

FOR LEASE Available Immediately



637 N Frederick Avenue

Gaithersburg, MD 20879

Overview

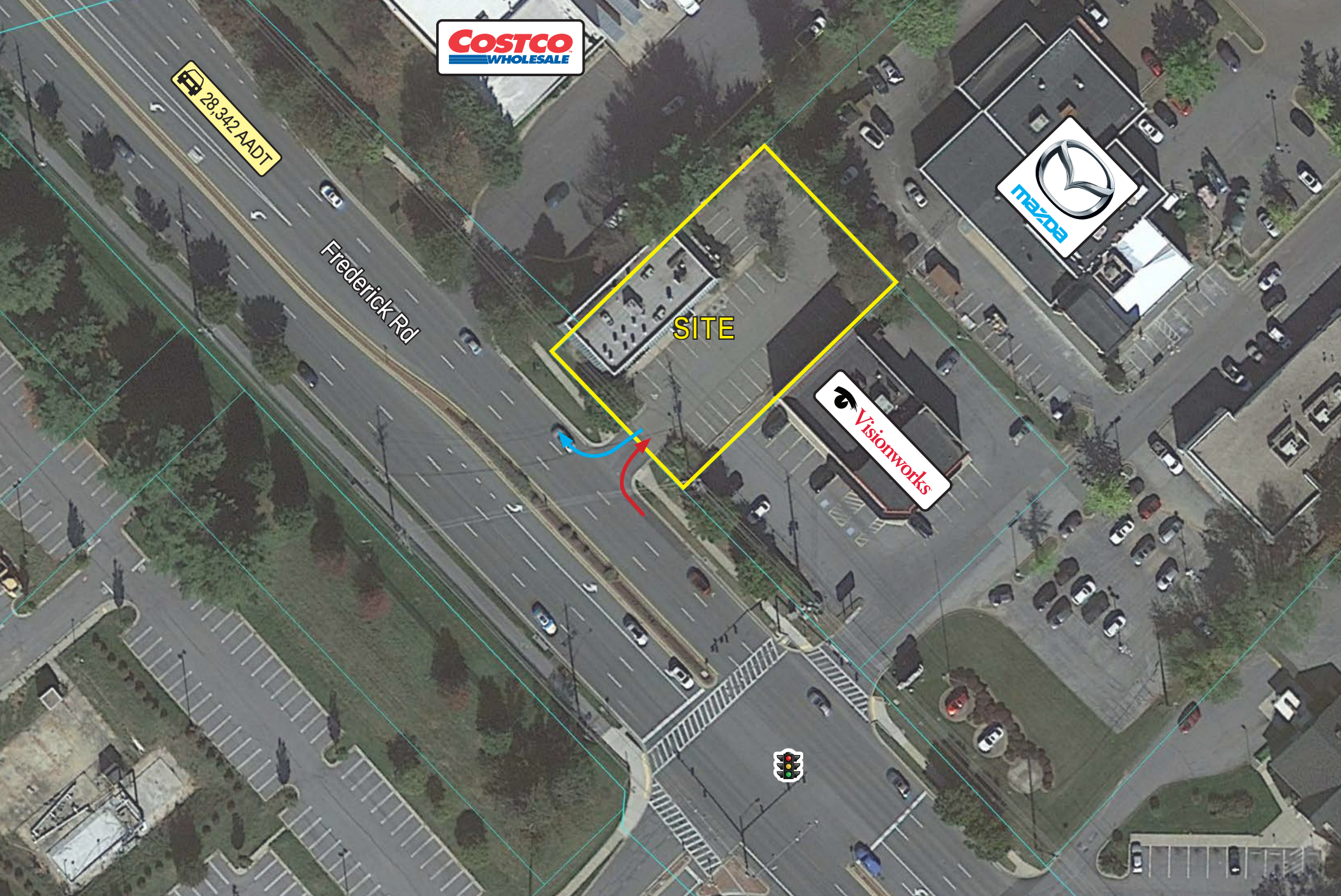
Freestanding restaurant building available for lease on N Frederick Avenue. Construction has begun across the street on a 450,000 square foot medical/industrial business park. The property has convenient access to I-270 and is adjacent to the number one visited Costco location in Maryland with over 3.2 million visitors per year. This property is ideal for a restaurant/medical operator seeking space in the heart of Gaithersburg.

