

Exxon-Anchored Net Lease | Retail Investment FOR SALE



21101
FREDERICK RD

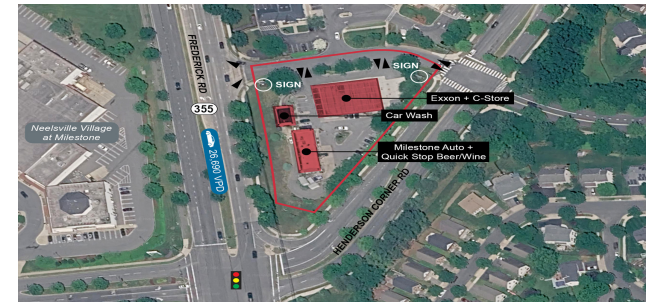
Germantown, MD
20876

PROPERTY HIGHLIGHTS

- Exxon-Anchored Net Lease
- 1.48 ± Acre (3,081 ± SF) Retail Site
- 12-pump gas station
- Car wash tunnel
- 1,081 ± SF convenience store
- Located at prominent signalized interstation along MD Route 355

PROPERTY DESCRIPTION

Mult-Tenant Exxon-Anchored Net Lease Retail Investment property with C-Store & Car Wash Tunnel + Milestone Auto Services + Quick Stop & Wine store



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PROPERTY FEATURES

- Three Stable Tenants in place - Exxon with C-Store & Car Wash Tunnel + Milestone Auto Services + Quick Stop Beer & Wine
- 12-pump gas station
- 1.48 ± Acre (3,081 ± SF) Retail Site
- 1,081 ± SF convenience store
- Car wash tunnel
- Quick Stop Beer and Wine neighborhood retail store occupied since 2009
- Well-established full service automotive repair and maintenance shop with Four (4) automotive service bays
- Escalating rent profiles
- Located approximately 25 miles northwest of Washington, DC
- Zoned GR (General Retail - 1.5, H-45) - intended for commercial areas of general nature including regional shopping centers
- Future redevelopment potential
- Ideal for investors

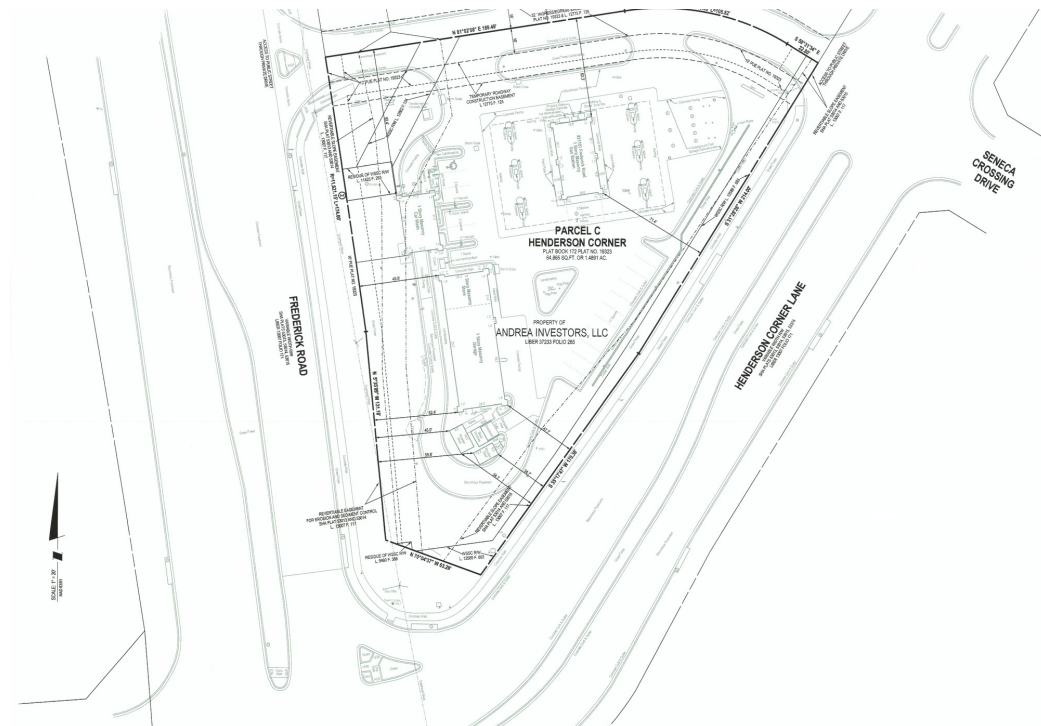




LOCATION DESCRIPTION

21101 Frederick Road sits at a prominent, signalized intersection in Germantown, Maryland. Additionally, the property has future redevelopment potential, making it ideal for investors seeking dependable performance today and long-term flexibility.

Situated in Germantown, Maryland, the property benefits from its position along Frederick Road, also known as MD Route 355, a well-traveled corridor that serves as a primary commercial artery through Montgomery County. Germantown is one of the most established communities in the county, supported by strong residential density, strong retail and service demand, and continued growth. The visibility and access along Frederick Road provide tenants with consistent traffic exposure, while the surrounding demographics offer a stable and affluent customer base that supports long-term tenancy.



Retail Investment Sale

21101 FREDERICK RD, GERMANTOWN, MD 20876



DEMOGRAPHICS



POPULATION



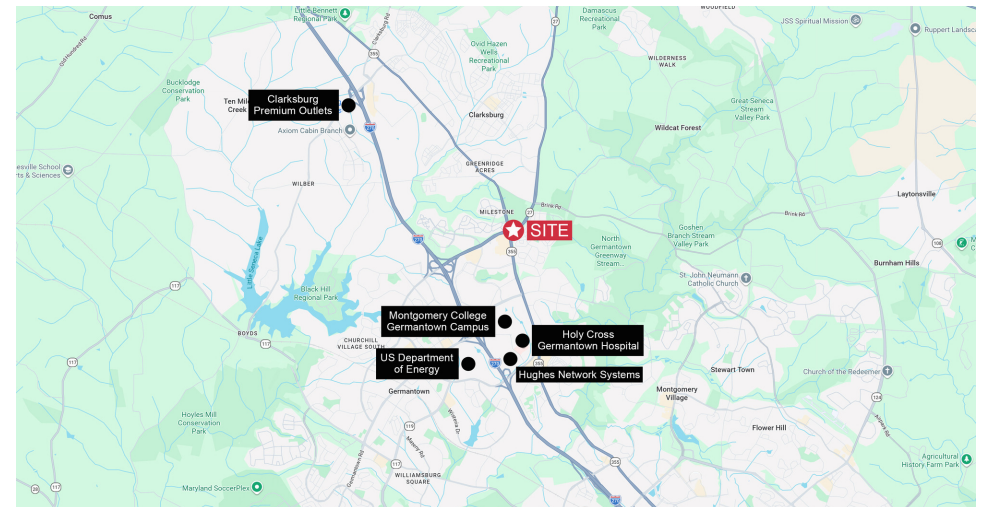
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	11,599	3,792	\$190,037
3 Miles	107,859	33,638	\$176,380
5 Miles	223,464	74,149	\$170,290

2023 American Community Survey (ACS)



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