

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	CAM: By Tenant or LL, CAM rate TBD; TAX: \$5.59/sf; INS: \$0.62/sf
Nearby Tenants	Visionworks Costco 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)	





28,342 AADT

Frederick Rd



SITE



PARCEL A

PROGRESS LABS AT
PROGRESS WAY
DEVELOPED BY MATAN



2 CLASS A BUILDINGS
(495,000+ SF) MIXED-USE

LINEAR PARK
PARCEL B





PROGRESS LABS AT
PROGRESS WAY
DEVELOPED BY MATAN

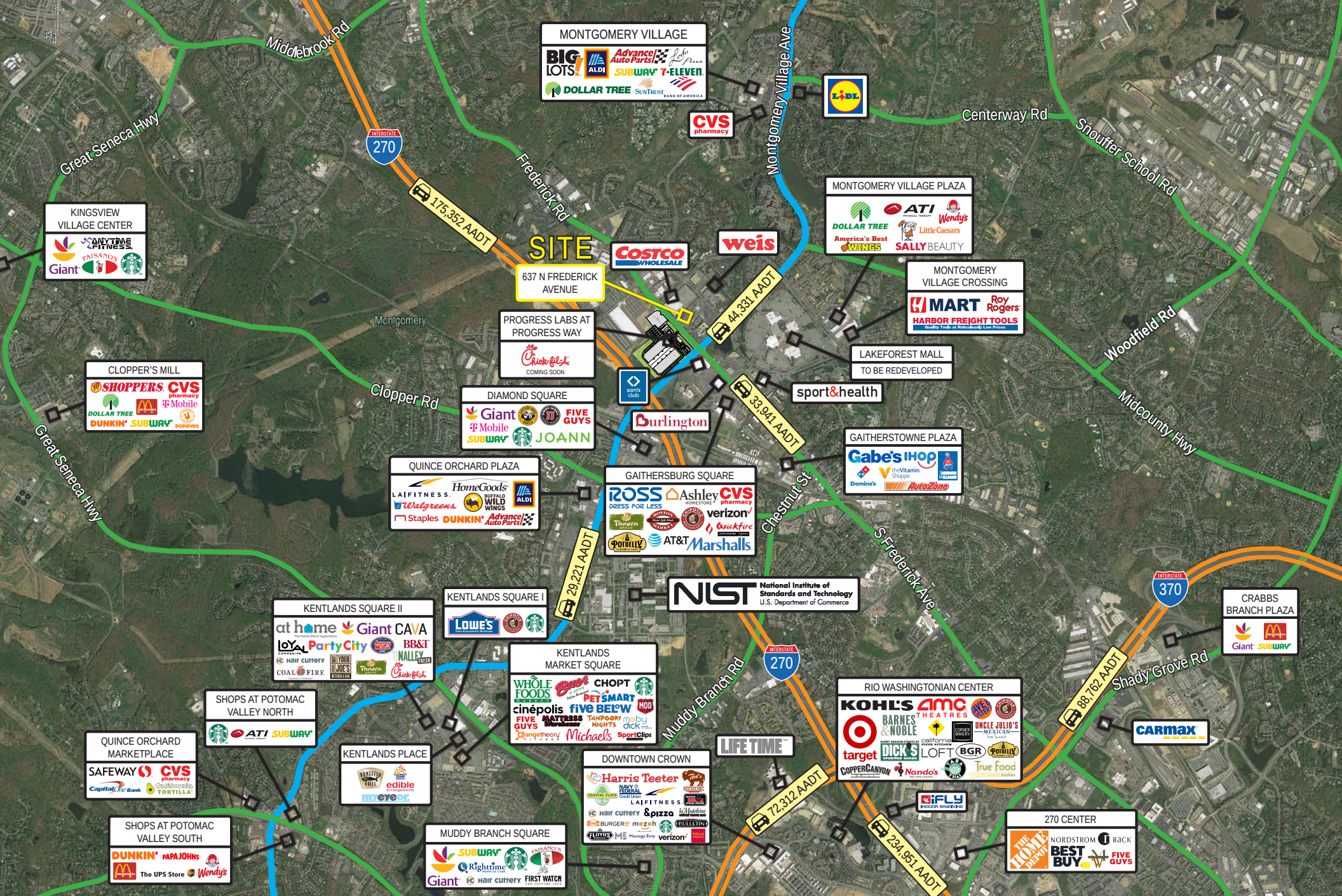
Chick-fil-A
COMING SOON

2 CLASS A BUILDINGS
(495,000+ SF) MIXED-USE

SITE

LAKEFOREST MALL
(TO BE REDEVELOPED)

