



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

FOR LEASE

CBCWORLDWIDE.COM

VILLAGE CENTER CONDOMINIUMS

\$15.00 SF/yr (MG)

19618 Club House Rd (Suite B)
Gaithersburg, MD 20886

AVAILABLE SPACE
1,010 SF



OFFICE

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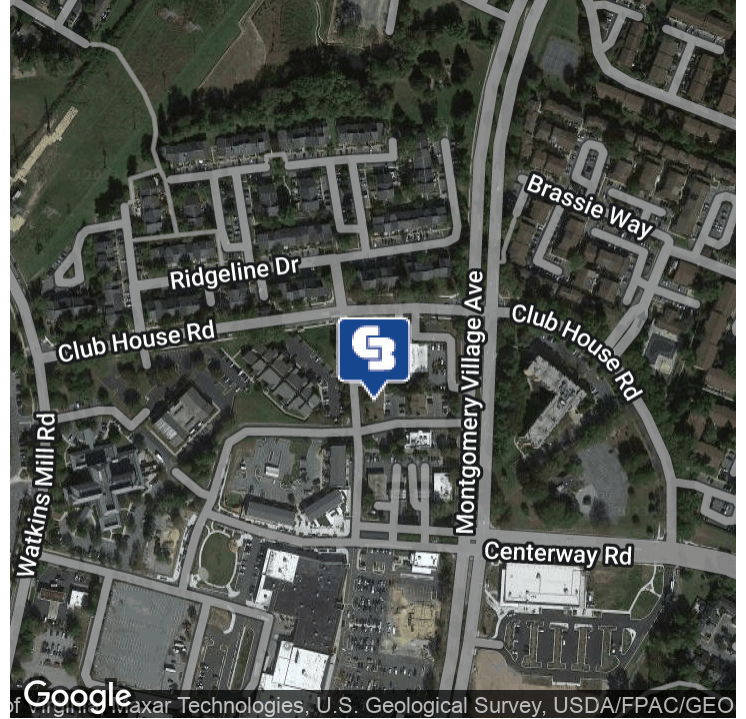
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OFFERING SUMMARY

Available SF:	1,010 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.71 Acres
Year Built:	1977
Building Size:	16,000 SF
Renovated:	2020
Zoning:	CRT (City of Gaithersburg)
Market:	Washington, DC
Submarket:	Gaithersburg
Traffic Count:	33,821

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce the exclusive listing of 19618 Club House Rd, Suite B for lease. Located in the Gaithersburg sub-market, this suite was recently renovated in March 2020 with high end finishes.

The suite provides flexible leasing options for cooperative office use for multiple users or can be leased to one single user. Amenities within close proximity of the suite include McDonald's, Shell, Bank of America, Subway, Dollar Tree, Einstein Bros. Bagels, and CVS.

For more information please contact:
Faraz Cheema, MSRE, CCIM or Barbara Bouvier

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,416	46,128	96,521
Total Population	19,445	127,618	261,780
Average HH Income	\$88,224	\$89,642	\$98,209

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LOCATION DESCRIPTION

Walk Score: Car-Dependent (47)
Transit Score: Some Transit (40)

Opportunity Zone: Yes

Parking: 6 free Surface Spaces are available
Ratio of 0.38/1,000 SF

Commuter Rail
Gaithersburg Commuter Rail:
8 min (Drive Time), 3.1 mi
Metropolitan Grove Commuter Rail:
9 min (Drive Time) 3.6 mi

Airport:
Ronald Reagan Washington National Airport:
47 min (Drive Time), 31.7 mi
Washington Dulles International Airport:
68 min (Drive Time), 36.8 mi

Traffic Count:
Watkins Mill Rd & Stewartown Rd NW: 12,380 VPD
Montgomery Village Ave & Brassie Pl NE: 33,821 VPD
Stedwick Rd & Mills Choice Rd W: 9,940 VPD
Watkins Mill Rd & Kindly Ct S: 8,730 VPD
Centerway Rd & Thomas Farm Rd SE: 9,367 VPD



