



**0.96 ACRE PAD FOR GROUND LEASE OR SALE  
EXISTING 4,100 SF BUILDING WITH DRIVE-THRU**

**FORREST H. MORRILL**

fmorrill@klnb.com | 703-268-2707

**DALLON L. CHENEY**

dcheney@klnb.com | 703-268-2703

OWNED & MANAGED BY:



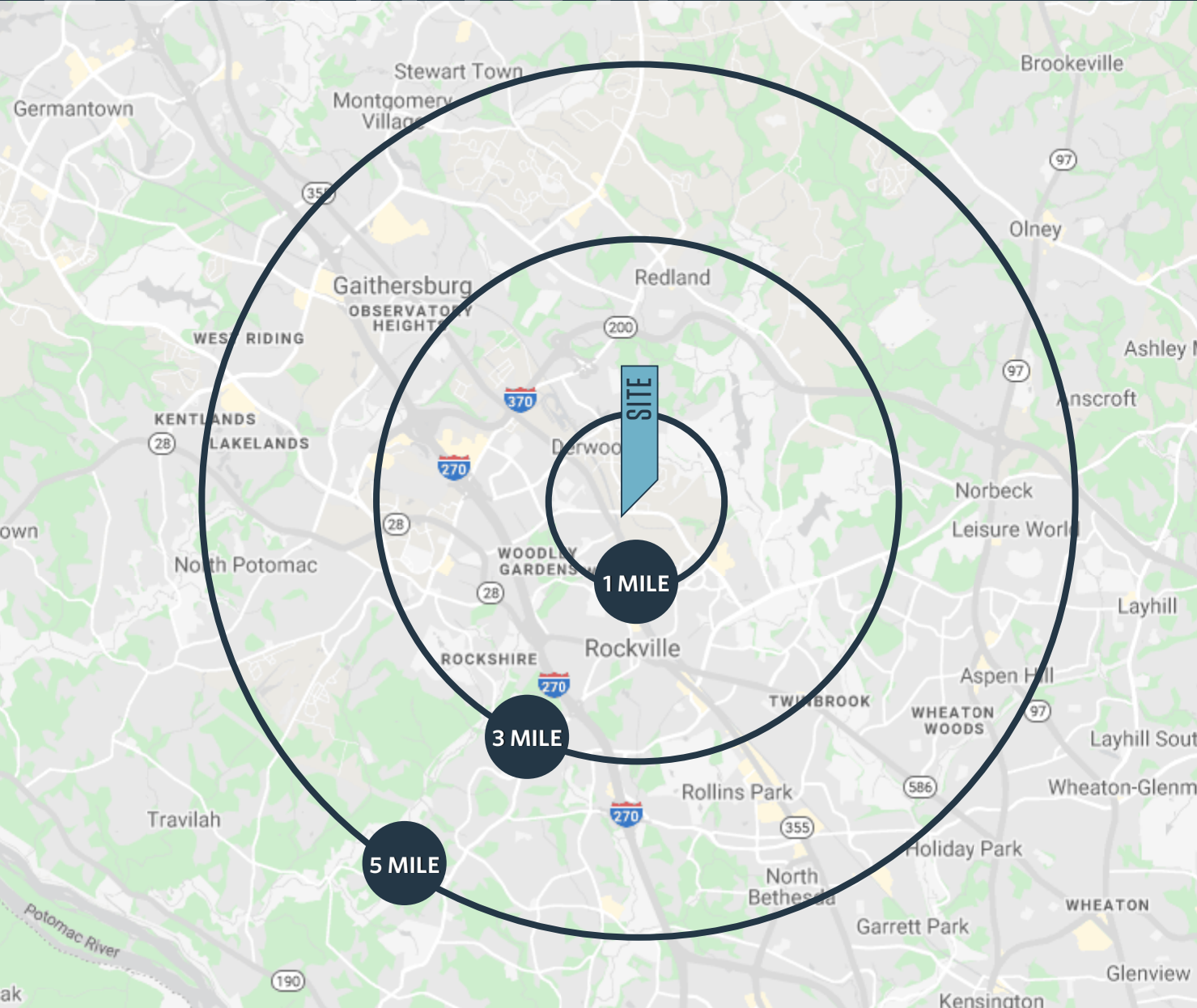
**PS BUSINESS PARKS.**

**klnb.com**

# LOCATION

# 350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY



## RETAIL FOR LEASE OR GROUND LEASE

- 0.96-acre pad.
- Freestanding bank branch building with drive-thru.
- Existing building approximately 4,100 SF.
- Fronts East Gude Drive (23,910 2019 ADT).
- Direct access at signalized intersection.
- Ample and dedicated parking.
- Zoning: IM-2.5 H-50

