

3740 University Boulevard

KENSINGTON, MD



4,546 SF BANK BUILDING AVAILABLE
FOR LEASE OR SALE

**AVISON
YOUNG**

3740 University Drive W

KENSINGTON, MD



INVESTMENT HIGHLIGHTS

- Retail building on highly trafficked University Boulevard (23,700 VPD)
- .14 acre lot with 4,546 SF building with drive-thru
- 10 dedicated parking spaces
- Very walkable location (87 WalkScore rating) surrounded by local retailers
- Pylon and streetfront signage opportunity

AREA RETAILERS



3-MILE RADIUS

174,760

Total Population

+.36%

Population growth
2023-2028

\$111,623

Median HH Income

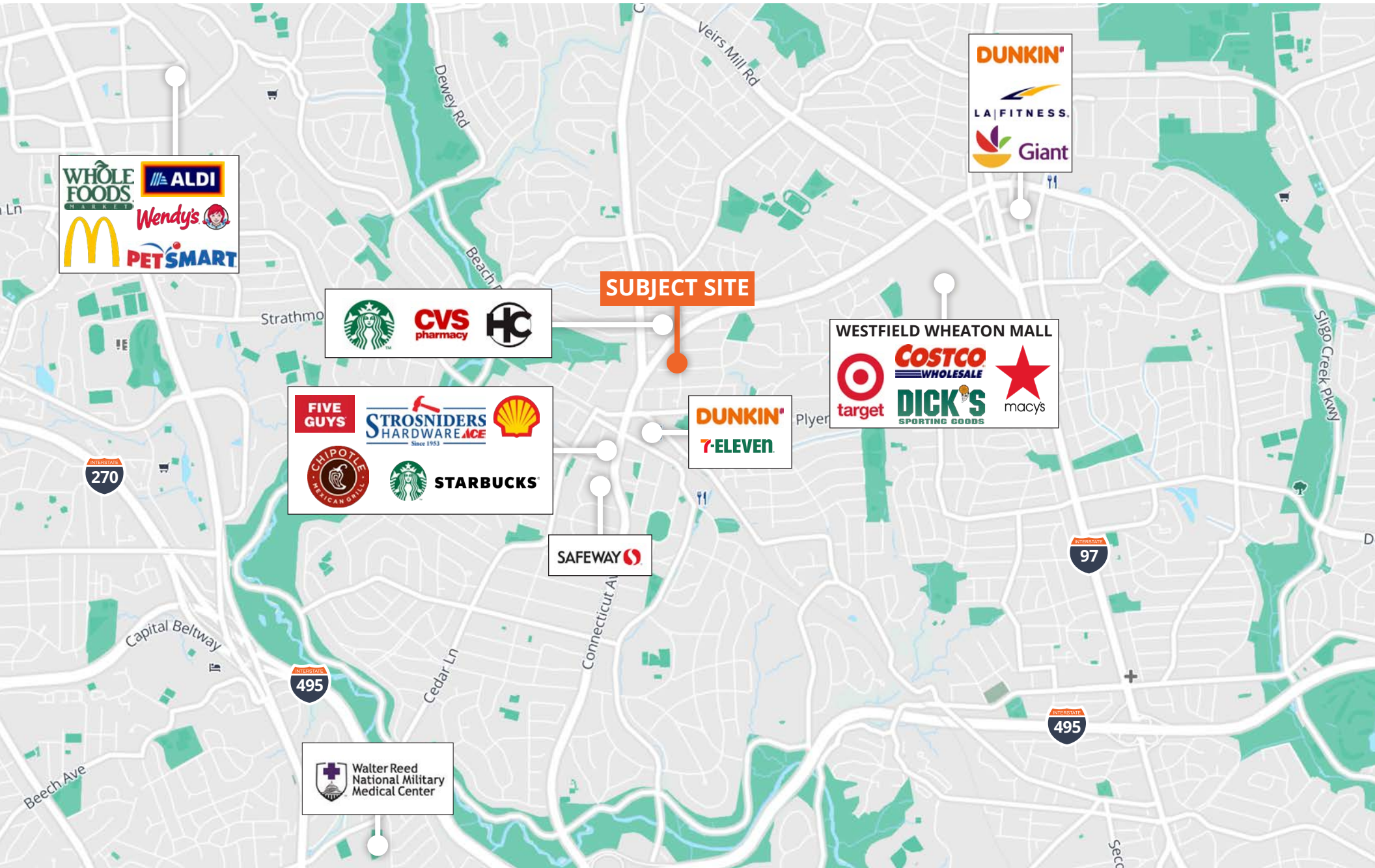
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Median Age

95,721

Daytime Employees

Area retail



Floor plans



Site photos



Location overview

MONTGOMERY COUNTY

	1 mile	3 miles	5 miles
Population			
2023 Population	16,340	174,760	459,343
2028 Population	16,228	175,386	460,925
2023 Median Age	41	40	40
Households			
2023 Total Households	6,115	64,759	180,859
2028 Total Households	6,135	65,715	181,494
Median Household Income			
2023 Median HH Income	\$132,071	\$111,623	\$113,283
Average Household Income			
2023 Average HH Income	\$161,397	\$140,856	\$144,557



61%

of the population
has a Bachelor's
Degree or higher
within 1-mile

\$268.7m

total specified
consumer spending
within 1-mile

Let's connect.

BOB DICKMAN

Principal
D 301 417 1091
C 301 502 6436
bob.dickman@avisonyoung.com

WES BOATWRIGHT

Principal
D 202 644 8559
C 202 374 6703
wes.boatwright@avisonyoung.com

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2001 K Street NW, Suite 200 North | Washington, DC 20006