Quick Facts

Availability	Immediate
Size	4,000 square feet
Rental Rate	Negotiable
Net Charges	TBD
Nearby Tenants	Visionworks Costco WHOLESALE sam's club WELLS FARGO

2021 Demographics	1 mile	3 miles	5 miles
POPULATION	17,307	158,044	303,170
HOUSEHOLDS	7,224	56,392	108,097
AVG. HH INCOME	\$86,558	\$109,033	\$130,359
DAYTIME POPULATION	11,003	64,439	139,140
TRAFFIC COUNT	28,342 AADT (Frederick Road)	37,022 AADT (Montgomery Village Ave)	





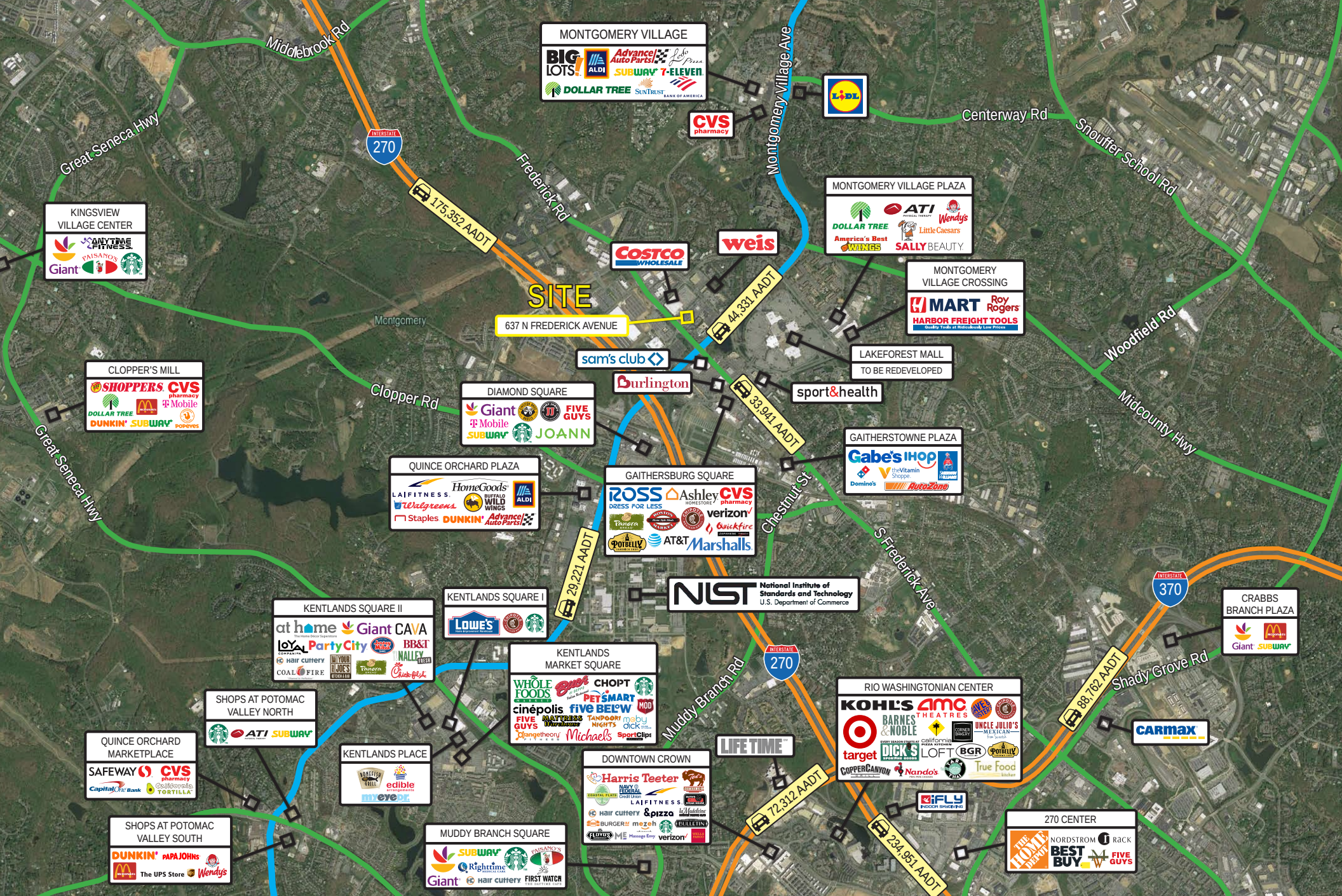
SITE

Frederick Rd

28,342 AADT







Interested? Contact:

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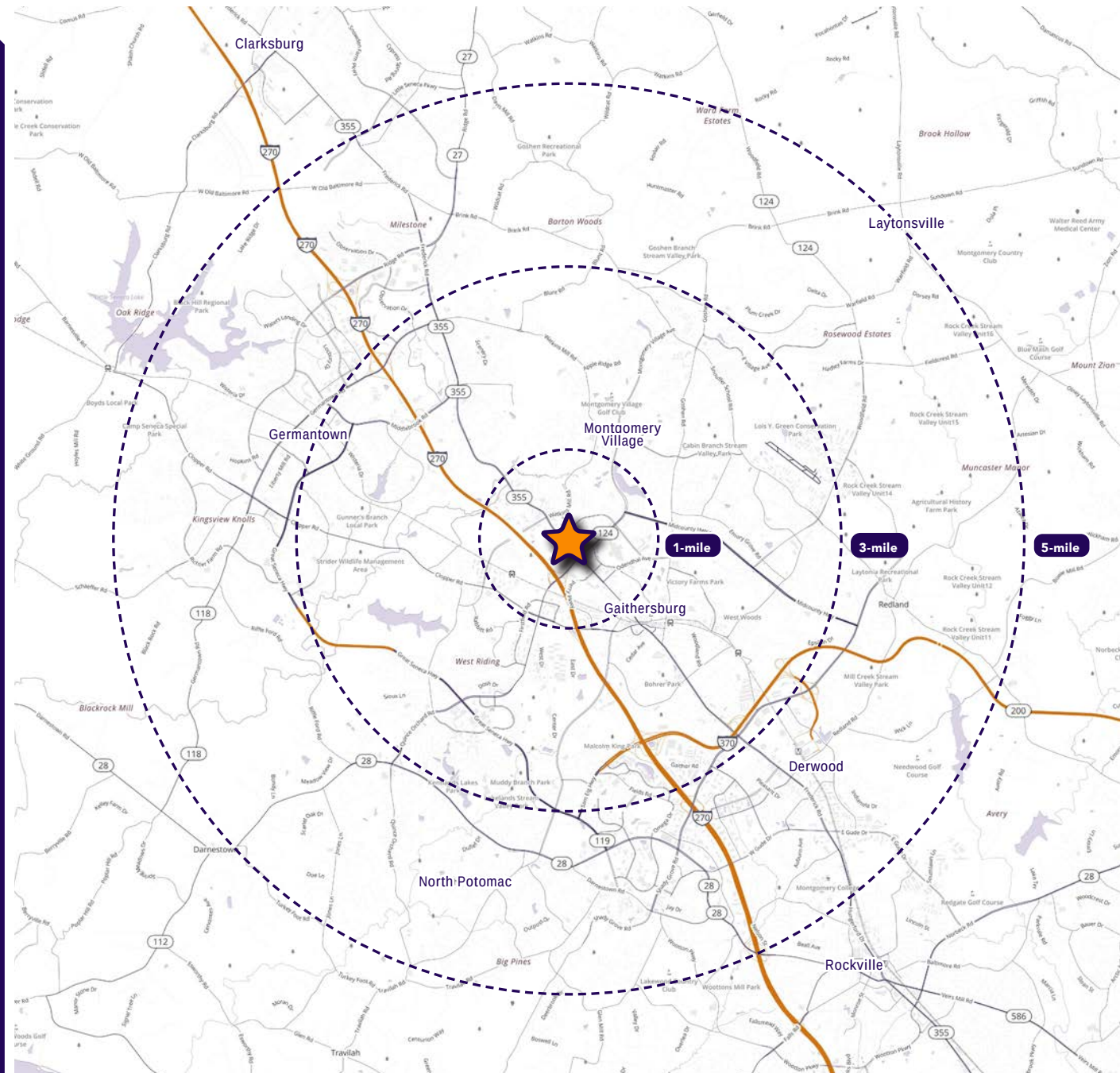
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