## DEMOGRAPHICS | 2021:

	1-MILE	3-MILE	5-MILE
Population	9,758	95,580	319,871
Daytime Population	13,052	87,652	191,453
Households	3,443	36,175	119,036
Average HH Income	\$131,355	\$149,752	\$146,404

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

E Gude Drive	23,910 ADT
Crabbs Branch Way	16,432 ADT

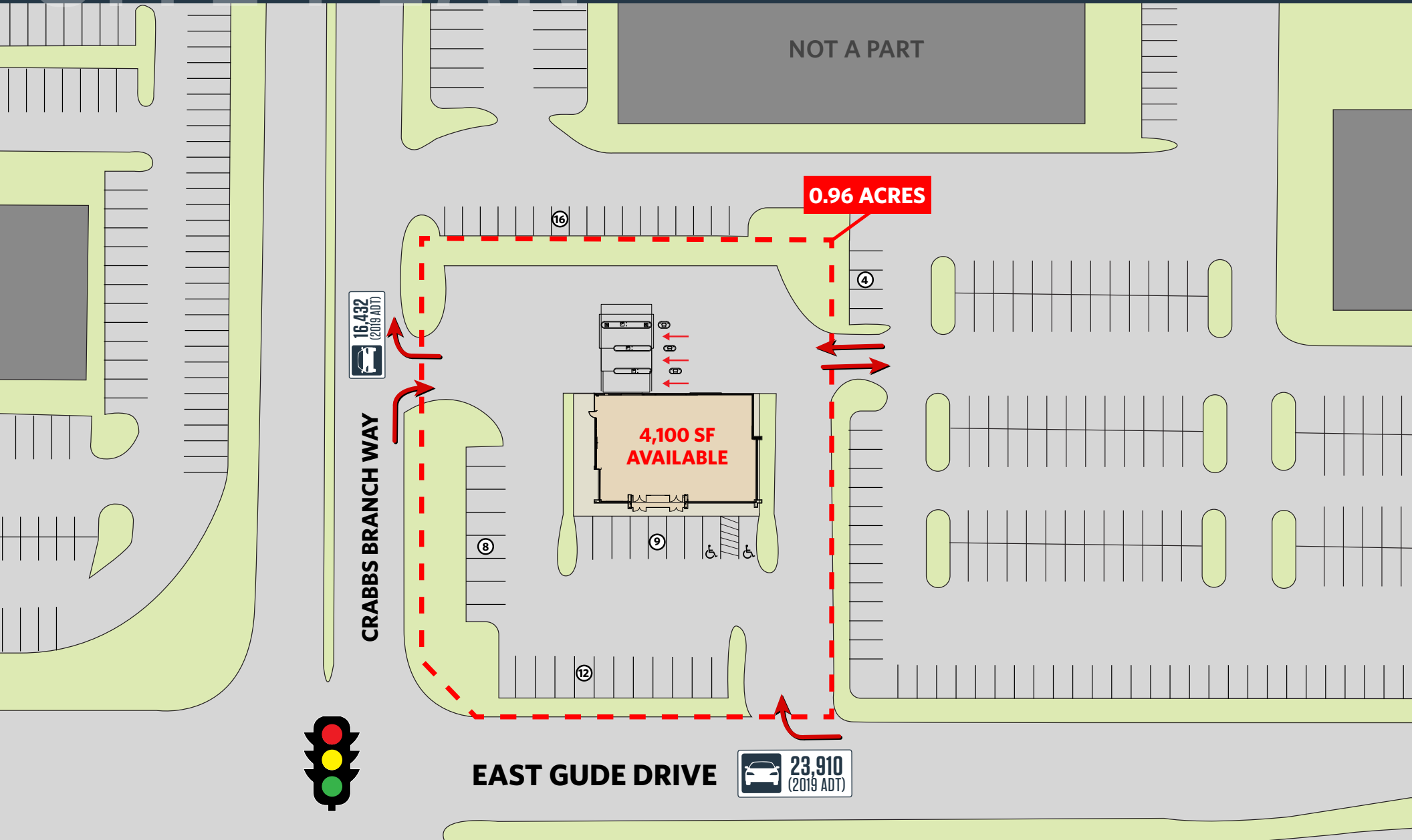
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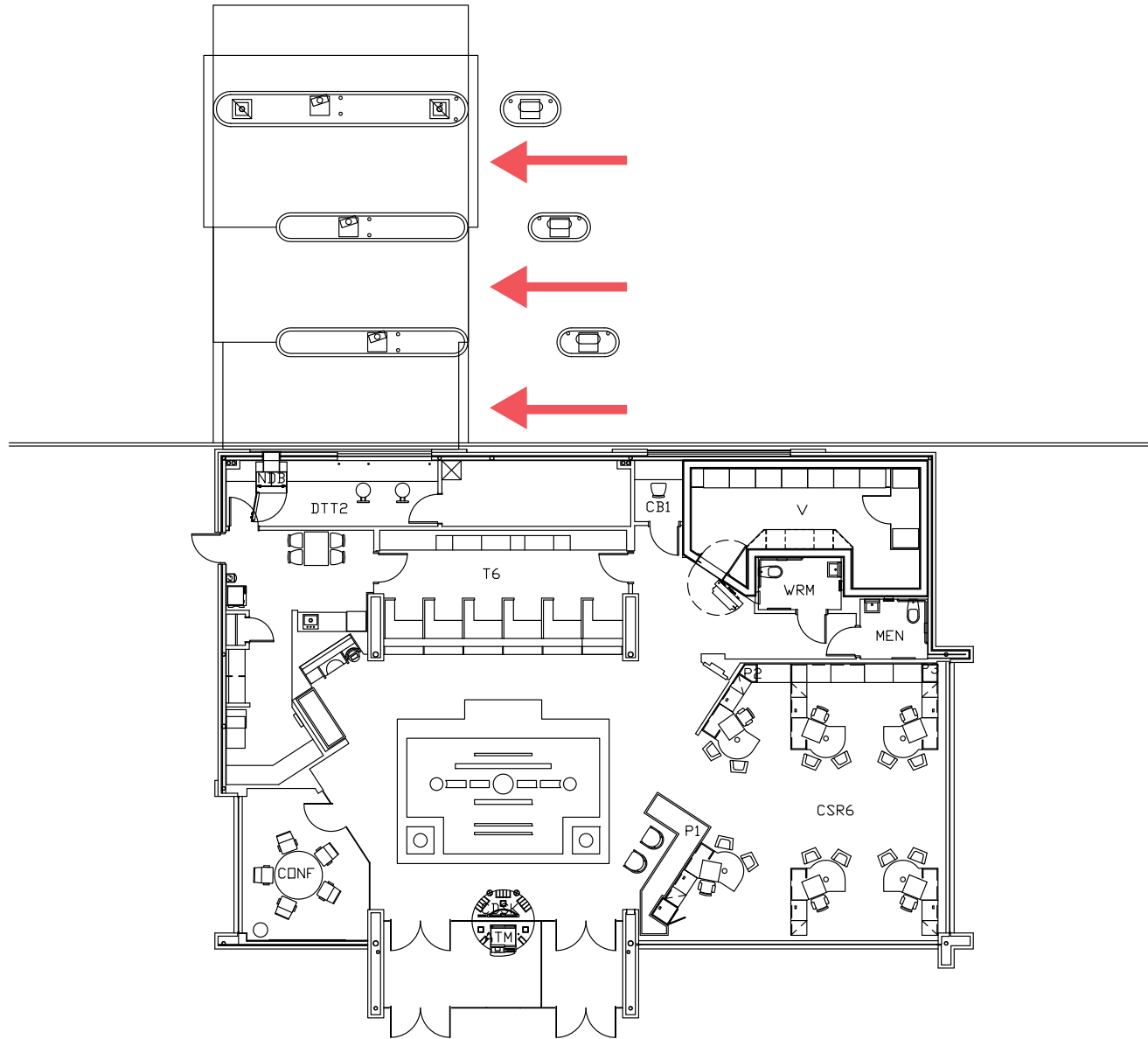




