

NORTH POINTE
AT
Flower Hill

NOW PRE-LEASING RETAIL AND RESTAURANT SPACE

PETTIT
Management Services, Inc.
Property Management & Leasing Services

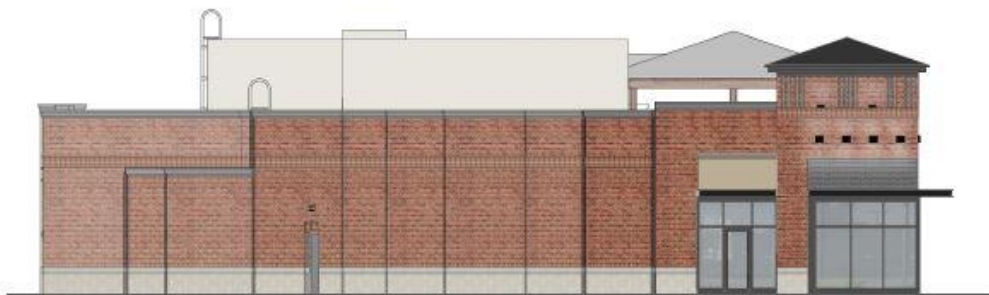
301-975-1020
www.PettitCompanies.com



NORTH · POINTE
AT
Flower Hill



WOODFIELD ROAD ELEVATION - NORTH



MUNCASTER MILL ROAD ELEVATION - EAST



SIDE ELEVATION - WEST

NORTH POINTE