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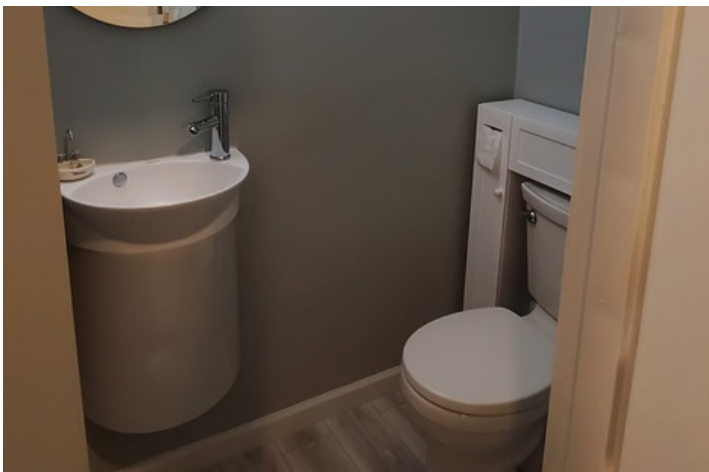




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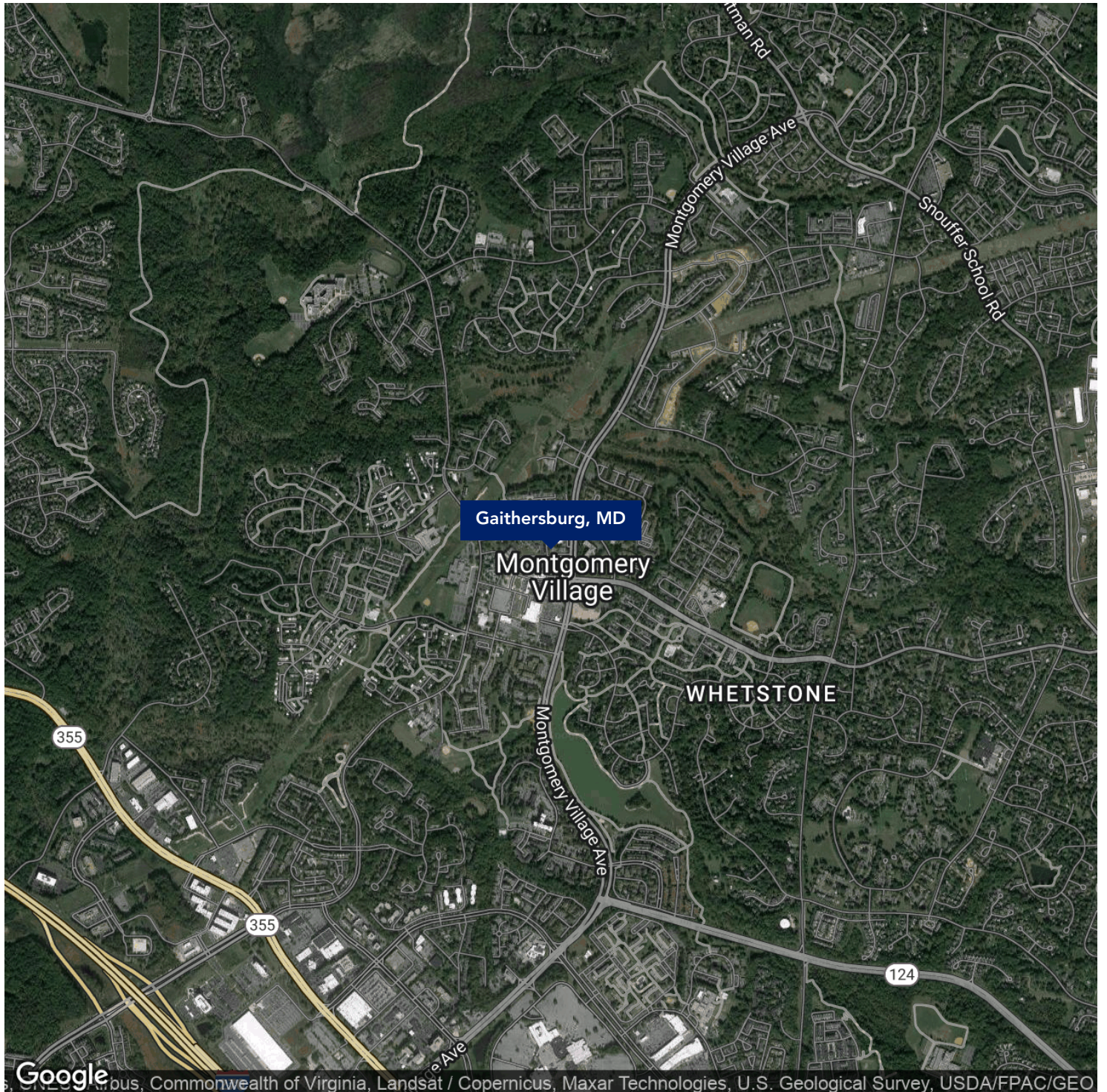




