

THE STORE IS CURRENTLY OPERATING. ALL TOURS ARE STRICTLY BY INVITATION AND APPOINTMENT ONLY.

DO NOT CONTACT OR APPROACH ANY EMPLOYEES, VENDORS, OR PATRONS ON-SITE. ALL INQUIRIES MUST BE DIRECTED EXCLUSIVELY TO THE LISTING BROKERS.

FOR GROUND RENT



451 N Frederick Avenue

Gaithersburg, MD 20877

Overview

Rare opportunity to ground lease a highly visible freestanding retail property in the heart of Gaithersburg's established commercial corridor. Located at 451 N Frederick Avenue, the site offers exceptional frontage, strong traffic counts, and access to dense surrounding demographics, making it ideal for a variety of retail, restaurant, service, or redevelopment uses.

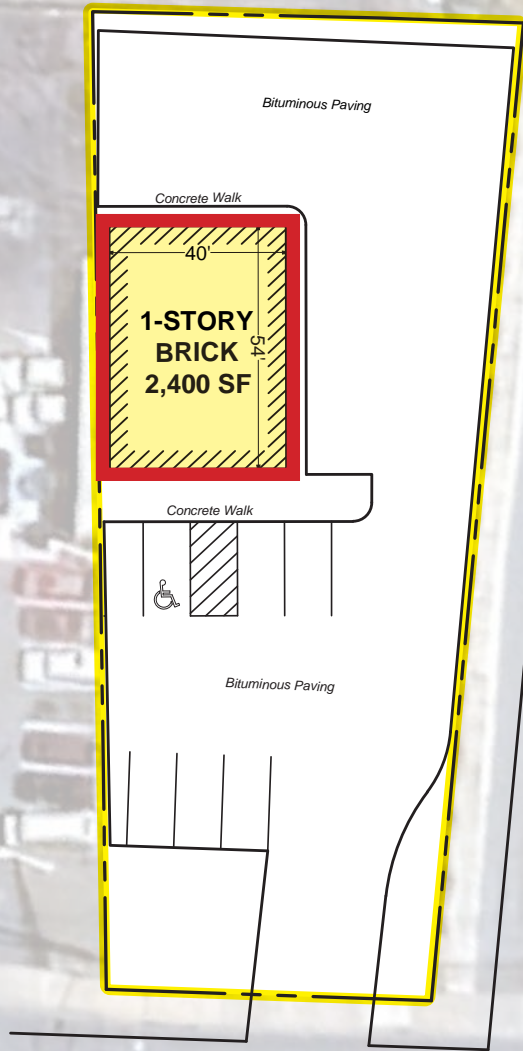
The property benefits from immediate availability, flexible deal structures (ground lease or sale), and positioning along a major north-south artery serving Montgomery County. Surrounded by national retailers, residential neighborhoods, and daytime employment, this location provides strong fundamentals for both owner-users and developers seeking a well-located site in a proven retail market.