AT
Flower Hill



REAR ELEVATION - SOUTH

NORTH POINTE AT *Flower Hill*

- ✓ *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.



NORTH POINTE
AT
Flower Hill

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
- Verizon Fios & Comcast Xfinity Available
- Warm Shell Tenant Build Out Ready



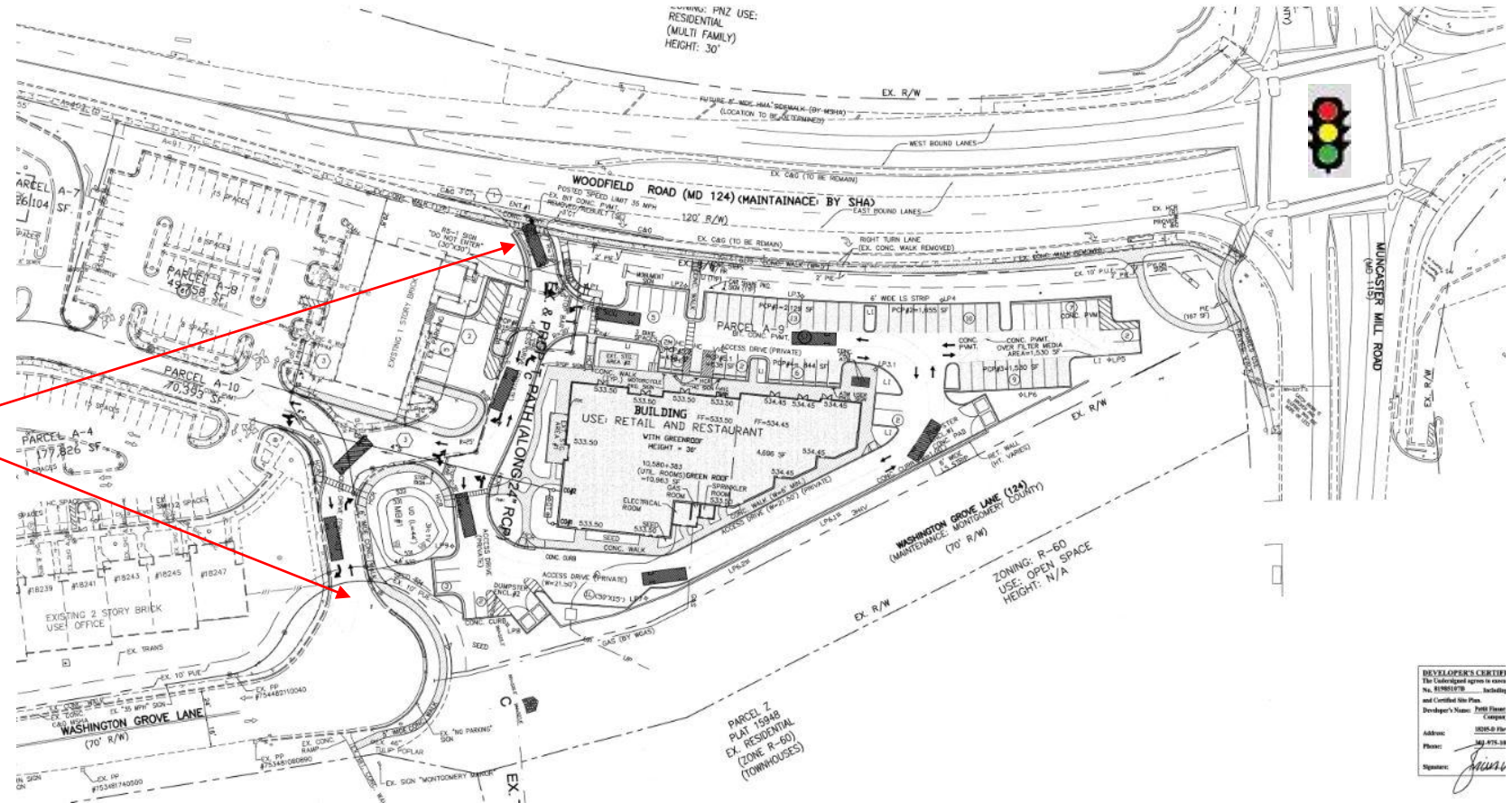
Exterior Site Features Include:

- 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

NORTH POINTE AT *Flower Hill*

Property & Site Features:

- ✓ Site Size: 2.13AC
- ✓ Zoned: PNZ (C-1)
- ✓ Surface Parking: 80 New Spaces
- ✓ Additional Parking on Adjoining Parcels (350+ Shared Parking Spaces)
- ✓ Accessible sidewalks connecting neighboring parcels
- ✓ New Right-In Main Entrance 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 Road Expansion & Improvements Planned



DEVELOPER'S CERTIFICATE
 The undersigned agrees to submit to the Board of Planning and Zoning the following information:
 Developer's Name: **Pettit Management Services, Inc.**
 Address: **1000 N. 10th St.**
 Phone: **301.475.1111**
 Signature: *[Signature]*

NORTH POINTE AT *Flower Hill*

North Pointe at Flower Hill LAST Available Retail Space For Lease

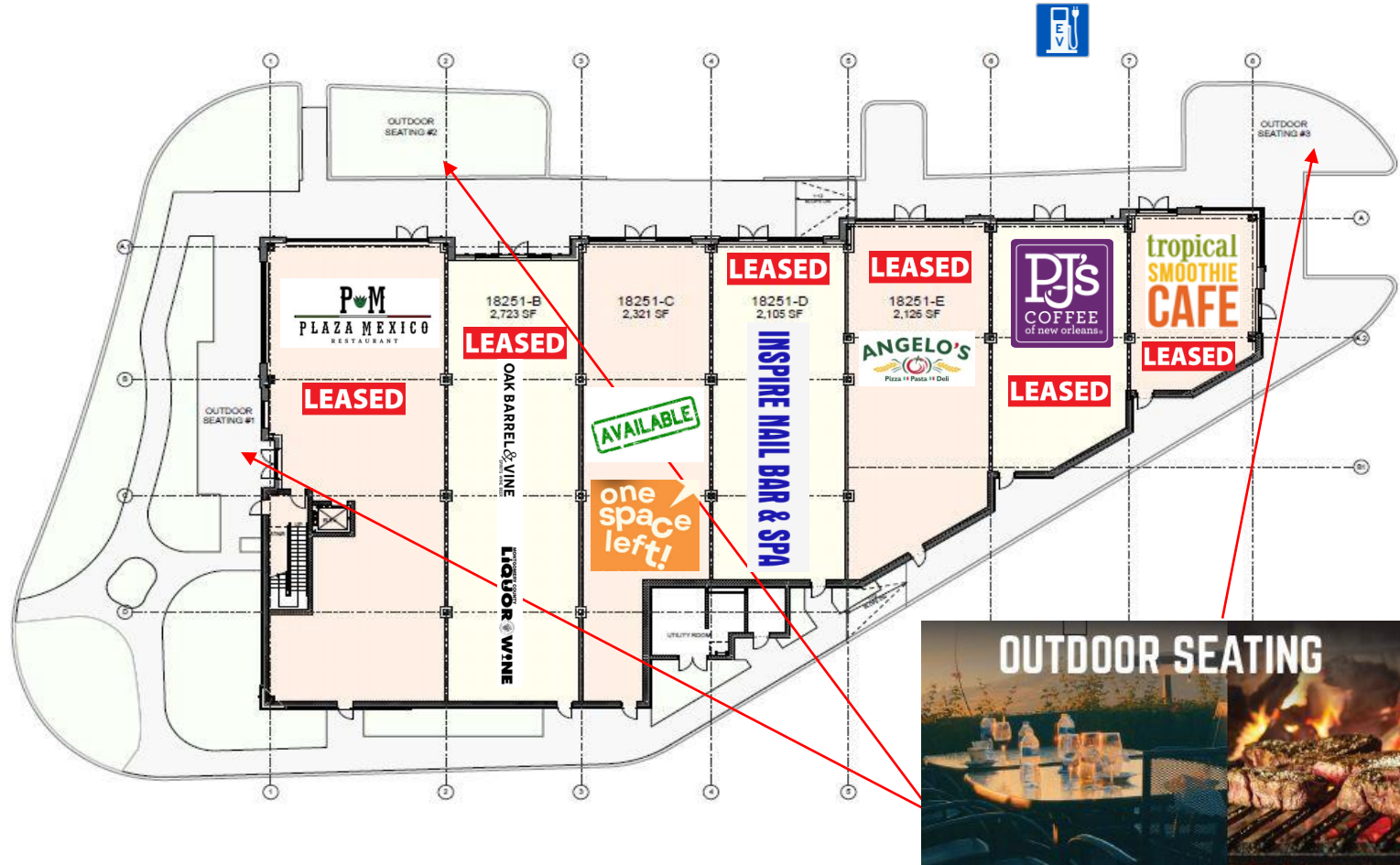
SUITE #:	TENANT/USE:	SQ. FT:	STATUS:
18251-A:	Plaza Mexico	3,803	<i>Coming Soon</i>
18251-B:	Montgomery County ABS	2,723	<i>Now Open</i>
18251-C:	Retail/Restaurant Space	2,321	Available
18251-D:	Inspire Nail Bar	2,105	<i>Now Open</i>
18251-E:	Angelo's Deli	2,126	<i>Opening Soon</i>
18251-F:	PJ's Coffee	1,529	<i>Now Open</i>
18251-G:	Tropical Smoothie Café	1,052	<i>Now Open</i>
		15,659 GLA**	

LEASE RATES:

Starting at \$50.00/PSF Triple Net (NNN) for 10 Year Term
NNN Estimated at \$11.25/PSF

