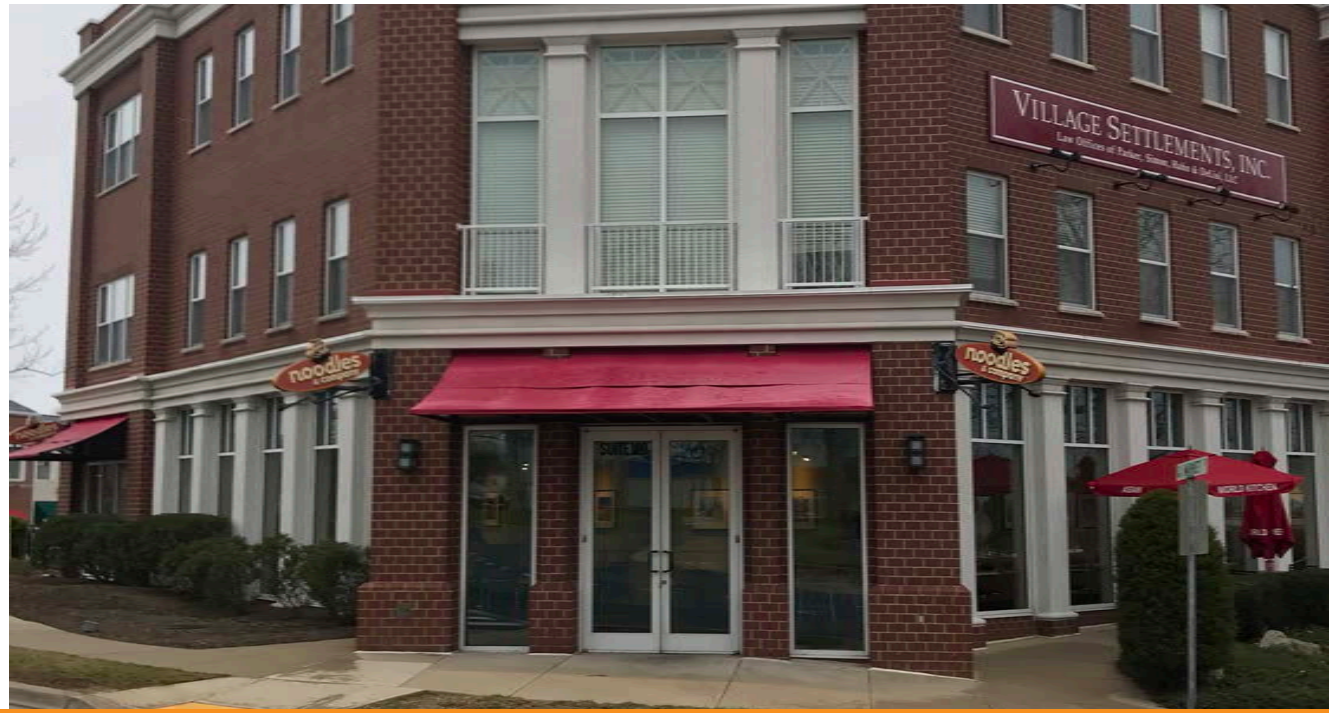
1 BASE PLAN
1/8" = 1'-0"

BUILDING	**AREA:**	**2,426 sf. +/-**
	SEATS:	72
	TABLES:	25
PATIO	**AREA:**	**300 sf. +/-**
	SEATS:	12
	TABLES:	6
TOTAL	SEATS:	84
	TABLES:	31