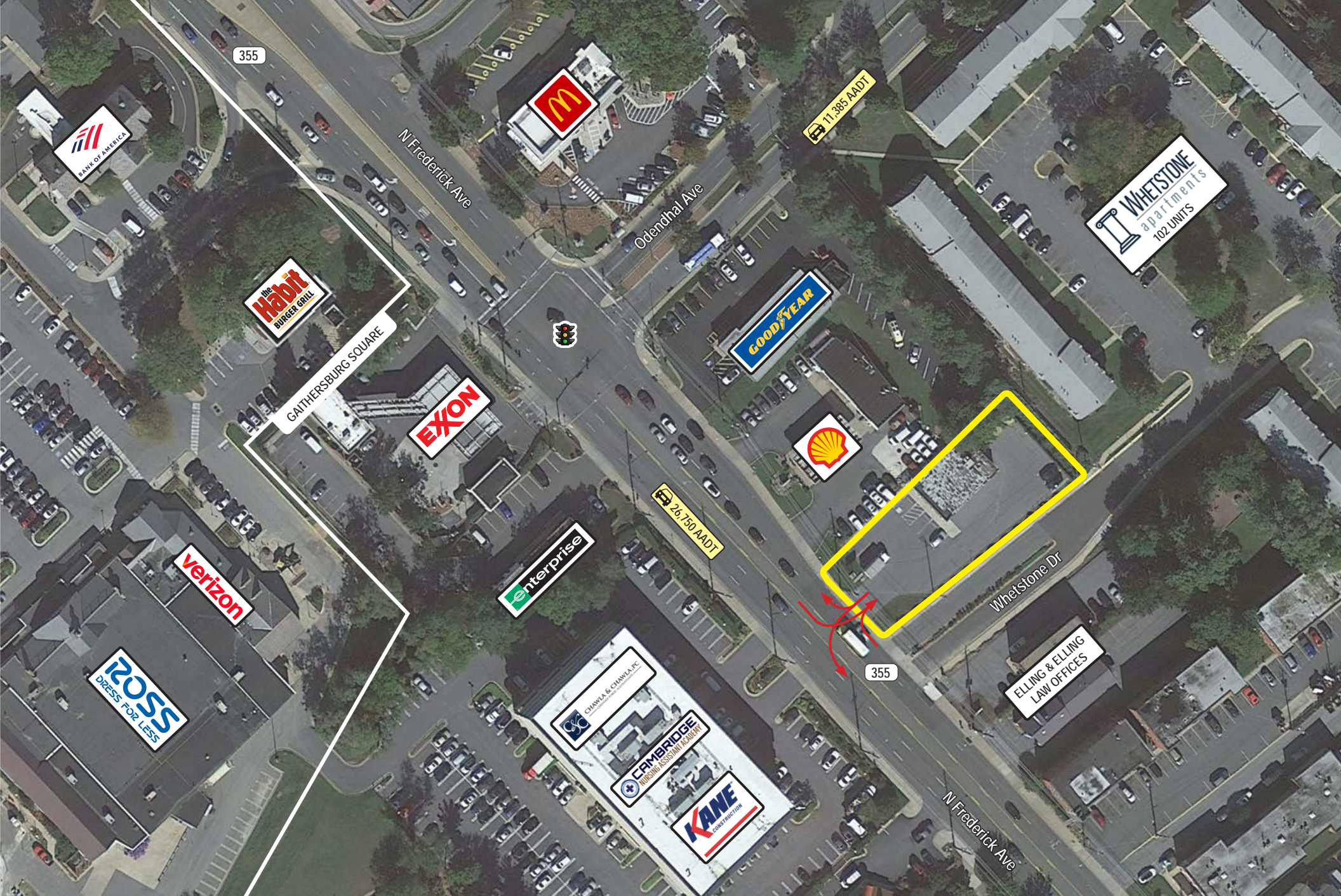
With over 305,000 residents within five miles and traffic counts exceeding 26,000 vehicles per day on N Frederick Avenue, the property presents a compelling opportunity for users seeking visibility, accessibility, and long-term growth potential.

Quick Facts

| | |
|---------------------|---|
| Availability | Immediate |
| Size | 2,400 square feet building on 0.39 acre lot |
| Rental Rate | Negotiable |
| Net Charges | Absolute net |

| 2025 Demographics | 1 mile | 3 miles | 5 miles |
|--------------------|----------------------------------|-------------------------------|-----------|
| POPULATION | 26,127 | 164,001 | 312,856 |
| HOUSEHOLDS | 9,855 | 59,366 | 112,619 |
| AVG. HH INCOME | \$102,993 | \$142,574 | \$158,734 |
| DAYTIME POPULATION | 25,557 | 142,957 | 305,182 |
| TRAFFIC COUNT | 26,750 AADT (N Frederick Ave) | 11,385 AADT (Odendhal Ave) | |





355

N Frederick Ave

Odenthal Ave

Whetstone Dr

N Frederick Ave

355



11,385 AADT

26,750 AADT


GAITHERSBURG SQUARE




Interested? Contact:

Marcelo Grosberg


 mgrosberg@segallgroup.com


 410.753.3948

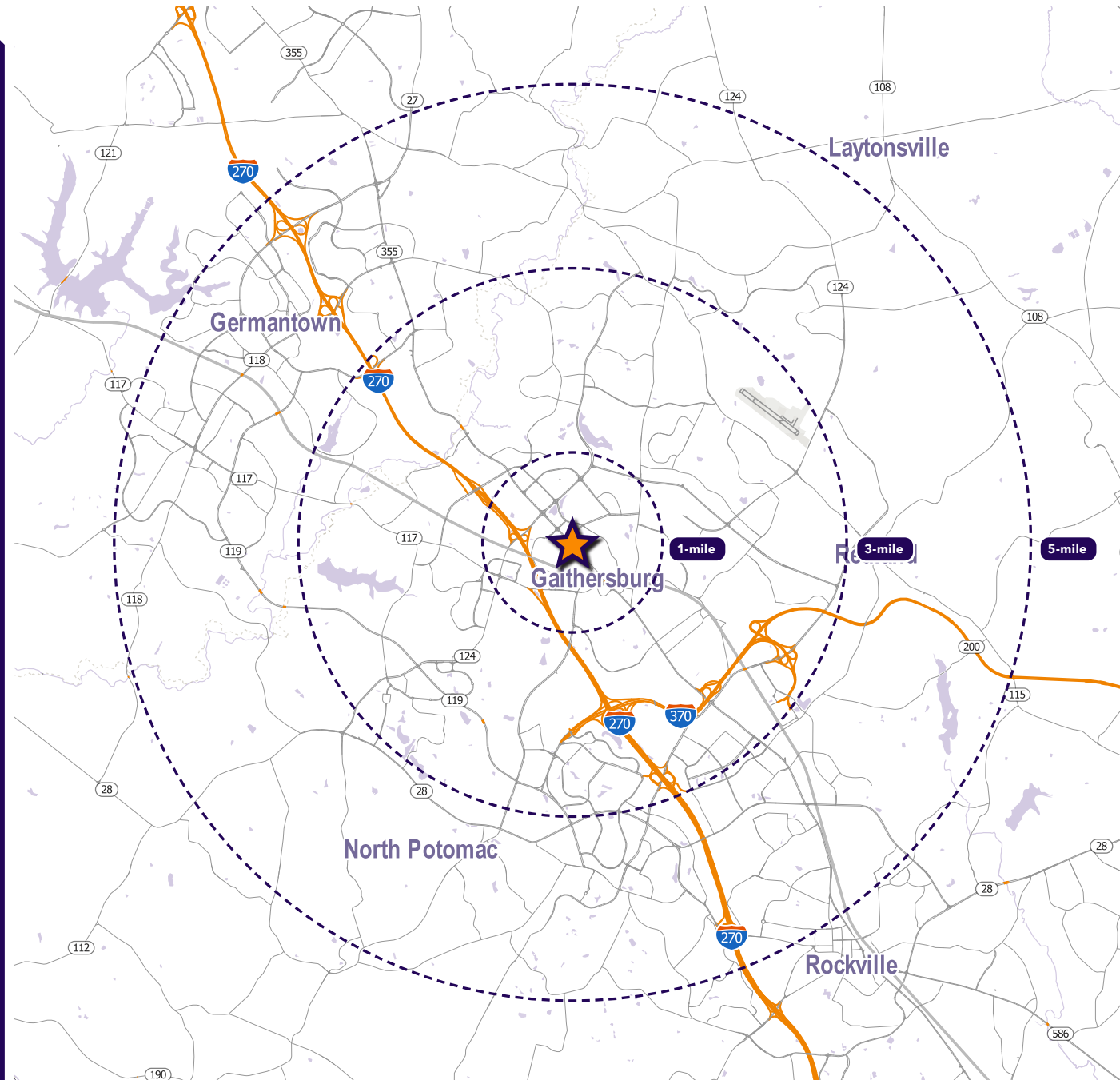
 443.927.6100

Jamie Lanham

 jlanham@segallgroup.com

 804.207.4040

 410.336.0138



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of


**RETAIL
READY.**