



FOR **SALE**

COMMERCIAL LOT IN GAITHERSBURG

436-438 DIAMOND AVENUE | GAITHERSBURG, MARYLAND 20877



**.345
ACRES**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

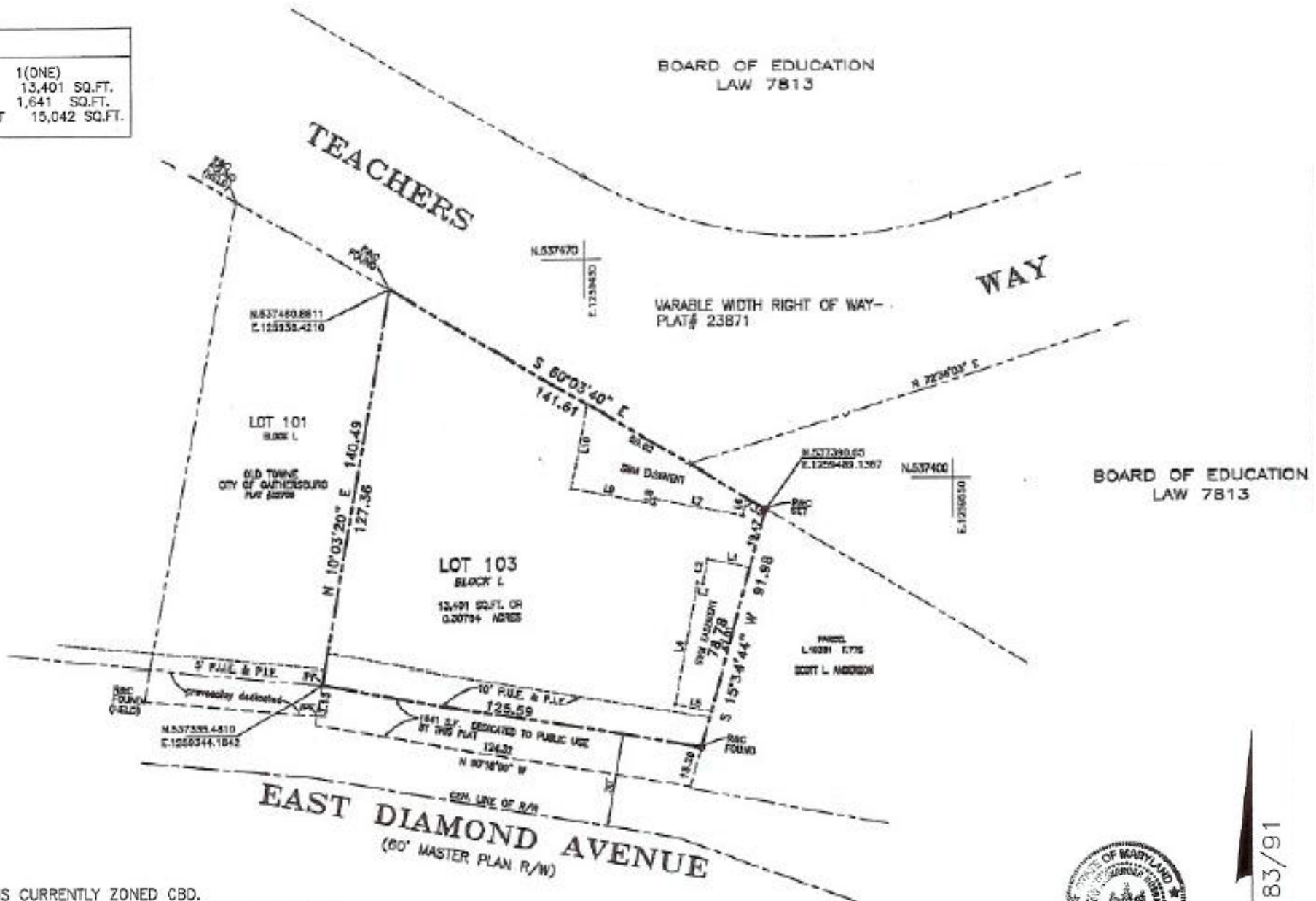
- .345 Acre commercial lot
- Two (2) existing curb cuts into the lot
- Prime location centrally located in Gaithersburg's retail/commercial district
- Over 1,000 apartment units within 1 mile
- Walking distance to/from the Gaithersburg MARC train station
- Easy access to Route 355 (S. Frederick Avenue), I-270 and Route 200 (Intercounty Connector)
- CBD (Central Business District) zoning:
City of Gaithersburg, MD: Intended to foster revitalization by promoting a desirable mix of commercial, office and residential uses, and giving incentives and providing public amenities, for attracting of a variety of leisure uses and activities to meet the needs and requirements of residents, workers, as well as shoppers and visitors to Olde Towne

