

# LEASE

8-12 N SUMMIT AVE

10 North Summit Avenue Gaithersburg, MD 20877



## PROPERTY DESCRIPTION

Discover the perfect commercial space for your business at 10 North Summit Avenue, Gaithersburg, MD, 20877. This versatile property features two convenient entrances, located at the front and rear of the building, providing seamless access for your operations. The open floor plan offers endless opportunities for a customizable interior layout, allowing you to tailor the space to your exact needs. With abundant parking spaces available for both employees and visitors, convenience is at the forefront of this property. Make your mark in this dynamic location and bring your business vision to life in a space designed to elevate your success.

## PROPERTY HIGHLIGHTS

- Garden Retail Unit
- 2 Entrances for unit located out Front and rear of the building.
- Open floor plan allowing for customizable interior layout.
- Abundant parking spaces for employees and visitors.

## OFFERING SUMMARY

Lease Rate:	\$21.43 SF/yr (MG)
Number of Units:	1
Available SF:	1,400 SF
Lot Size:	16,000 SF
Building Size:	5,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,222	3,183	9,566
Total Population	3,335	8,803	26,752
Average HH Income	\$93,978	\$92,589	\$97,214

Omar Aizaz  
(301) 983-0200



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

8-12 N SUMMIT AVE

10 North Summit Avenue Gaithersburg, MD 20877



Omar Aizaz  
(301) 983-0200



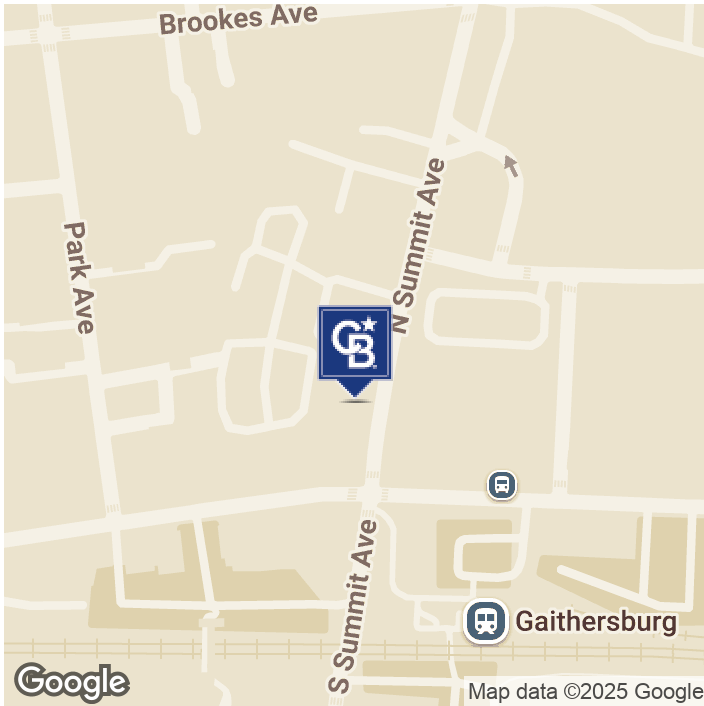
COLDWELL BANKER  
COMMERCIAL  
REALTY



# LEASE

**8-12 N SUMMIT AVE**

10 North Summit Avenue Gaithersburg, MD 20877



- 1400 Sq. Ft Garden Unit Retail .
- Initial 2 year term.
- \$2500 per month + Utilities
- Up to Current Commercial Code standards
- Highly accessible with 2 separate entrances with ample amounts of parking.
- One street level entrance via a common hallway