# CURRENT LAYOUT

# 350 EAST GUDE DRIVE

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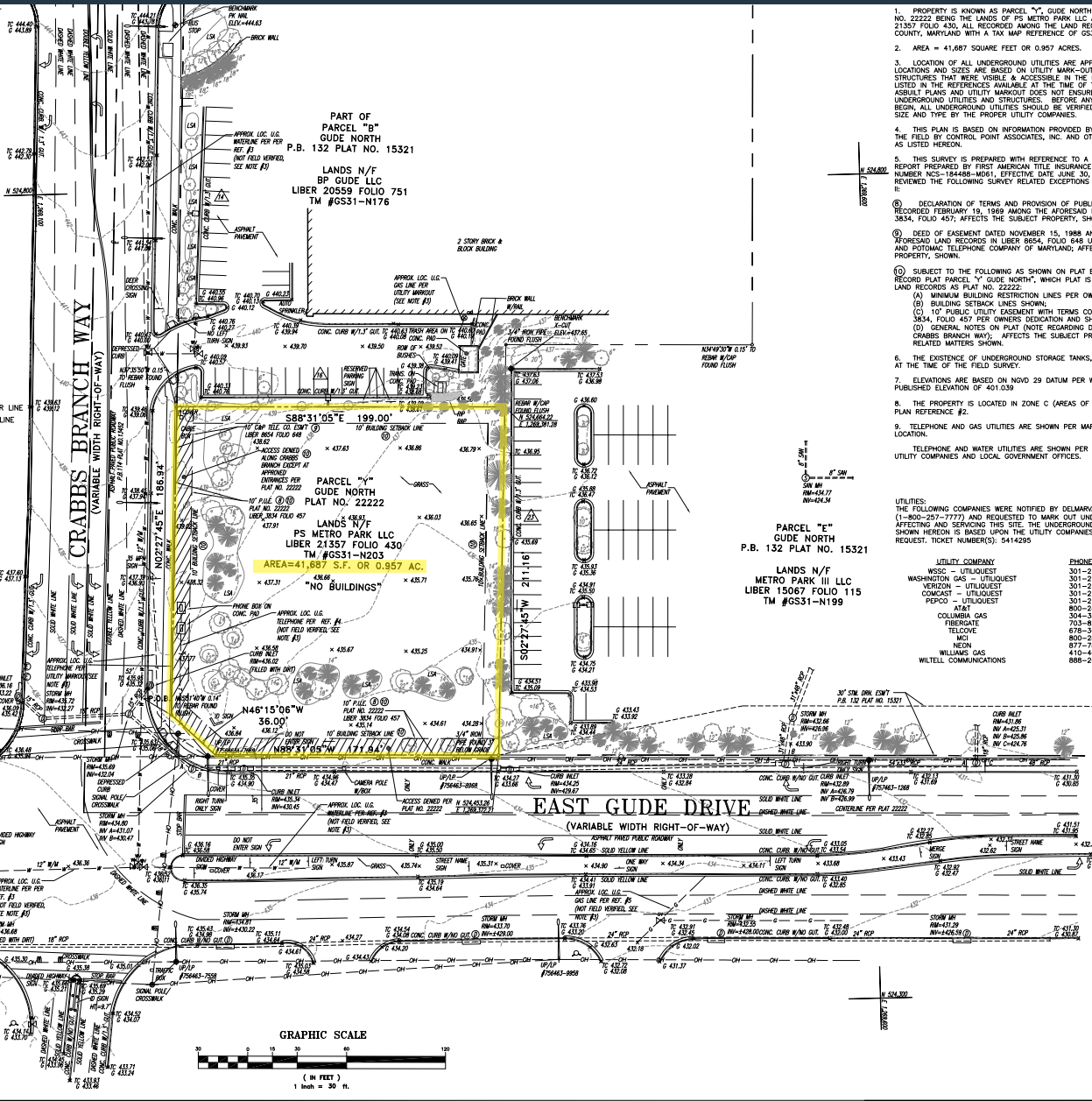


# LAND SURVEY

# 350 EAST GUDE DRIVE

ROCKVILLE, MD 22310, MONTGOMERY COUNTY

- 123 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x 123.45 EXIST. TOP OF CURB ELEVATION
- x 123.45 EXIST. GUTTER ELEVATION
- x 123.45 EXIST. TOP OF ISLAND ELEVATION
- x 123.45 EXIST. BOTTOM OF ISLAND ELEVATION
- OH --- WATER VALVE
- OH --- OVERHEAD WIRES
- OH --- UTILITY POLE
- OH --- TRAFFIC SIGNAL
- OH --- SANITARY MANHOLE
- OH --- ELECTRIC MANHOLE
- OH --- STORM DRAIN MANHOLE
- OH --- SIGN
- OH --- BOLLARD
- OH --- L.S.A. LANDSCAPED AREA
- OH --- AREA LIGHT
- OH --- DOUBLE AREA LIGHT
- OH --- PAINTED ARROWS
- OH --- DENOTES PARKING SPACE COUNT
- OH --- UTILITY POLE/LIGHT POLE
- OH --- GUY WIRE
- OH --- TREE LINE
- OH --- TREE (SIZE AS NOTED)
- OH --- GAS METER
- OH --- TRAFFIC SIGNAL
- OH --- APPROX. LOC. EX. UNDERGROUND WATER LINE
- OH --- APPROX. LOC. EX. UNDERGROUND GAS LINE
- OH --- BENCHMARK
- OH --- TITLE REPORT EXCEPTION