segALL GROUP

Site Plan

177 Kentlands Boulevard / Gaithersburg, MD 20878



segALL GROUP

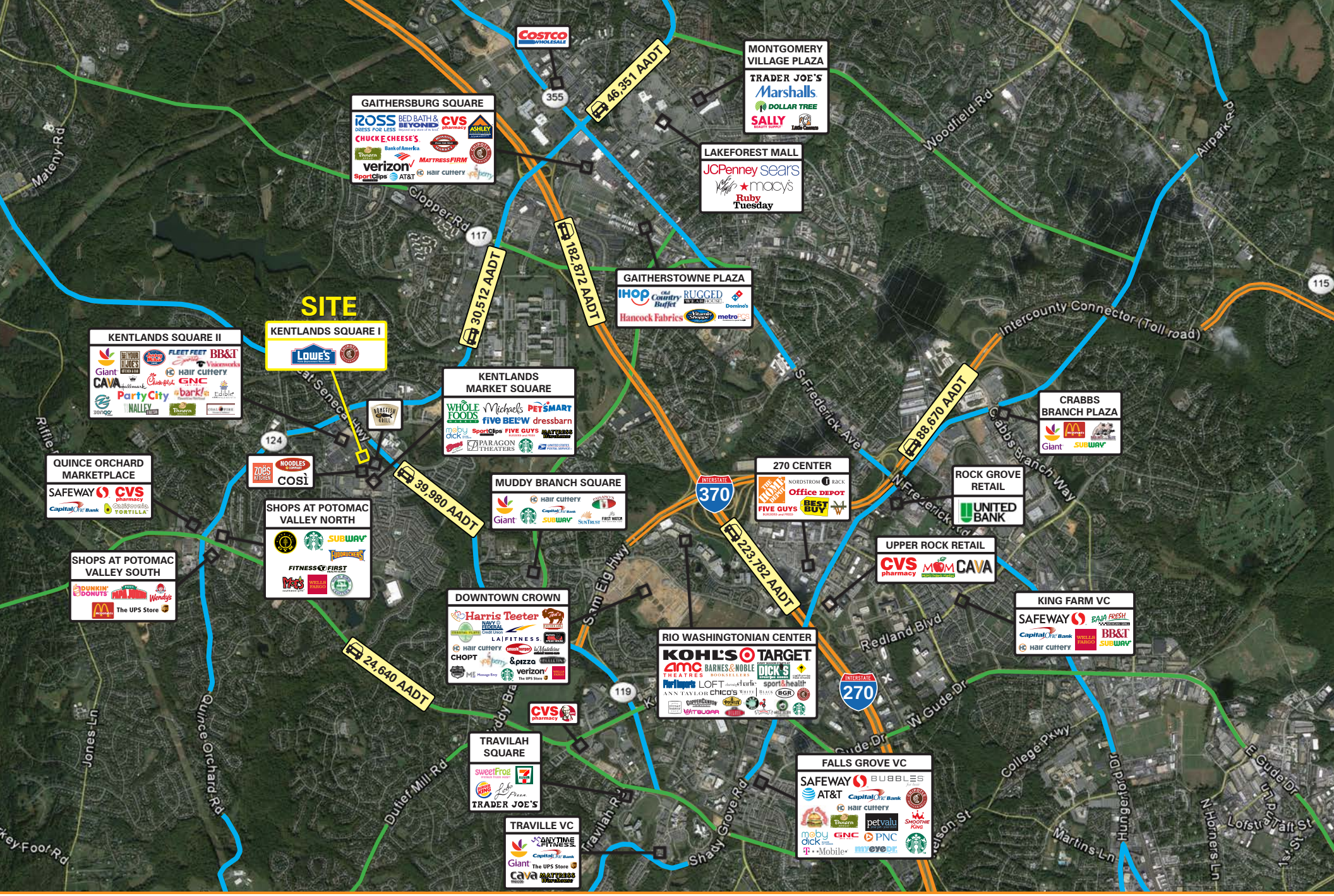
Property Photos

177 Kentlands Boulevard / Gaithersburg, MD 20878

segALL GROUP

Property Aerial

177 Kentlands Boulevard / Gaithersburg, MD 20878



segALL GROUP

Market Aerial

177 Kentlands Boulevard / Gaithersburg, MD 20878

Interested? Contact:

Andrew Segall

asegall@segallgroup.com

410.753.3947

410.960.0361

Andrew Lynch

alynch@segallgroup.com

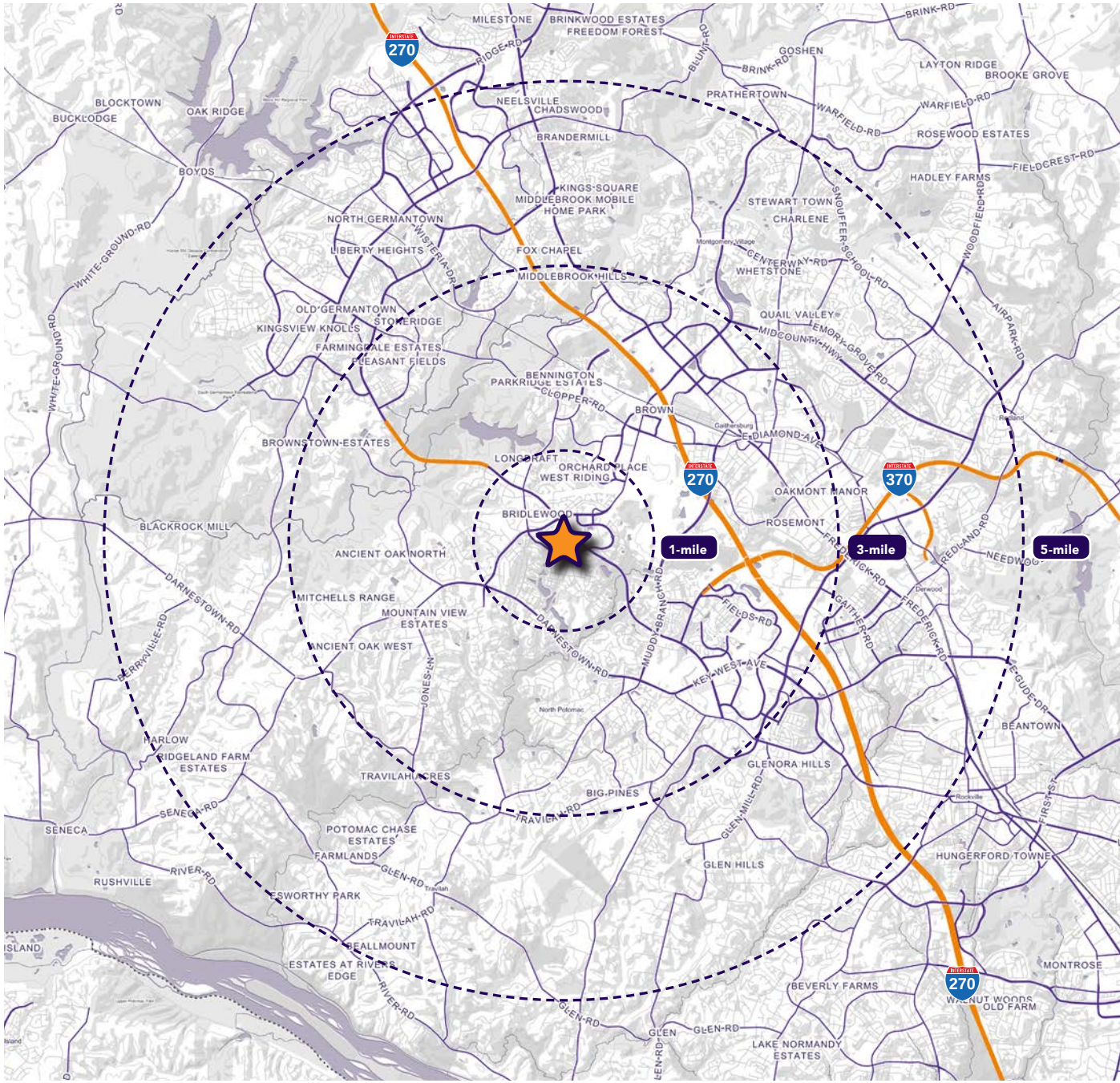
202.466.2713

508.505.7792

James Avallone

javallone@gordonbrothers.com

516.682.4224



Maryland

605 South Eden Street, Ste 200
Baltimore, MD 21231
410.753.3000

DC • Virginia

1600 Wilson Boulevard, Ste 930
Arlington, VA 22209
202.833.3830

Online

www.segallgroup.com

Member of REALTY RESOURCES