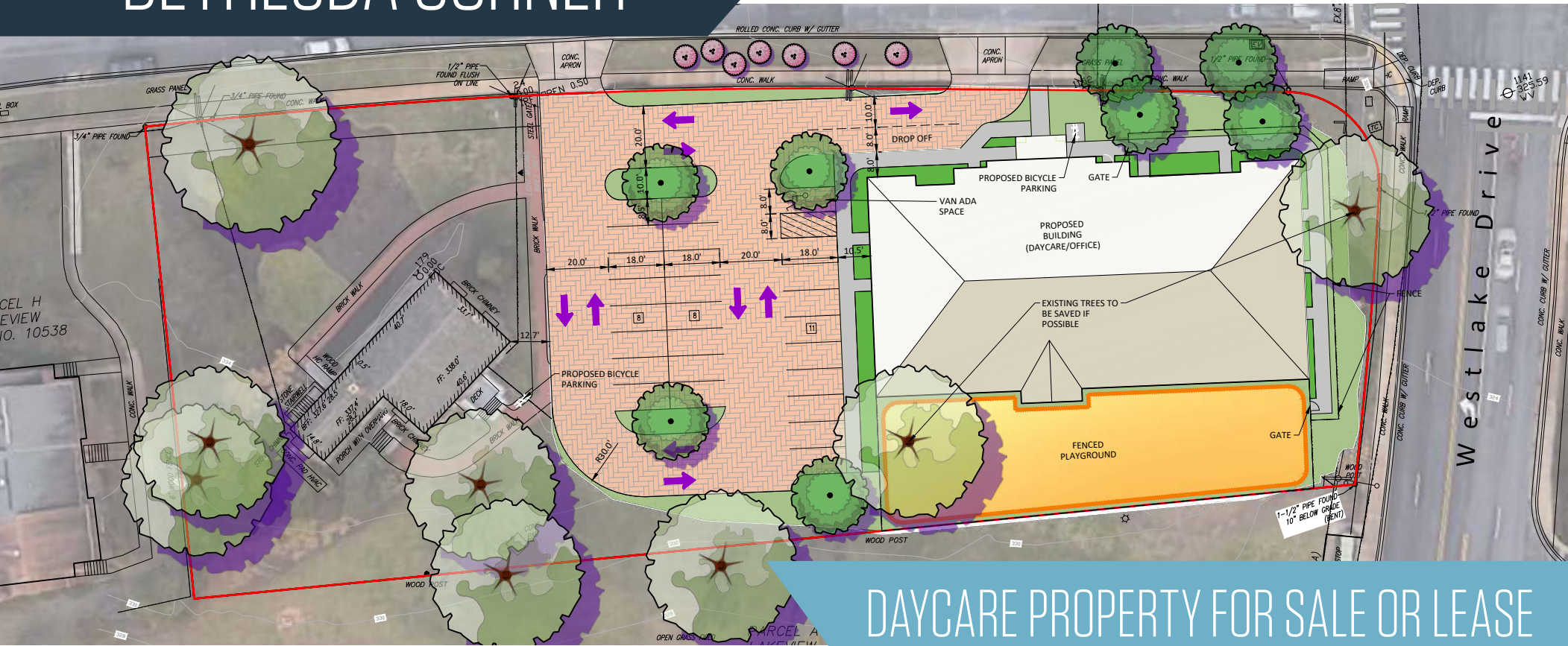


BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817
Montgomery County



DAYCARE PROPERTY FOR SALE OR LEASE

AREA RETAILERS:



- Development site for Daycare or School
- Perfect for daycare or other service
- Existing 1.3 Acre, free-standing bank building, 19 surface parking spaces, 3 drive-thrus
- New 10,000 - 17,000 SF (potential 2 level building) for daycare or school, with outdoor play area.
- Ability to serve Potomac, North Bethesda, Bethesda and Rockville
- Average household income over \$239,000 within 3 miles!