LOT SIZE:	.345 ACRES ±
TRAFFIC COUNT:	12,961 AADT (E. DIAMOND AVE)
ZONING:	CBD (CENTRAL BUSINESS DISTRICT)
SALE PRICE:	\$799,000



RECORD PLAT

AREA TABULATION	
NUMBER OF LOTS	1(ONE)
AREA OF LOT 103	13,401 SQ.FT.
AREA OF DEDICATION	1,641 SQ.FT.
TOTAL AREA THIS PLATT	15,042 SQ.FT.



- NOTES:**
1. THIS PROPERTY IS CURRENTLY ZONED CBD.
 2. THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
 3. THIS PROPERTY IS SHOWN ON TAX MAP NO. FT61 AS A PARCEL 007.
 4. THE PROPERTY WSSC GRID- 223NW09.
 5. THE BEARING AND DISTANCE ARE ROTATED TO MARYLAND STATE PLANE NAD 83/91.



NAD 83/91

LOCAL BIRDSEYE



INTERSTATE 270

355

S FREDERICK AVE

GAITHERSBURG CITY HALL

Barrons
SAINTS ROW
SR
DRIFT COLLECTIVE

CROSSINGS
AT OLDE TOWNE

GAITHERSBURG
MARC

lc
Dof Jorge's Restaurant
The Maryland Latin American Center

GAITHERSBURG STATION APARTMENTS

GAITHERSBURG ELEM. SCHOOL

GAITHERSBURG MIDDLE SCHOOL

SITE

Public Storage

12,961 AADT

E DIAMOND AVE

TEACHERS WAY

ASHLEY
carter's
ROSS
CVS
Hahn
BURGER GRILL
POTBELLY
& pizza
claire's
tropical CAFE
Tanera
BREAD

