



RETAIL PROPERTY FOR LEASE

GAITHERSTOWNE PLAZA

206-300 N FREDERICK AVE, GAITHERSBURG, MD 20877



GAITHERSTOWNE PLAZA

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,059 SF former mattress/furniture store available inline
- 1,312 SF former hair salon available inline
- Two signalized intersections at either end of the shopping center allow for easy access to retailers.
- Excellent visibility on North Frederick Avenue surrounded by prominent retailers, drawing people from busy I-270.
- A highly dense suburban population surrounds the shopping center.

PROPERTY DESCRIPTION

Gaitherstowne Plaza is located on a strong retail corner at the intersection of N. Frederick Avenue and Chesnut Street with over thirty-six thousand cars passing by daily. This popular center in Gaithersburg, Maryland is home to IHOP, AutoZone, The Vitamin Shoppe, and more!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,059 & 1,312 SF
Lot Size:	6.57 Acres
Building Size:	70,639 SF
Zoning:	C2

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	9,553	55,732	106,214
Total Population	26,226	154,805	300,146
Average HH Income	\$82,358	\$121,539	\$136,628

GAITHERSTOWNE PLAZA

SITE PLAN



GAITHERSTOWNE PLAZA

LOCATION MAP

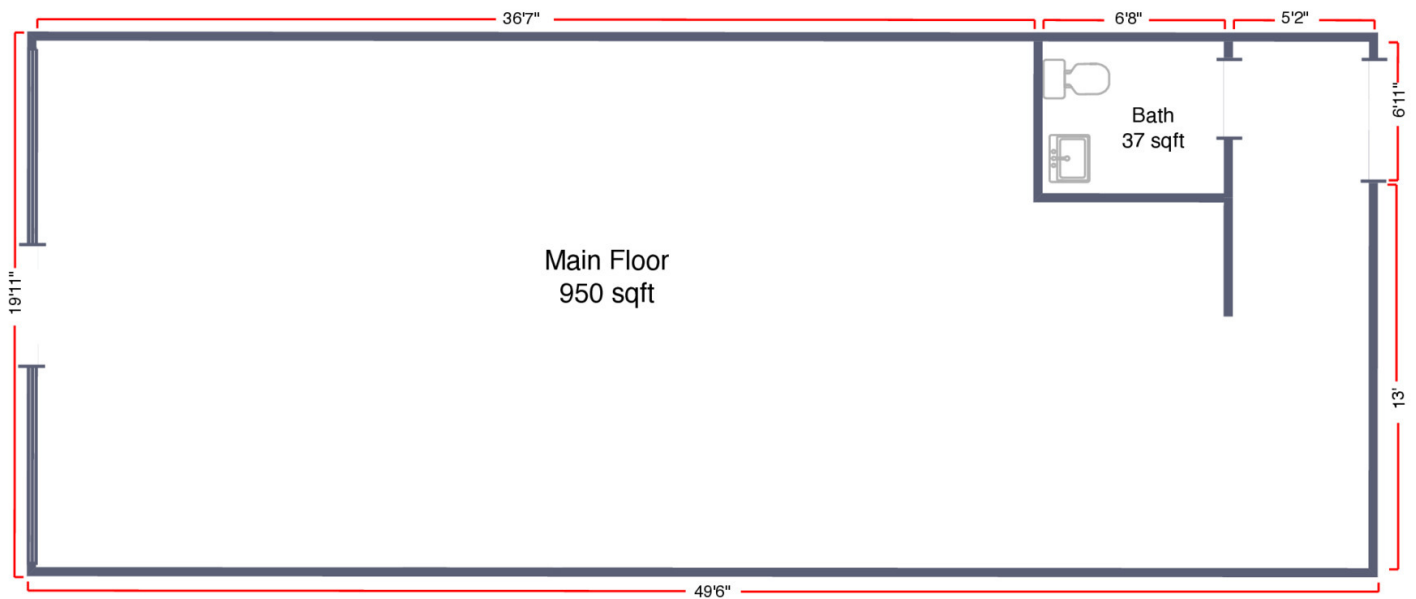


GAITHERSTOWNE PLAZA

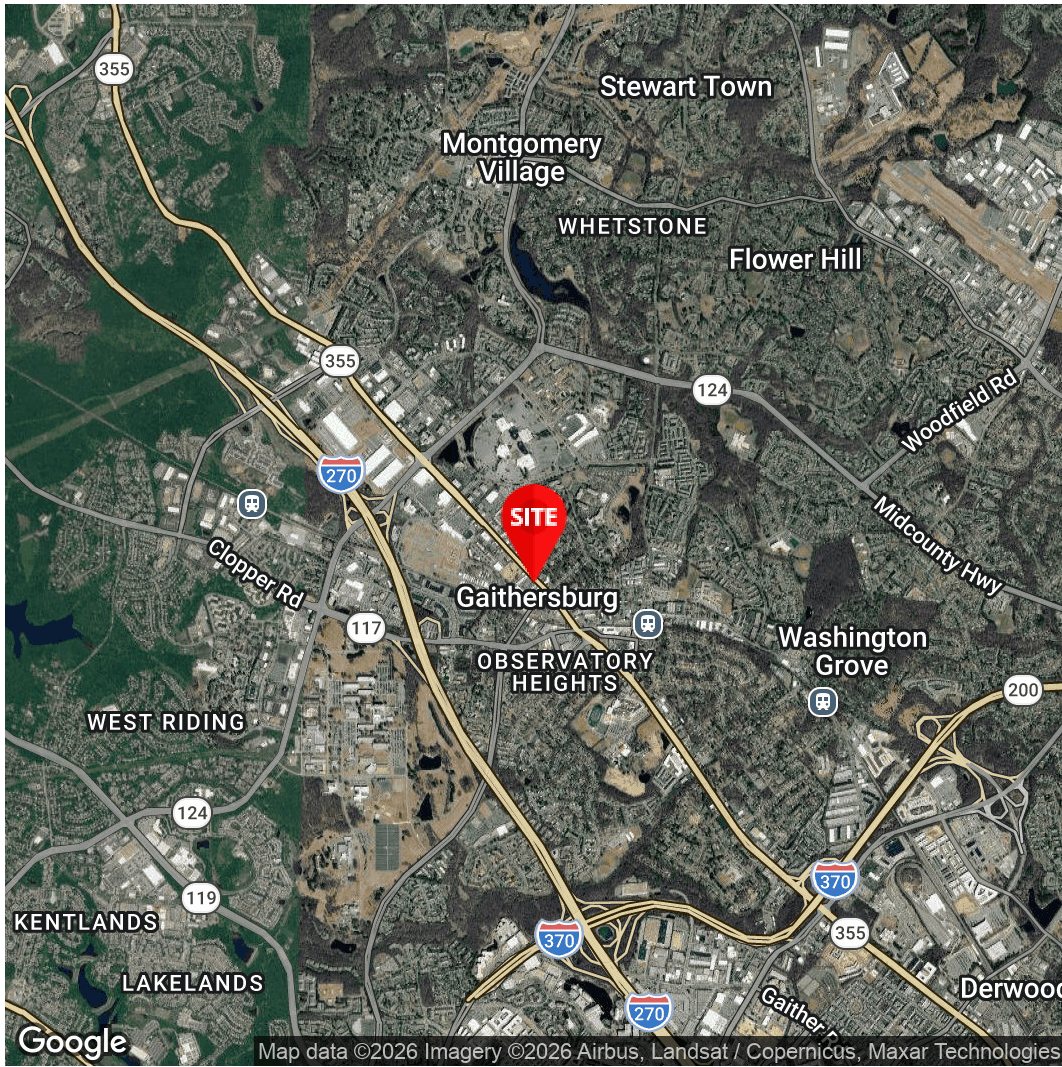
FLOOR PLAN



Gaithersburg, MD Montgomery County Gaitherstowne Plaza | Store 290



Overall Store GLA:
- 1,059 sqft



Joseph Farina
Principal
571.620.5142
jfarina@Divaris.Com

Shadi Ayyoubi
Assistant Vice President
703.946.6003
Shadi.Ayyoubi@Divaris.Com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.