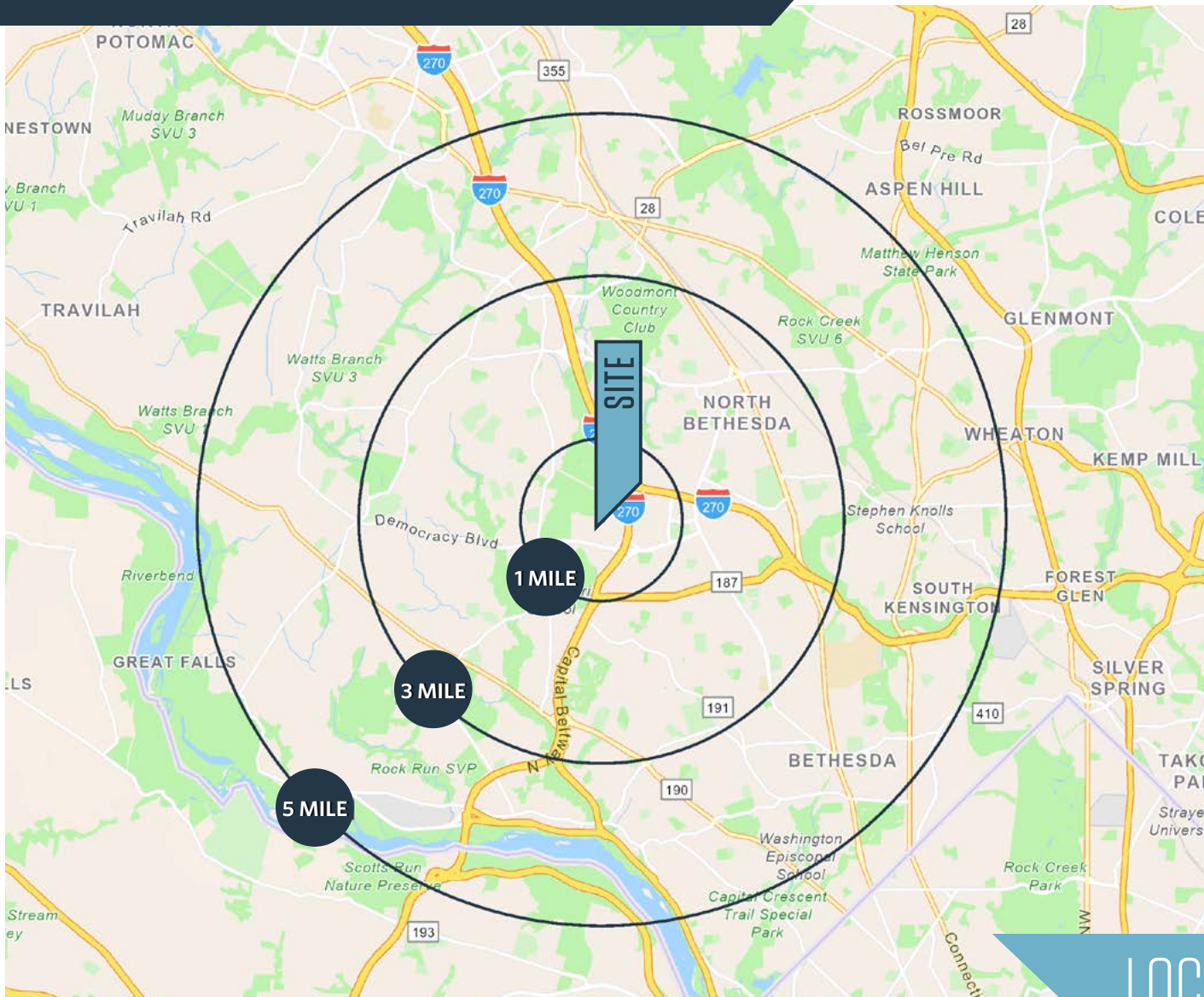
Joe Fleischmann
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DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	9,971	108,909	293,992
Daytime Population	17,293	98,143	236,186
Households	3,985	44,542	111,503
Average HH Income	\$208,414	\$239,555	\$235,351
Median HH Income	\$143,710	\$170,424	\$163,811