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

PETTIT
Management Services, Inc.
Property Management & Leasing Services



NORTH POINTE AT *Flower Hill*

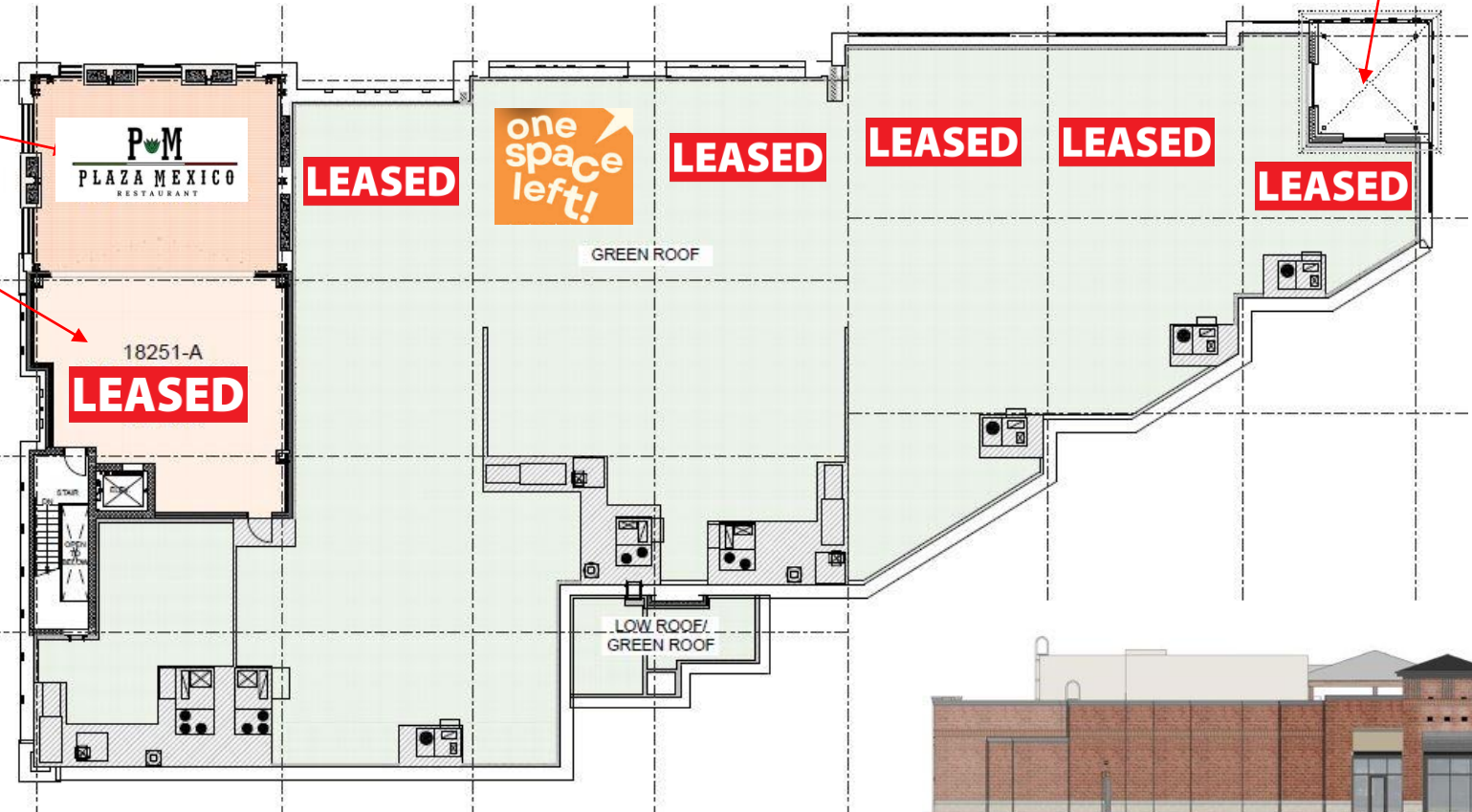
**Future 5G
Small Cell Tower
Roof Top
Available**

