

FOR LEASE

Montgomery County, MD

16620 GEORGIA AVENUE

OLNEY, MARYLAND 20832

AVAILABLE

11,700 sf

ZONING

R-200

TRAFFIC COUNT

30,671 AADT

RENTAL RATE

\$16.00/sf, NNN

TERM

5 - 10 years

HIGHLIGHTS

- ▶ 8 classrooms
- ▶ Open multi-purpose room with moveable partitions
- ▶ Large outdoor play area
- ▶ Close proximity to the Intercounty Connector (ICC)/ MD 200



Adam Nachlas, SIOR | Senior Vice President

443.798.9343

anachlas@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

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PHOTOS

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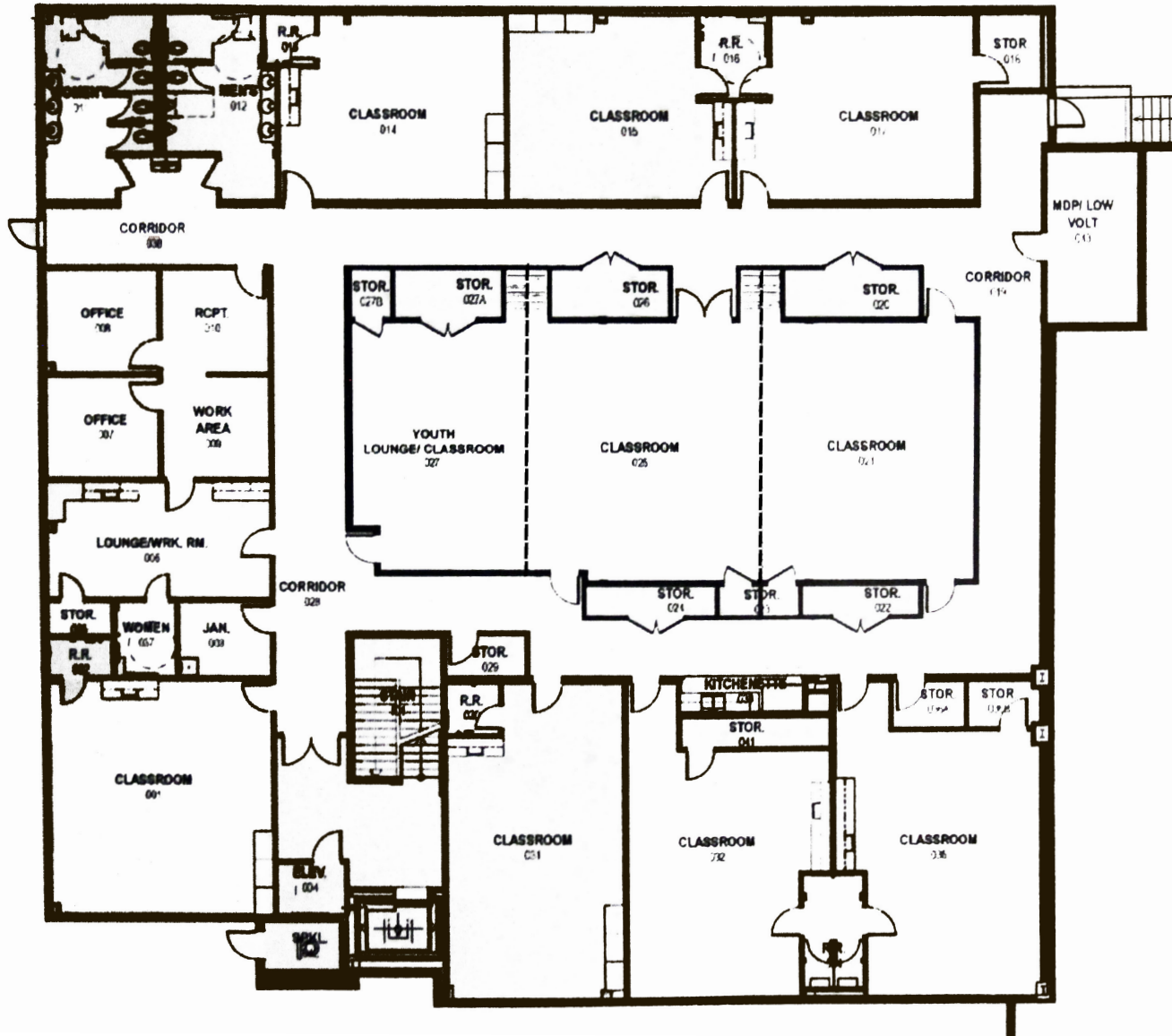