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Westlake Drive	14,220 ADT
Westlake Terrace	12,800 ADT
I-270	133,033 ADT

LOCATION & DEMOGRAPHICS

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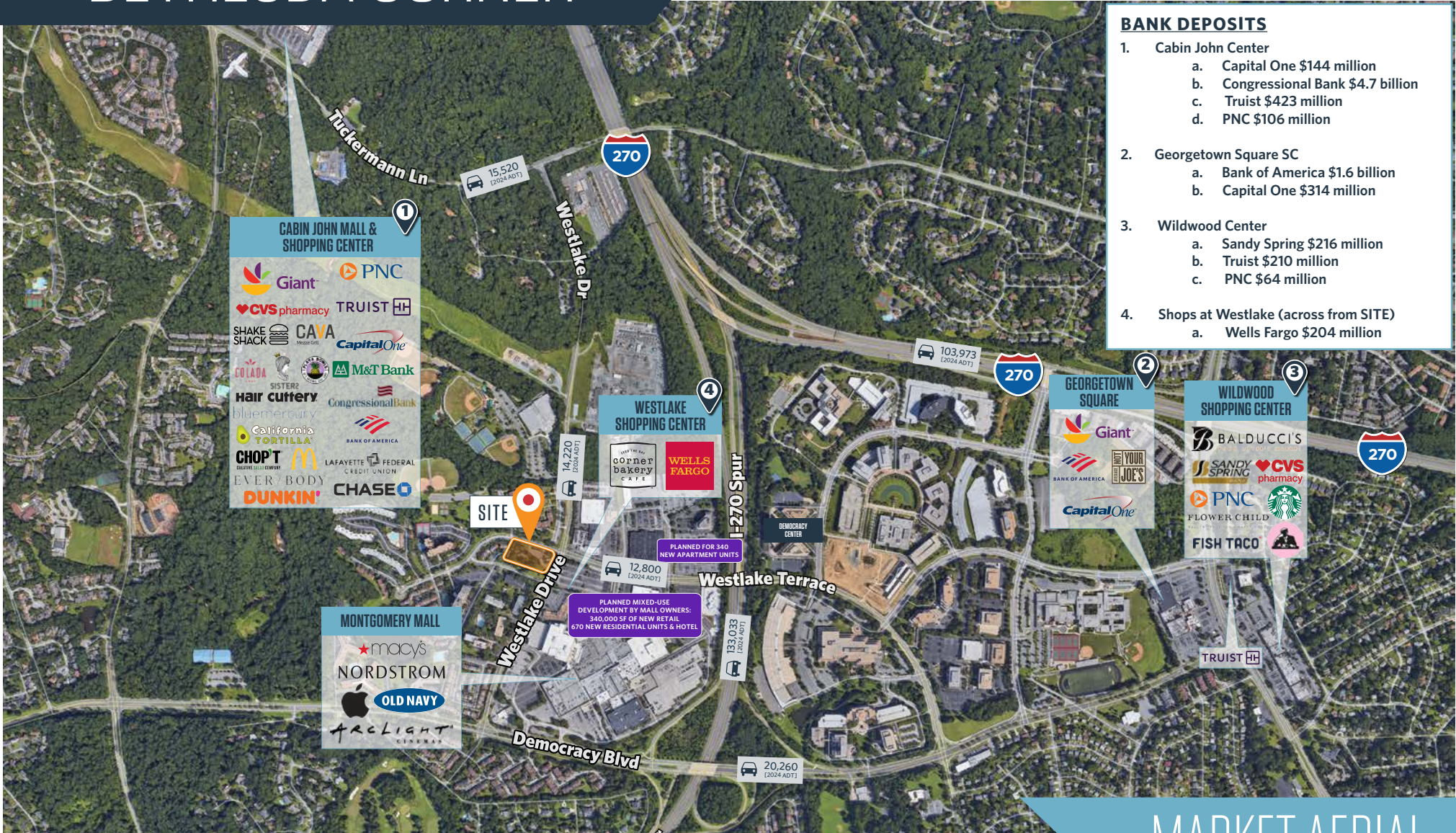
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Montgomery County