1. PROPERTY IS KNOWN AS PARCEL "Y", GIDE NORTH AS RECORDED IN PLAT NO. 22222 BEING THE LANDS OF PS METRO PARK LLC AS RECORDED IN LIBER 21357 FOLIO 430, ALL RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND WITH A TAX MAP REFERENCE OF GS31-N203-1-3.
2. AREA = 41,687 SQUARE FEET OR 0.957 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AND ATTACHED AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NS3-184488-MD61, EFFECTIVE DATE JUNE 30, 2005. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B SECTION II:
  - (A) DECLARATION OF TERMS AND PROVISION OF PUBLIC UTILITY EASEMENTS RECORDED FEBRUARY 19, 1989 AMONG THE ABOVE-SAID LAND RECORDS IN LIBER 3834, FOLIO 457, AFFECTS THE SUBJECT PROPERTY, SHOWN.
  - (B) DEED OF EASEMENT DATED NOVEMBER 15, 1988 AND RECORDED AMONG THE ABOVE-SAID LAND RECORDS IN LIBER 8554, FOLIO 648 UNTO THE CHESTATE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, AFFECTS THE SUBJECT PROPERTY, SHOWN.
  - (C) SUBJECT TO THE FOLLOWING AS SHOWN ON PLAT ENTITLED "SUBDIVISION RECORD PLAT PARCEL 'Y' GIDE NORTH", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS AS PLAT NO. 22222:
    - (1) MINIMUM BUILDING RESTRICTION LINES PER OWNERS DEDICATION;
    - (2) BUILDING SETBACK LINES SHOWN;
    - (3) 10' PUBLIC UTILITY EASEMENT WITH TERMS CONTAINED IN LIBER 3834, FOLIO 457 PER OWNERS DEDICATION AND SHOWN;
    - (4) GENERAL NOTES ON PLAT (NOTE REGARDING DENIAL OF ACCESS TO CRABBS BRANCH WAY), AFFECTS THE SUBJECT PROPERTY, SURVEY RELATED MATTERS SHOWN.
  - (D) THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - (E) ELEVATIONS ARE BASED ON NAD 83 DATUM PER WSSC EM 4305, WITH A PUBLISHED ELEVATION OF 401.039
  6. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.
  7. TELEPHONE AND GAS UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION.
  8. TELEPHONE AND WATER UTILITIES ARE SHOWN PER PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT OFFICES.

**UTILITY COMPANIES**

UTILITY COMPANY	PHONE NUMBER
WSSC - UTILITIES	301-210-0355
WASHINGTON GAS - UTILITIES	301-210-0355
VERIZON - UTILITIES	301-210-0355
COMCAST - UTILITIES	301-210-0355
PEPCO - UTILITIES	301-210-0355
AT&T	800-241-3624
COLUMBIA GAS	301-257-5468
FILTRAC	703-822-9740
TELECOM	878-366-8000
MCI	800-289-3427
TELONE	877-709-6566
WILLIAMS GAS	410-465-0960
WITTELL COMMUNICATIONS	888-265-2263



**VICINITY MAP**  
 800 BE THE WAY PROJECT  
 PERM USE NO. 200203-5  
 SCALE: 1"=200'

**METES AND BOUNDS DESCRIPTION**  
 PARCEL "Y"  
 GIDE NORTH  
 PLAT NO. 22222  
 ELECTION DISTRICT NO. 9  
 MONTGOMERY COUNTY, MARYLAND

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF CRABBS BRANCH WAY (VARIABLE WIDTH RIGHT-OF-WAY), WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF EAST GUDE DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF SAID CRABBS BRANCH WAY:

1. NORTH 02 DEGREES - 27 MINUTES - 45 SECONDS EAST, 198.94 FEET TO A POINT MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF SAID CRABBS BRANCH WAY WITH THE DIVISION LINE BETWEEN PART OF PARCEL "B", GIDE NORTH (PLAT BOOK 132 PLAT NUMBER 15321), ON THE NORTH AND PARCEL "Y", GIDE NORTH (PLAT NUMBER 22222), ON THE SOUTH, THENCE WITH SAID DIVISION LINE;
2. SOUTH 88 DEGREES - 05 MINUTES - 05 SECONDS EAST, 190.00 FEET TO A POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN PARCEL "E", GIDE NORTH (PLAT BOOK 132 PLAT NUMBER 15321) ON THE EAST, AND PARCEL "Y", GIDE NORTH (PLAT NUMBER 22222), ON THE WEST, THENCE WITH SAID DIVISION LINE;
3. SOUTH 02 DEGREES - 27 MINUTES - 45 SECONDS EAST, 211.16 FEET TO A POINT MARKING THE INTERSECTION OF SAID DIVISION LINE WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF EAST GUDE DRIVE, THENCE WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF SAID EAST GUDE DRIVE, THE FOLLOWING TWO COURSES AND DISTANCES:
4. NORTH 88 DEGREES - 31 MINUTES - 05 SECONDS WEST, 171.84 FEET TO A POINT, THENCE;
5. CONTINUING, NORTH 46 DEGREES - 15 MINUTES - 06 SECONDS WEST, 36.00 FEET TO THE PLACE OF BEGINNING OR LESS