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FLOOR PLAN

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AERIAL

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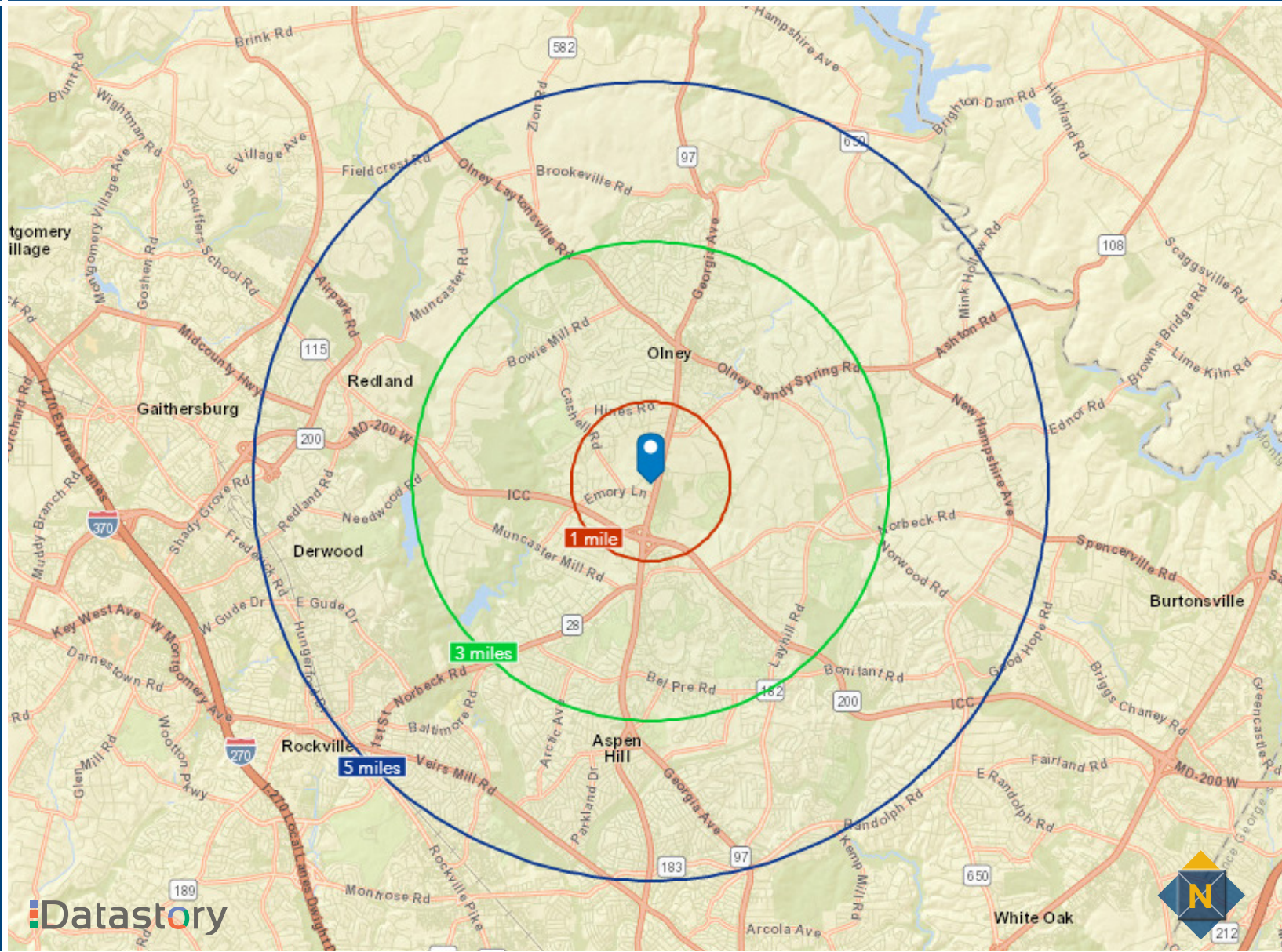
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DEMOGRAPHICS

16620 GEORGIA AVENUE | OLNEY, MARYLAND 20832

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	5,964	73,914	182,020
Male Population	2,946	34,242	87,731
Female Population	3,018	39,672	94,288
Number of Households	2,108	28,256	62,726
Average Household Size	2.82	2.59	2.87
Population Age Under 14	15.7%	15.8%	17.3%
Average Household Income	\$223,688	\$145,862	\$143,510
Daytime Population	5,218	64,772	161,021
Avg. Education Spending	\$5,088	\$2,979	\$3,038



Datastory



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DRIVE TIMES

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