



## NEARBY ATTRACTIONS



## BUILDING FOR SALE/LEASE

- 19,364 square foot two-story building available for sale
  - 5,000 square foot street level endcap available for lease
  - 1,484 square foot 2nd level former Bar Method space available lease
- 5,000 square foot street level endcap available for lease
- 1,484 square foot 2nd level former Bar Method space available lease
- 55,728 square foot parcel
- 68 dedicated parking spaces
- Rare corner location in the heart of downtown Kentlands adjacent to Starbucks

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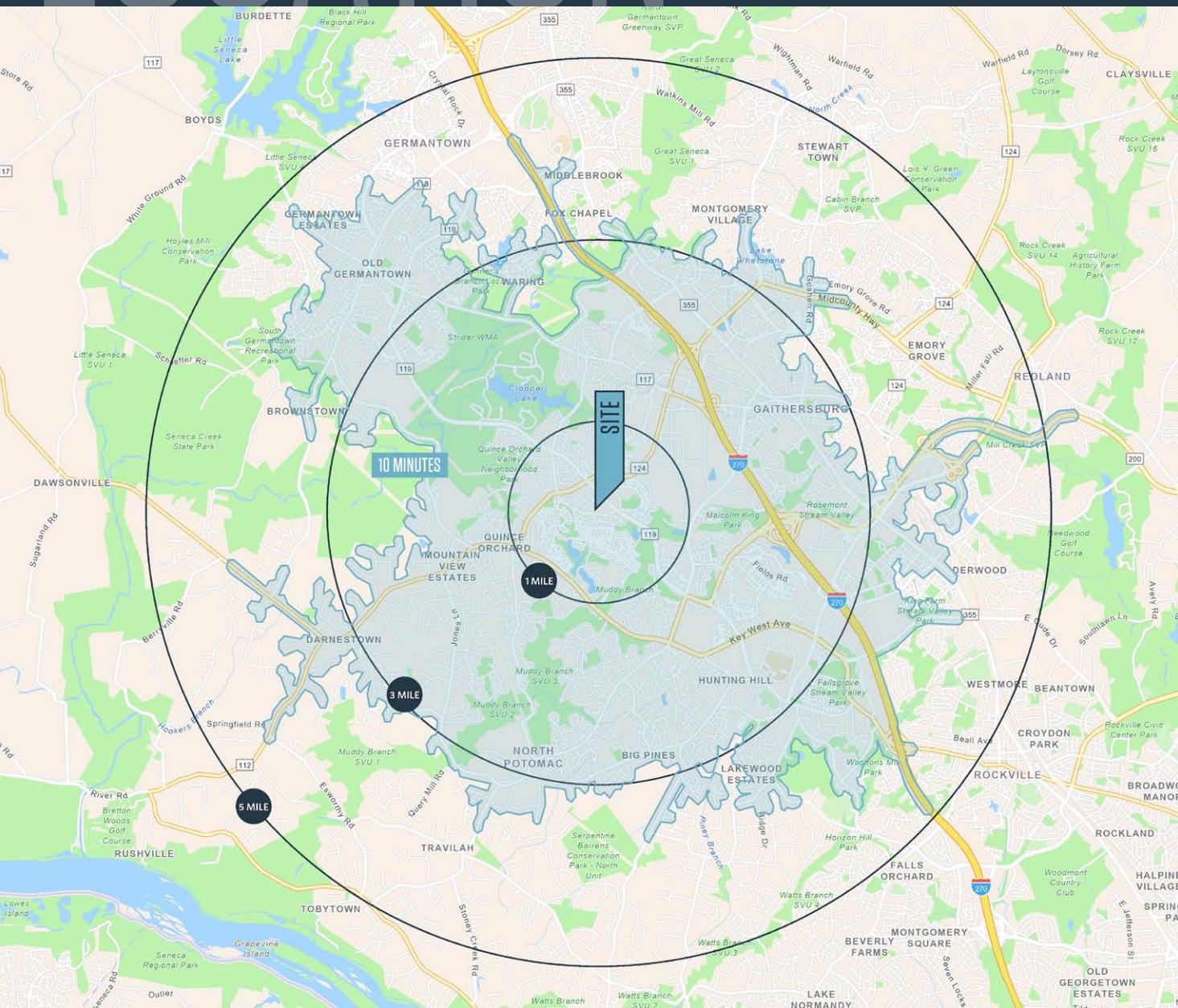
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# LOCATION

# 189 KENTLANDS BLVD

189 KENTLANDS BLVD, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY



## ASKING SALE PRICE:

- \$6,100,000

## ASKING LEASE PRICE:

- 1,484 SF 2nd level former Bar Method - \$27 psf FS
- 5,000 SF street level endcap - \$55 psf FS