BANK DEPOSITS	
1.	Cabin John Center <ul style="list-style-type: none"> a. Capital One \$144 million b. Congressional Bank \$4.7 billion c. Truist \$423 million d. PNC \$106 million
2.	Georgetown Square SC <ul style="list-style-type: none"> a. Bank of America \$1.6 billion b. Capital One \$314 million
3.	Wildwood Center <ul style="list-style-type: none"> a. Sandy Spring \$216 million b. Truist \$210 million c. PNC \$64 million
4.	Shops at Westlake (across from SITE) <ul style="list-style-type: none"> a. Wells Fargo \$204 million

MARKET AERIAL

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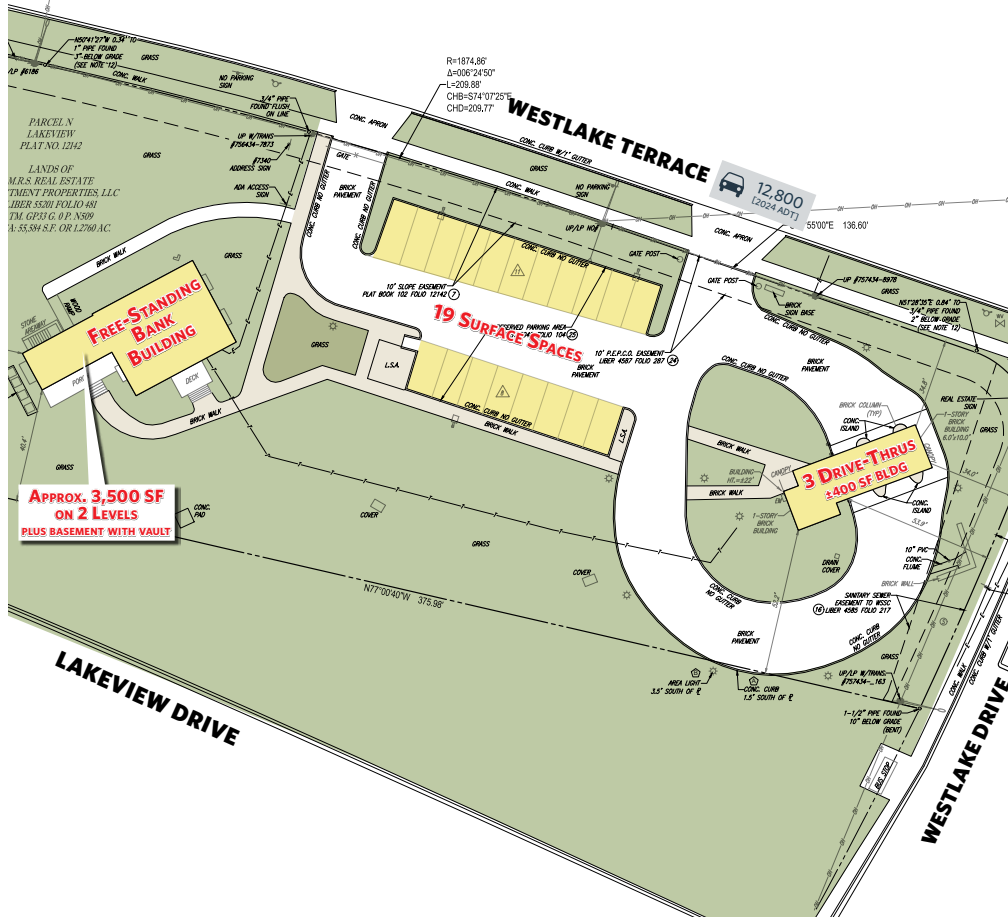
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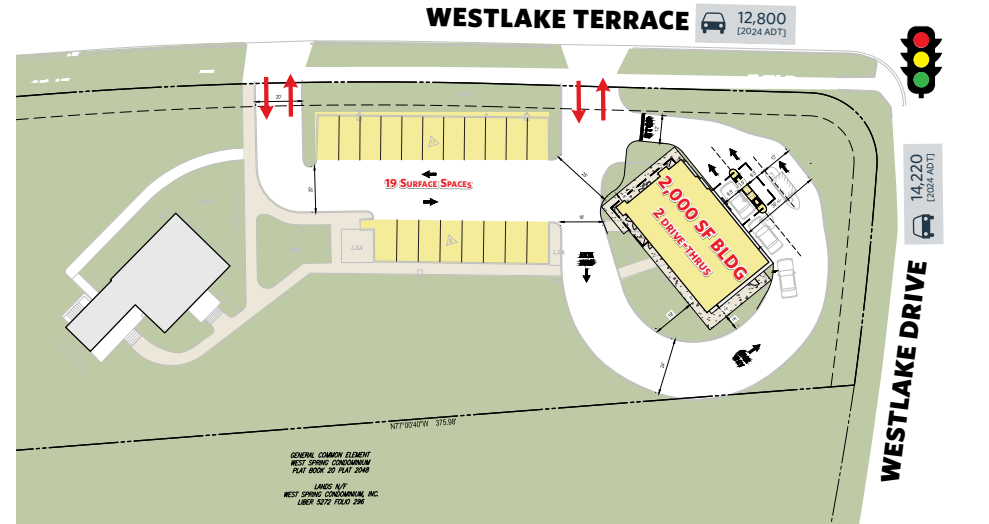
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EXISTING SITE PLAN