**Omar Aizaz**  
(301) 983-0200

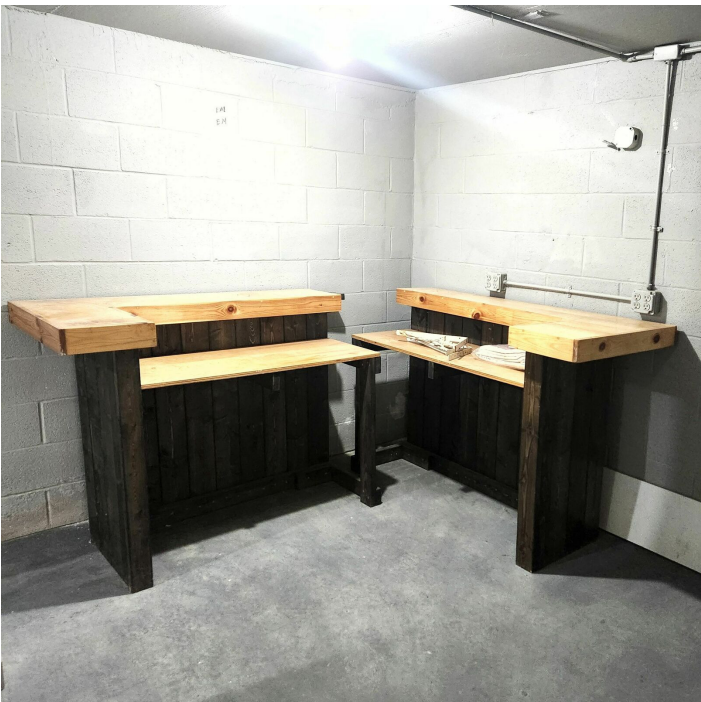


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

**8-12 N SUMMIT AVE**

10 North Summit Avenue Gaithersburg, MD 20877



**Omar Aizaz**  
(301) 983-0200



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# LEASE

**8-12 N SUMMIT AVE**

10 North Summit Avenue Gaithersburg, MD 20877



**Omar Aizaz**  
(301) 983-0200



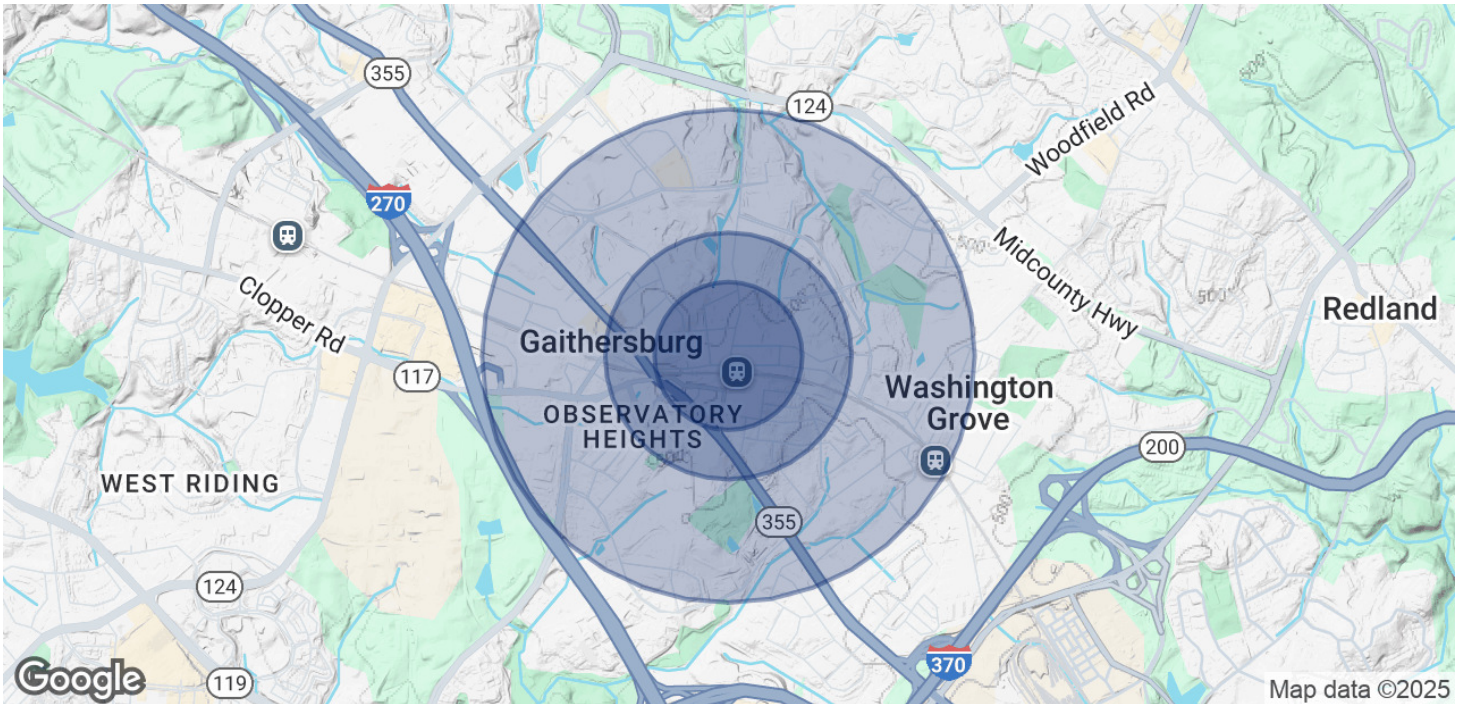
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# LEASE

**8-12 N SUMMIT AVE**

10 North Summit Avenue Gaithersburg, MD 20877



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,335	8,803	26,752
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	36	38	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,222	3,183	9,566
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$93,978	\$92,589	\$97,214
Average House Value	\$392,674	\$377,604	\$389,974

Demographics data derived from AlphaMap

**Omar Aizaz**  
(301) 983-0200



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



# LEASE

**8-12 N SUMMIT AVE**

10 North Summit Avenue Gaithersburg, MD 20877



## LOCATION DESCRIPTION

Location on North Summit Avenue, just steps away from local shops, restaurants, and the Gaithersburg MARC train station. Offering excellent visibility and foot traffic within the historic district.

## LOCATION DETAILS

Market	Gaithersburg
Sub Market	I-270 Corridor
County	Montgomery
Cross Streets	Summit and E Diamond

**Omar Aizaz**  
(301) 983-0200



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

**8-12 N SUMMIT AVE**

10 North Summit Avenue Gaithersburg, MD 20877



**OMAR AIZAZ**

Commercial Real Estate Broker

omar.aizaz@cbrealty.com

Direct: (301) 983-0200 | Cell: (410) 564-8445

MD #575005 // DC #BR40000074 / VA #225248491

**Coldwell Banker Commercial Realty**

12505 Park Potomac Ave. Ste 220

Potomac, MD 20854

555.555.5555

---

**Omar Aizaz**  
(301) 983-0200



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY