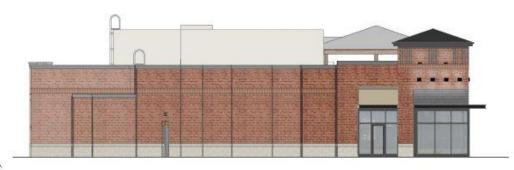


NOW PRE-LEASING RETAIL AND RESTAURANT SPACE PETTIT Management Services, Inc. Property Management & Leasing Services 301-975-1020 www.PettitCompanies.com





WOODFIELD ROAD ELEVAITION - NORTH





MUNCASTER MILL ROAD ELEVATION - EAST

SIDE ELEVATION - WEST

Management Services, Inc.

Property Management & Leasing Services

PETTIT











REAR ELEVATION - SOUTH



- ✓ North Pointe at Flower Hill is a new 15,659 SF retail development located in the Flower Hill community of Gaithersburg, MD at the intersection of MD Route 124 – Woodfield Road and MD Route 115 -Muncaster Mill Road.
- ✓ North Pointe at Flower Hill offers seven (7) convenient small retail and restaurant spaces with two (2) end caps and five (5) inline spaces with extremely rare roof top terrace on top of the 3,803 SF anchor end cap restaurant space.
- ✓ North Pointe at Flower Hill will connect with 76,000 SF of existing office/medical space and over 108,000+ SF retail space spread across adjoining neighboring parcels owned and managed by Pettit Management Services, Inc.









Interior Features Include:

- Masonry & Steel Construction
- 18' High Ceiling Height
- 28' Average Store Front Width
- 11' High Low-E Store Front Glass
- 7' 6" Double Entry Door Store Fronts
- Common 4" Grease Trap Connection Line
- Common Fire Sprinkler & Alarm Connection Line
- 480V High Voltage Power (PEPCO)
- Individually Metered Utilities Water, Power & Gas
- Water & Sanitary Connections Roughed In
- Energy Efficient Gas Roof Top HVAC Systems Installed w/ Landlord Responsibility
- IgCC Energy Compliant Building Code





Exterior Site Features Include:

- Multi-Colored Brick Masonry Store Fronts
- (2) Dual EV Charging Stations
- (2) Bicycle Racks
- End Cap Spaces w/ Outdoor Dining Areas
- Store Front Awnings
- Store Front Signage Areas
- Roof Top Terrace for Anchor Tenant
- Extensive Landscaping & Shaded Areas
- Common Area Benches & Seating
- Interconnecting Parcel Sidewalks
- Pylon & Monument Signage (Coming Soon)
- Rear Entry Access & Loading/Delivery Area
- Green Roof igCC Green Certified Building
- Future Small Cell Tower Opportunity on Roof
- On-Site Storm Water Management Bio-Pond
- Common Fire Sprinkler & Utility Room
- (2) Common Area Trash & Recycle Enclosures
- LED Parking Lot and Common Area Lighting
- On-Site Landlord and Property Management



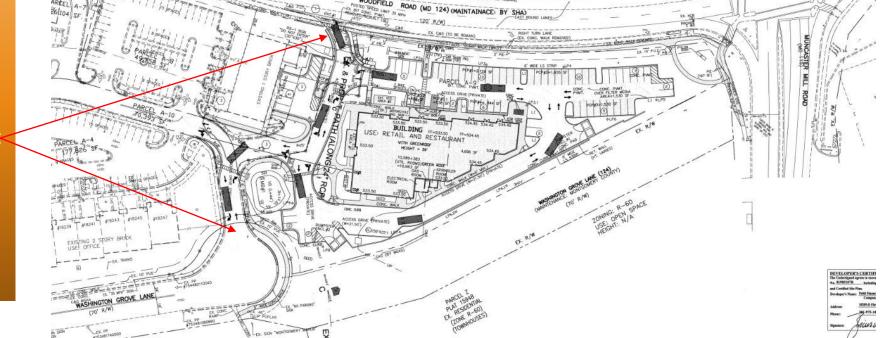


Property Management & Leasing Services



Property & Site Features:

- ✓ Site Size: 2.13AC
- ✓ Zoned: PNZ (C-1)
- ✓ Surface Parking: 80 New Spaces
- ✓ Additional Parking on Neighboring Parcels (350+ Shared Spaces)
- ✓ Accessible sidewalks connecting neighboring parcels
- ✓ New Right-In <u>Main Entrance</u> off MD Route 124 (North) joining (5) existing property entrances on other parcels
- ✓ Multiple Outdoor Dining Areas
- ✓ Strong Pedestrian Foot Traffic from Neighborhoods
- ✓ Future MD Route 124 RoadExpansion & Improvements Planned