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## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE	10-MINUTE
Population			
16,986	115,865	293,069	151,134
Daytime Population			
16,391	130,879	284,924	163,759
Households			
6,655	43,656	104,781	56,612
Average HH Income			
\$196,204	\$155,983	\$155,155	\$154,536

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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## TRAFFIC COUNTS | 2022:

Great Seneca Hwy [MD-119]	38,085 ADT
Quince Orchard Rd [MD-124]	16,791 ADT
Eisenhower Memorial Hwy [I-270]	198,411 ADT

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# MARKET

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## NORTH POTOMAC

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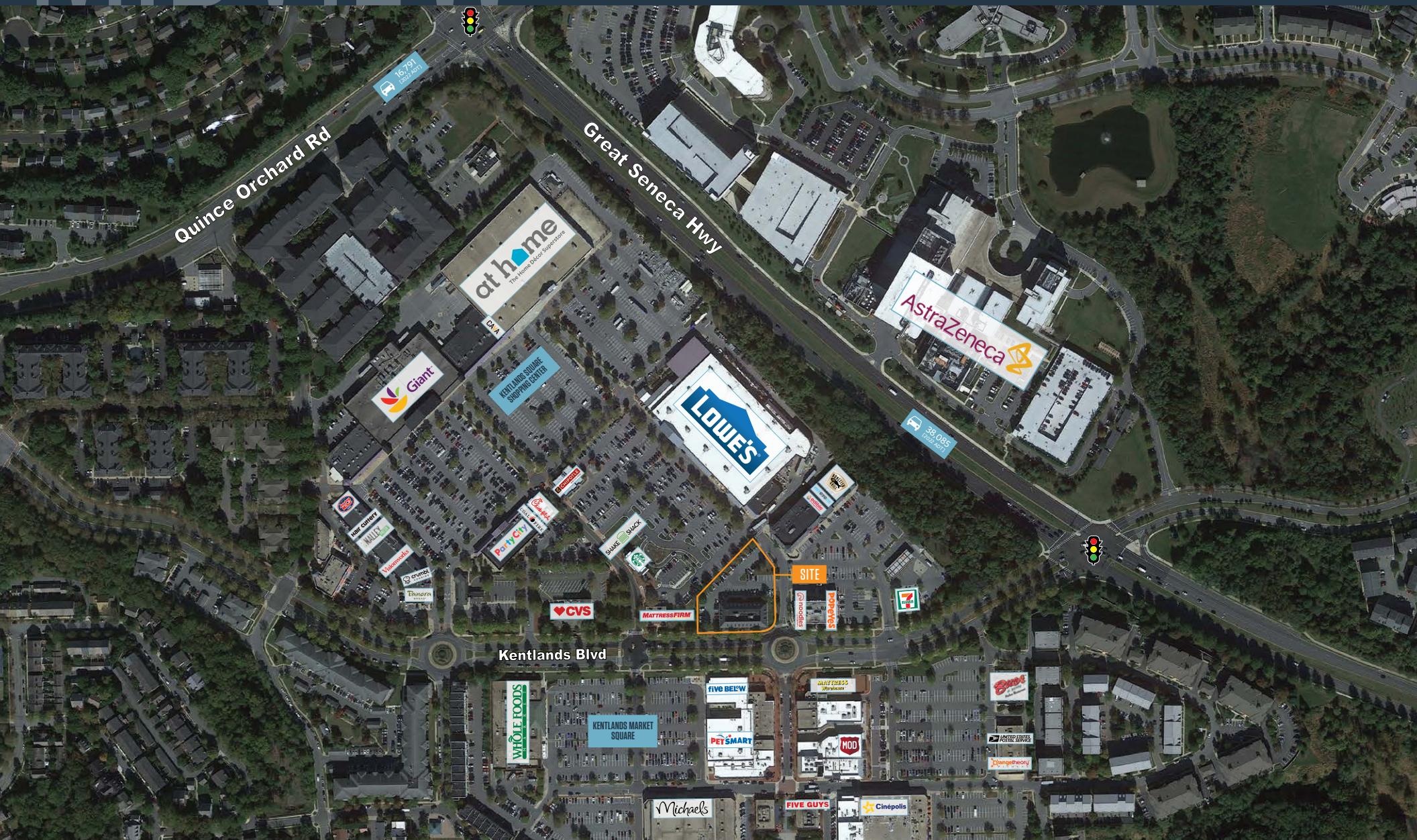
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# MIDVIEW

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# STEP PLAN

# 189 KENTLANDS BLVD



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The logo for Knb, consisting of the lowercase letters 'kn' in a white sans-serif font, with a vertical blue bar positioned to the left of the 'k'.



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## FOR MORE INFORMATION, PLEASE CONTACT:

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