- THE PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS AS CONTAINED IN A TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NS3-184488-MD61 WITH AN EFFECTIVE DATE OF JUNE 30, 2005.
- REFERENCES:**
1. THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS FOR MONTGOMERY COUNTY, MAP NUMBER GS31.
  2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 192 OF 200" COMMUNITY-PANEL NUMBER 240049 0125 C, MAP REVISED JUNE 16, 1992.
  3. MAP ENTITLED "SEWER & WATER EXTENSION, CRABBS BRANCH DRIVE & EAST GUDE DRIVE" PREPARED BY RODGERS & ASSOCIATES, INC., DATED 2-2-82.
  4. MAP ENTITLED "CRABBS BRANCH WAY BY THE CHESTATE & POTOMAC TELEPHONE CO. OF MARYLAND, DATED 5-89.
  5. UNLIMITED AND UNDATED MAP FROM WASHINGTON GAS SHOWING UNDERGROUND GAS LINE LOCATIONS.

THIS SURVEY IS CERTIFIED TO: **CONTROL POINT ASSOCIATES, INC.**  
 2280 DAVENPORT DRIVE, SUITE 200  
 STEEL SPRING, VIRGINIA 22150  
 703-946-2900 / 703-946-2997 FAX  
 703-946-2900 / 703-946-2900 FAX

**KEVIN F. STEINHILBER** DATE \_\_\_\_\_  
 MARYLAND REGISTERED PROPERTY LAND TITLE SURVEYOR NO. 88

FIELD DATE: 8-29-05	ALTA/ACSM LAND TITLE SURVEY
FILED BOOK NO. 46-49	COMMERCIAL BANK
FIELD BOOK PL. 46-49	GIDE DRIVE & CRABBS BRANCH WAY
OWNER: P.F.M.	PARCEL "Y" GIDE NORTH
REVIEWED: 8/29/05	PLAT NO. 22222
APPROVED: 8/29/05	ELECTION DISTRICT NO. 9
DATE: 10-20-05	MONTGOMERY COUNTY, MARYLAND
K.F.S.	SCALE: 1"=30'
	FILE NO. S05705.SR
	1 OF 1

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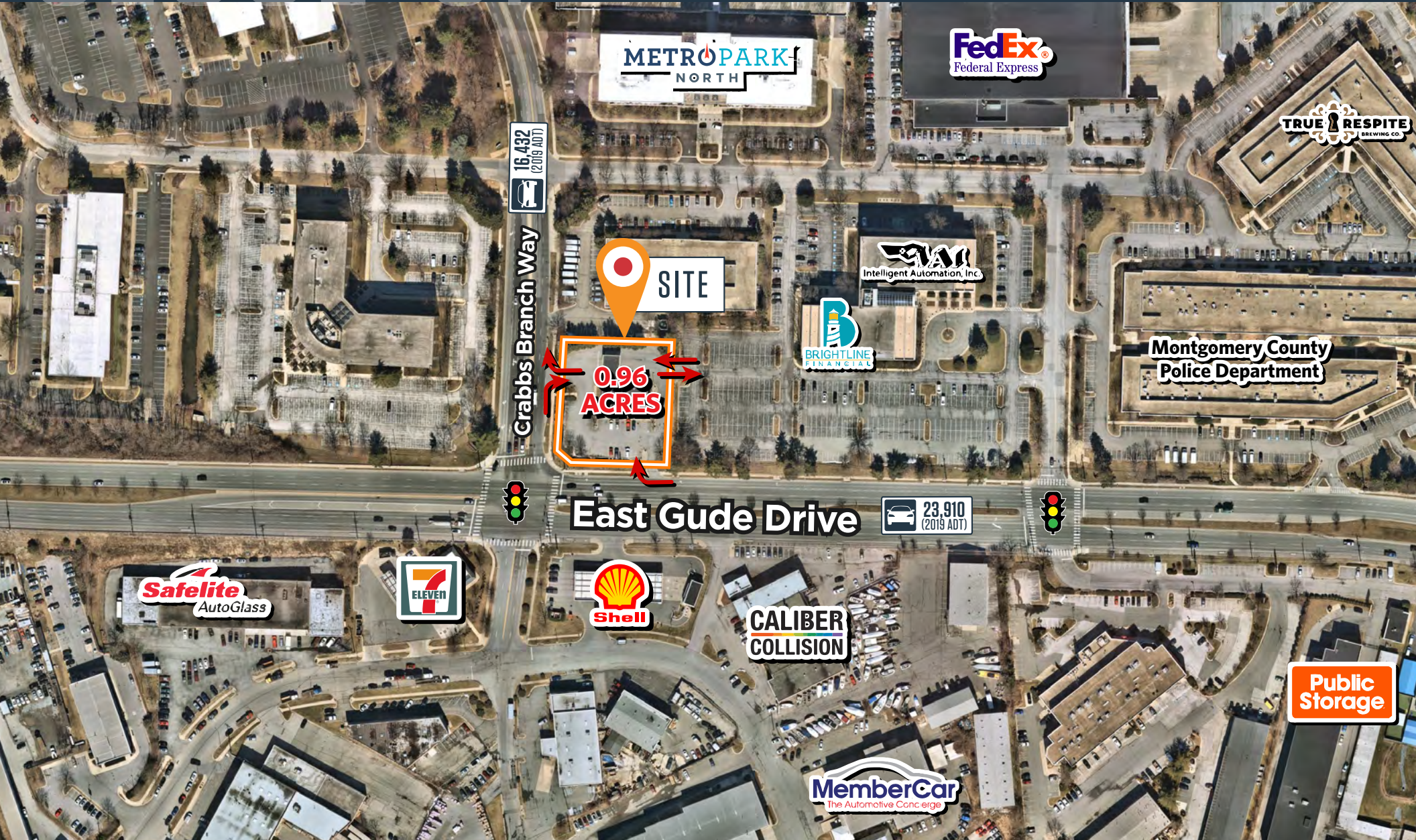