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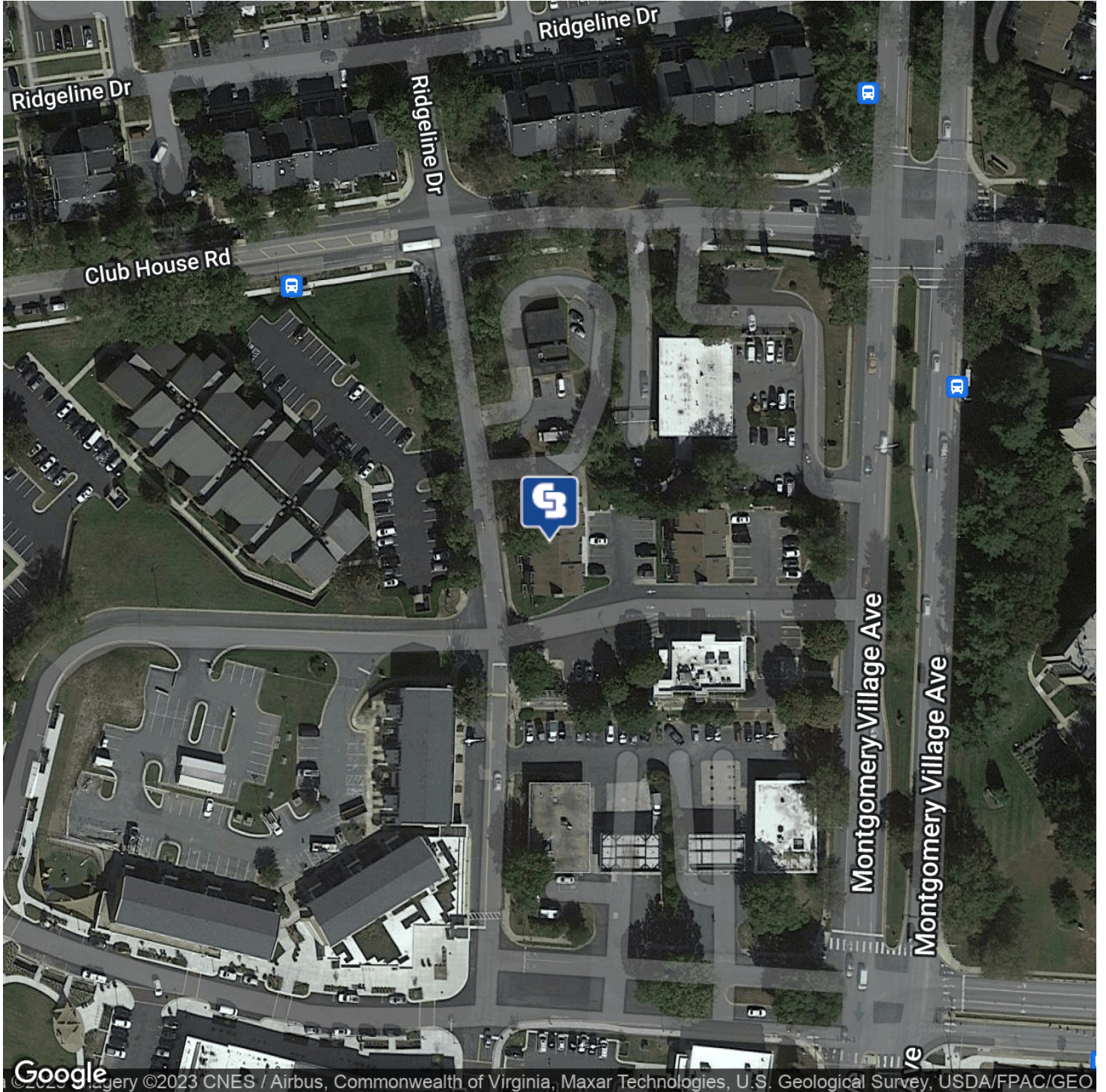
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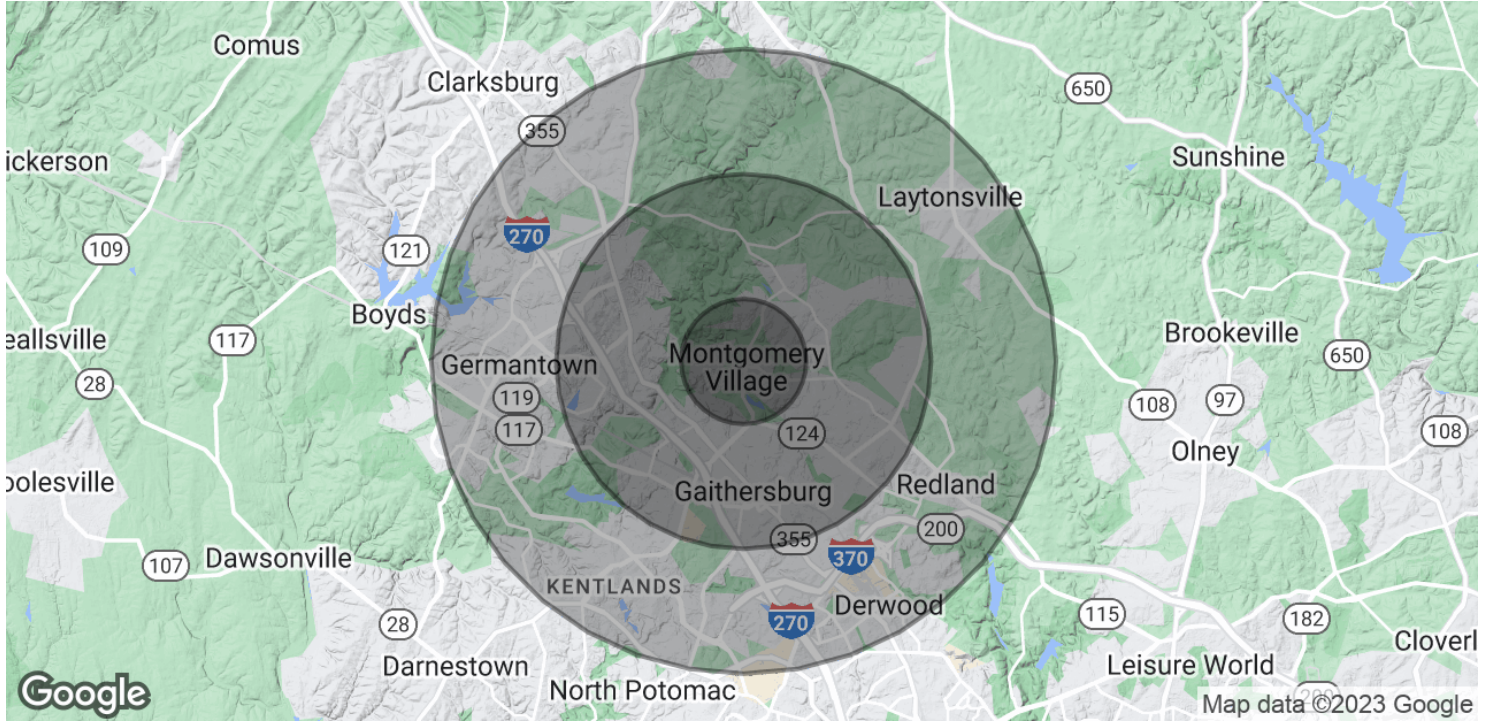


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,445	127,618	261,780
Average age	34.8	35.1	35.3
Average age (Male)	32.7	33.4	34.1
Average age (Female)	36.4	36.1	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,416	46,128	96,521
# of persons per HH	2.6	2.8	2.7
Average HH income	\$88,224	\$89,642	\$98,209
Average house value	\$333,722	\$376,749	\$403,296

* Demographic data derived from 2020 ACS - US Census

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