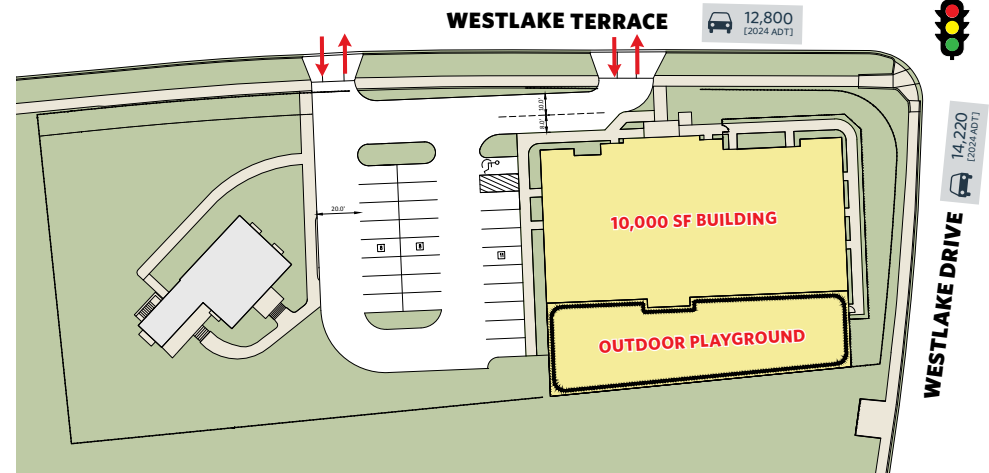
PROPOSED BANK PLAN

Option 1: New freestanding building with drive-thru



PROPOSED DAYCARE PLAN

Option 2: New 10,000 SF building and dedicated outdoor play area