# CLOSE-UP

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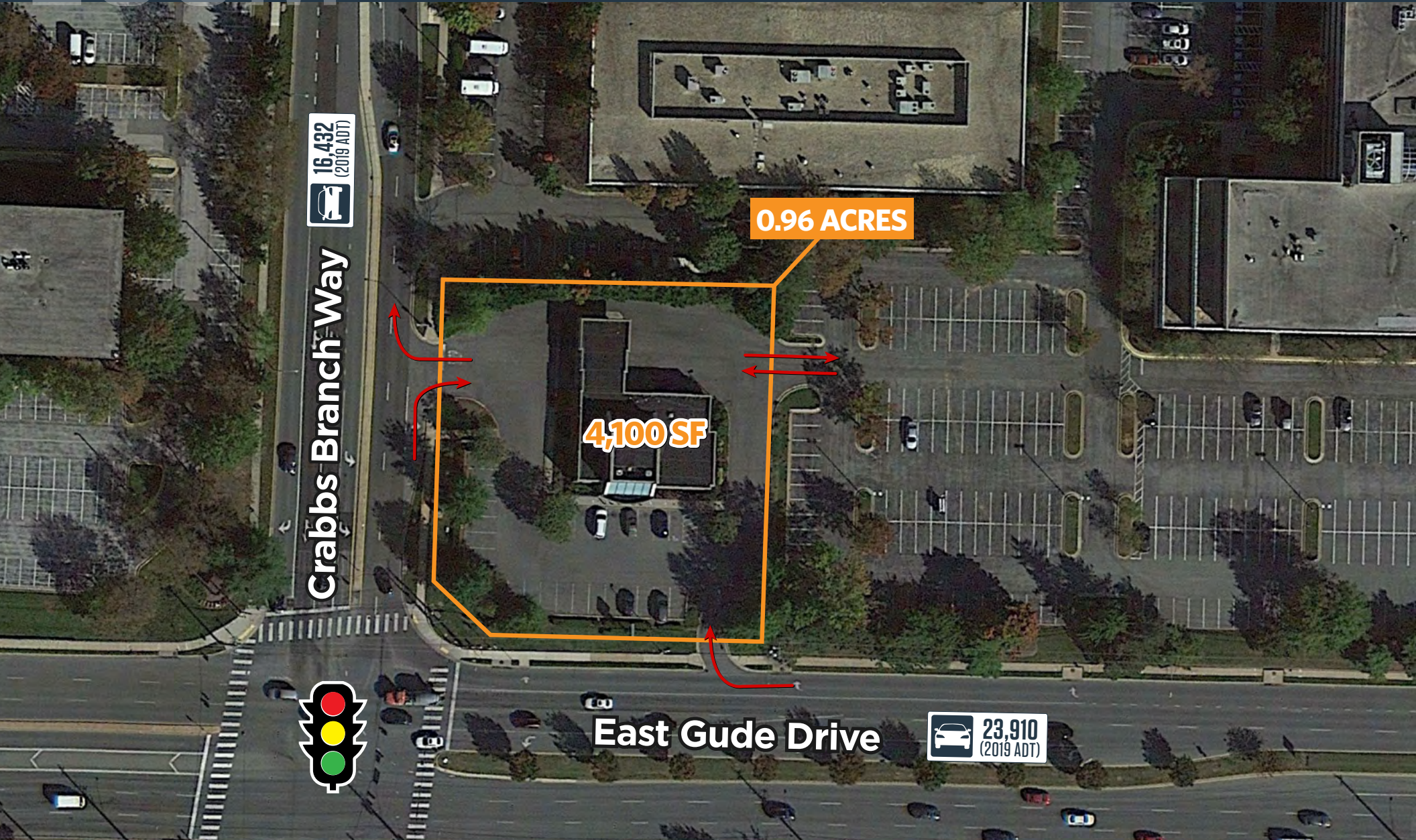
**klnb**