JCPenney
★ macy's



Interested? Contact:

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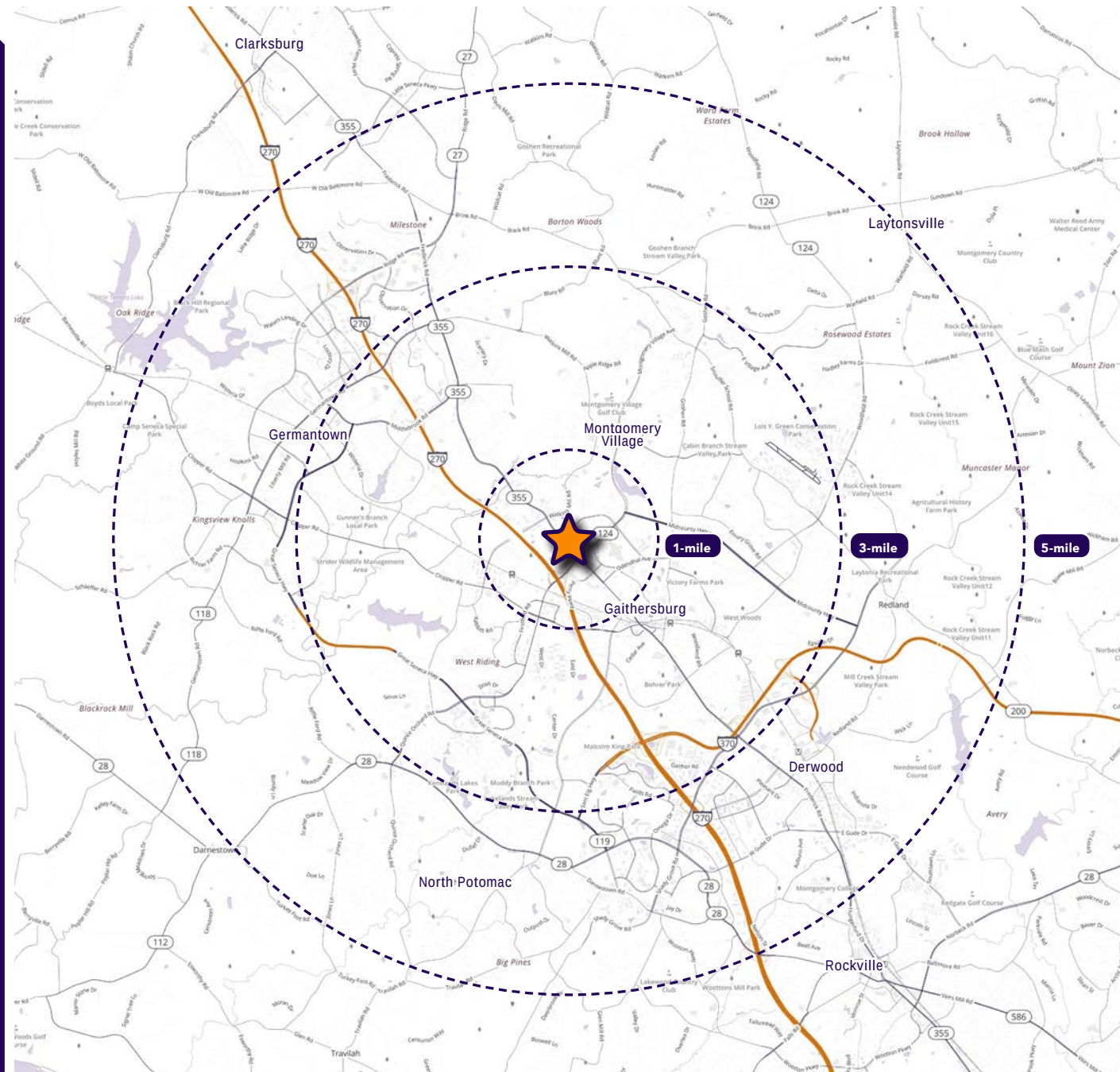
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