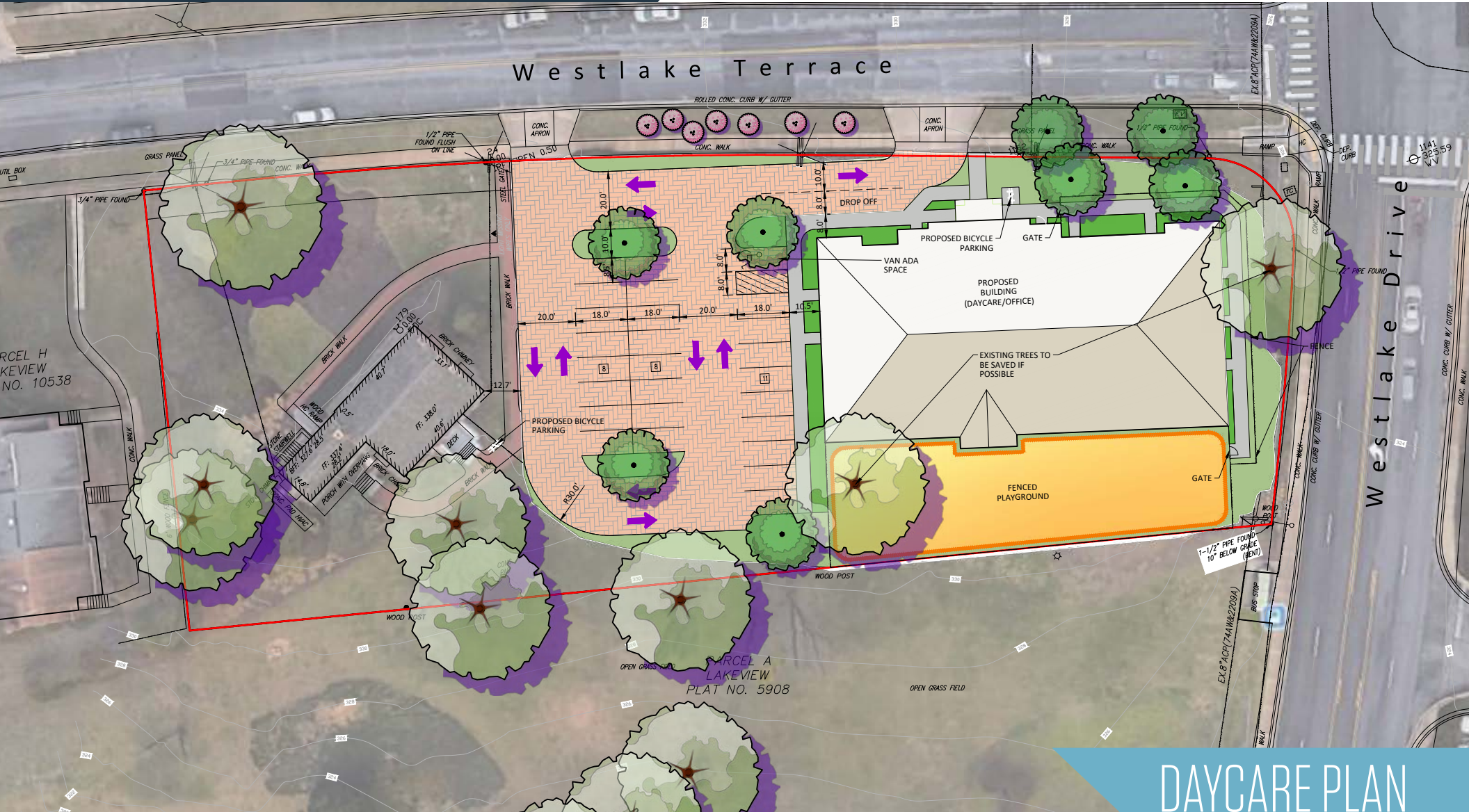
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DAYCARE PLAN

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CLICK TO VIEW PROPERTY WEBSITE

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