# ZOOM

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ROCKVILLE, MD 22310, MONTGOMERY COUNTY



 **16,432**  
(2019 ADT)

**Crabbs Branch Way**



**0.96 ACRES**

**4,100 SF**

**East Gude Drive**

 **23,910**  
(2019 ADT)

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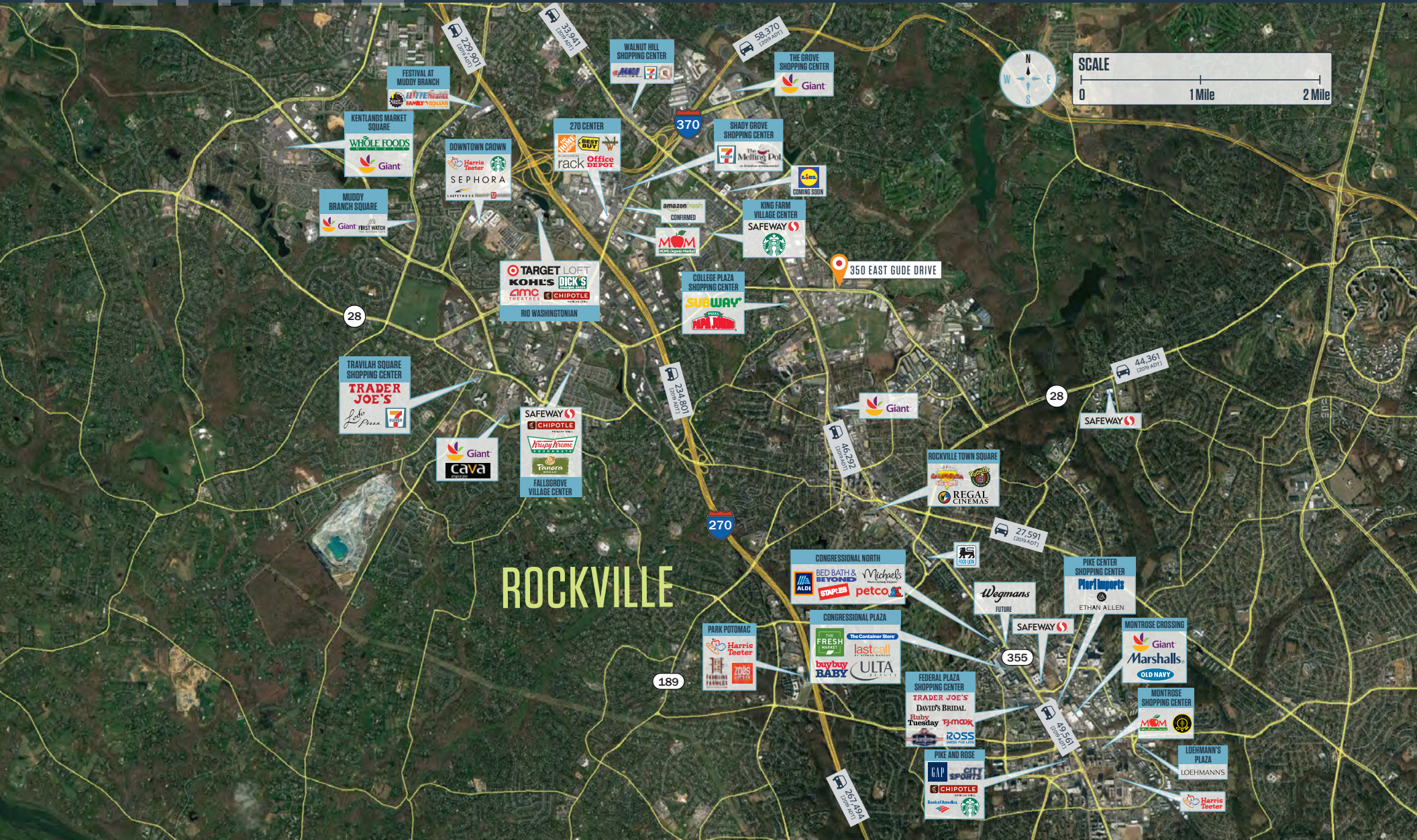
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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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