North Pointe at Flower HillAvailable Retail Spaces For Lease

SUITE #:	TENANT/USE:	SQ. FT:	STATUS:
18251-A:	Plaza Mexico	3,803	Leased
18251-B:	Oak, Barrel & Vine	2,723	Leased
18251-C:	Retail/Restaurant	2,321	Available
18251-D:	Inspire Nail Bar & Spa	2,105	Leased
18251-E:	Angelo's Deli	2,126	Leased
18251-F:	PJ's Coffee	1,529	Leased
18251-G:	Tropical Smoothie Café	1,052	Leased
LEASE RATES	<u>:</u>	15,659 GLA**	

Starting at \$50.00/PSF NNN*

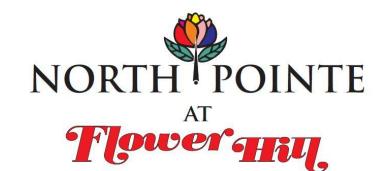
*NNN Estimated at \$10.95/PSF

**Site Plan Approval: 7,829 SF of Retail & 7,830 SF

Area of Restaurant Space Permitted







Future 5G Small Cell Tower Roof Top Available

3,803 SF Anchor Restaurant Space Features:

- ✓ Exclusive Roof Top Terrace Area
- √ 1,000 SF of Seasonal Dining Area
- 1,000 SF of Bar, Elevator/Stairwell,

Restrooms, Equipment & Storage Area

- √ 49 Person Roof Capacity Limit
- **✓** Ground Level Outdoor Seating Areas







MUNCASTER MILL ROAD ELEVATION - EAST



Flower Hill **Professional Center** 90,000+ SF Office/Medical/Retail Space























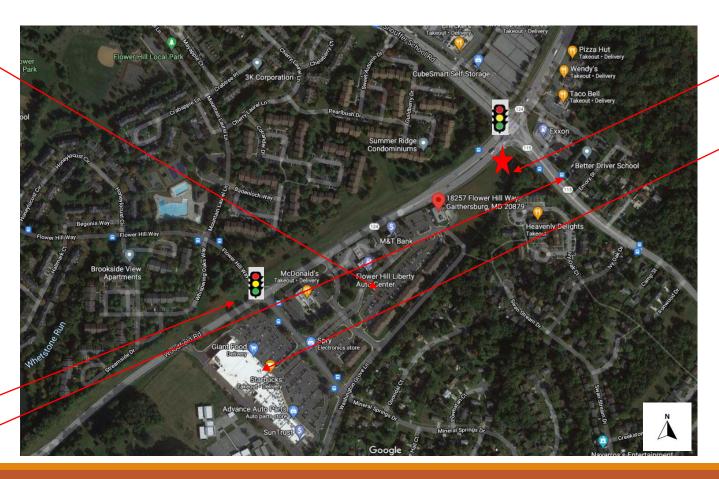




Traffic Counts (2025):

MD 124: 19,635 VPD

✓ MD 115: 20,760 VPD





SITE – 15,659 SF

Flower Hill **Shopping Center** (93,840 SF Retail)



















Demographics (Est. 2024)	1 Mile	3 Mile	5 Mile
Population:	13,227	107,509	231,063
Households:	4,181	37,083	82,761
Average HH Income:	\$123,768	\$115,495	\$129,662
Daytime Employees:	7,256	40,251	125,109

- ✓ Serving Montgomery Village, Gaithersburg, Olney, Laytonsville and Germantown Markets
- ✓ Over 300+ Employees working in Flower Hill Professional Center Businesses
- ✓ Located 1/2 Mile from Montgomery County Airpark Airport (KGAI)







For Retail Pre-Leasing Information or Questions and Additional Information Contact Brian Pettit:



Brian W. Pettit, Vice President Pettit Management Services, Inc. A Division of Pettit Companies 18205-D Flower Hill Way Gaithersburg, MD 20879

Email: BrianPettit@PettitCompanies.com

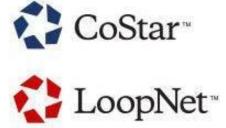
Phone: 301-975-1020, Ext. 402

Direct: 240-428-3402

Cell: 240-372-1662

Website: www.PettitCompanies.com





For the latest information, please click here to view our listing.



Disclaimer: Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, Pettit Management Services, Inc., a division of Pettit Companies.