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

LEASED

**ROOF
TERRACE
AVAILABLE FOR
RESTAURANT**



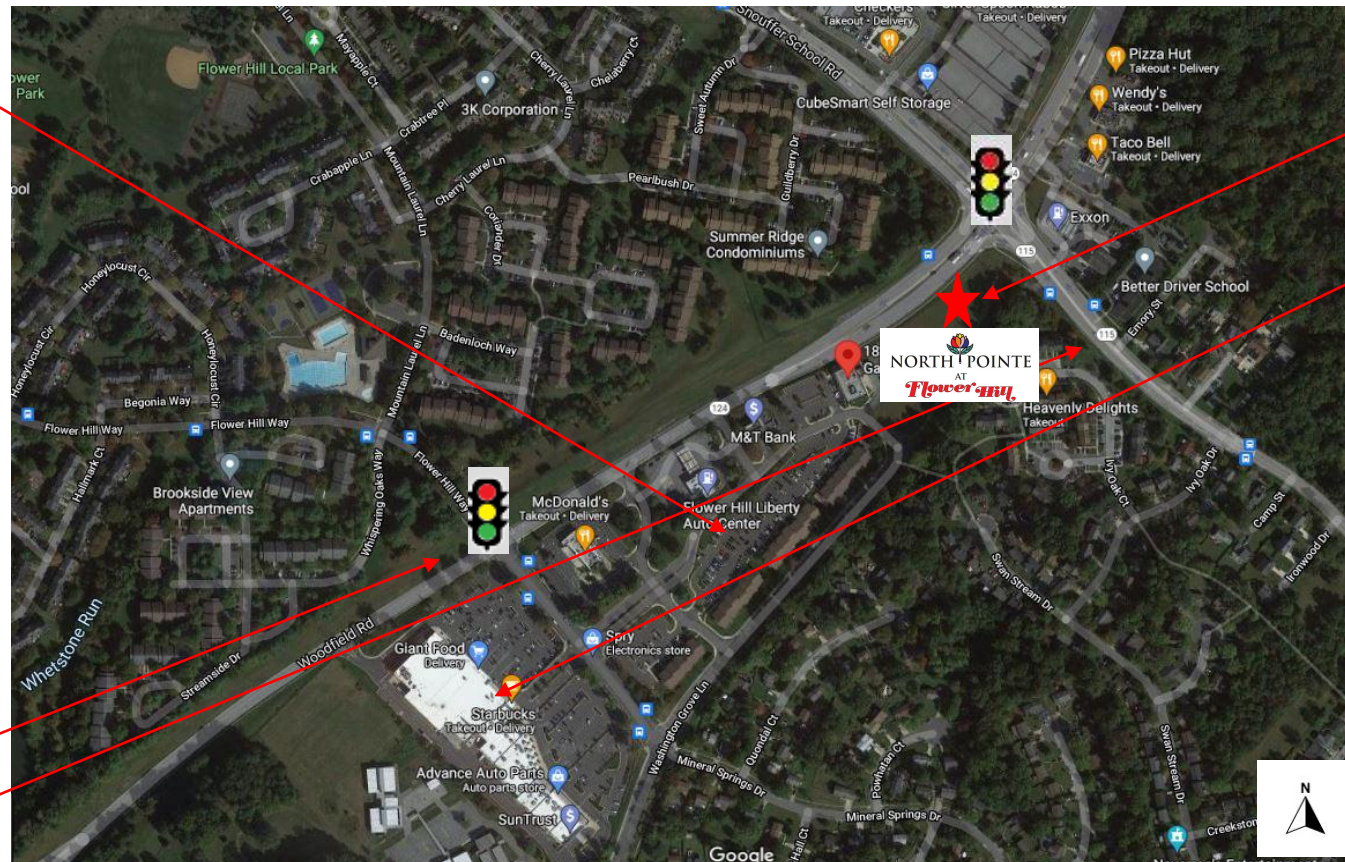
MUNCASTER MILL ROAD ELEVATION - EAST

NORTH POINTE AT *Flower Hill*

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



Traffic Counts (2025):
✓ MD 124: 19,635 VPD
✓ MD 115: 20,760 VPD



NORTH POINTE
AT
Flower Hill

SITE – 15,659 SF

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



ESTABLISHED OFFICE & RETAIL

NORTH POINTE AT *Flower Hill*

Demographics (Est. 2024)	1 Mile	3 Miles	5 Miles
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:	7,542	40,981	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)



PETTIT

 Management Services, Inc.

 Property Management & Leasing Services



DEMOGRAPHICS & MARKET AERIAL

NORTH POINTE
AT
Flower Hill

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.](#)