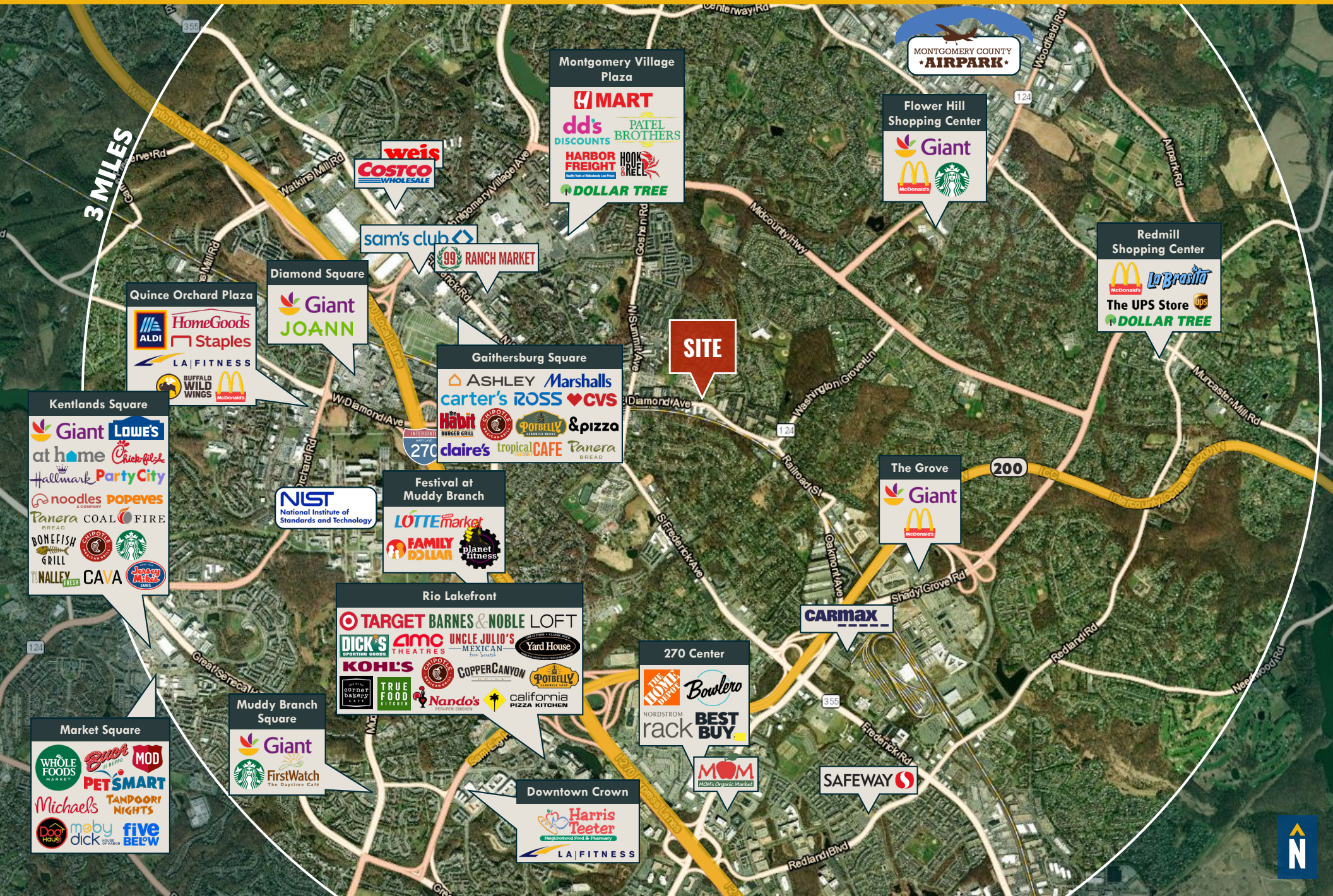
Burlington
Im's club

270

99 RANCH MARKET



GAITHERSBURG TRADE AREA



MONTGOMERY COUNTY
AIRPARK

Flower Hill Shopping Center
Giant
McDonald's Starbucks

Redmill Shopping Center
McDonald's **LaBrosita**
The UPS Store UPS
DOLLAR TREE

Montgomery Village Plaza
MART
dd's DISCOUNTS **PATEL BROTHERS**
HARBOR FREIGHT **HOOK & REEL**
DOLLAR TREE

weis
COSTCO WHOLESALE

sam's club

99 RANCH MARKET

Diamond Square
Giant
JOANN

Quince Orchard Plaza
HomeGoods **ALDI** **Staples**
LA FITNESS
BUFFALO WILD WINGS McDonald's

Gaithersburg Square
ASHLEY **Marshalls**
carter's **ROSS** **CVS**
Habit **POTBELLY** **& pizza**
claire's **tropical CAFE** **Panera**

SITE

Kentlands Square
Giant **LOWE'S**
at home **Chick-fil-ee**
Hallmark **Party City**
noodles **Popeyes**
Panera **COAL FIRE**
BONEFISH GRILL **STARBUCKS**
THE VALLEY **CAVA** **Joey Mize**

NIST
National Institute of Standards and Technology

Festival at Muddy Branch
LOTTE Market
FAMILY DOLLAR **planet fitness**

The Grove
Giant
McDonald's

Rio Lakefront
TARGET **BARNES & NOBLE** **LOFT**
DICK'S **AMC THEATRES** **UNCLE JULIO'S** **Yard House**
KOHL'S **COPPER CANYON** **POTBELLY**
corner bakery **TRUE FOOD** **Nando's** **california PIZZA KITCHEN**

CARMAX

270 Center
HOME DEPOT **Bowlero**
NORDSTROM **BEST BUY**
MOM **MOM'S Organic Market**

Market Square
WHOLE FOODS MARKET **PET SMART**
Michaels **TANDOORI NIGHTS**
DoorDash **moby** **dick's** **five BELOW**

Muddy Branch Square
Giant
Starbucks **FirstWatch** **The Daytime Cafe**

Downtown Crown
Harris Teeter
LA FITNESS

SAFeway



DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



23,323	149,399	286,385
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DAYTIME POPULATION



21,858	170,463	298,303
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AVERAGE HOUSEHOLD INCOME



\$110,716	\$132,754	\$150,978
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NUMBER OF HOUSEHOLDS



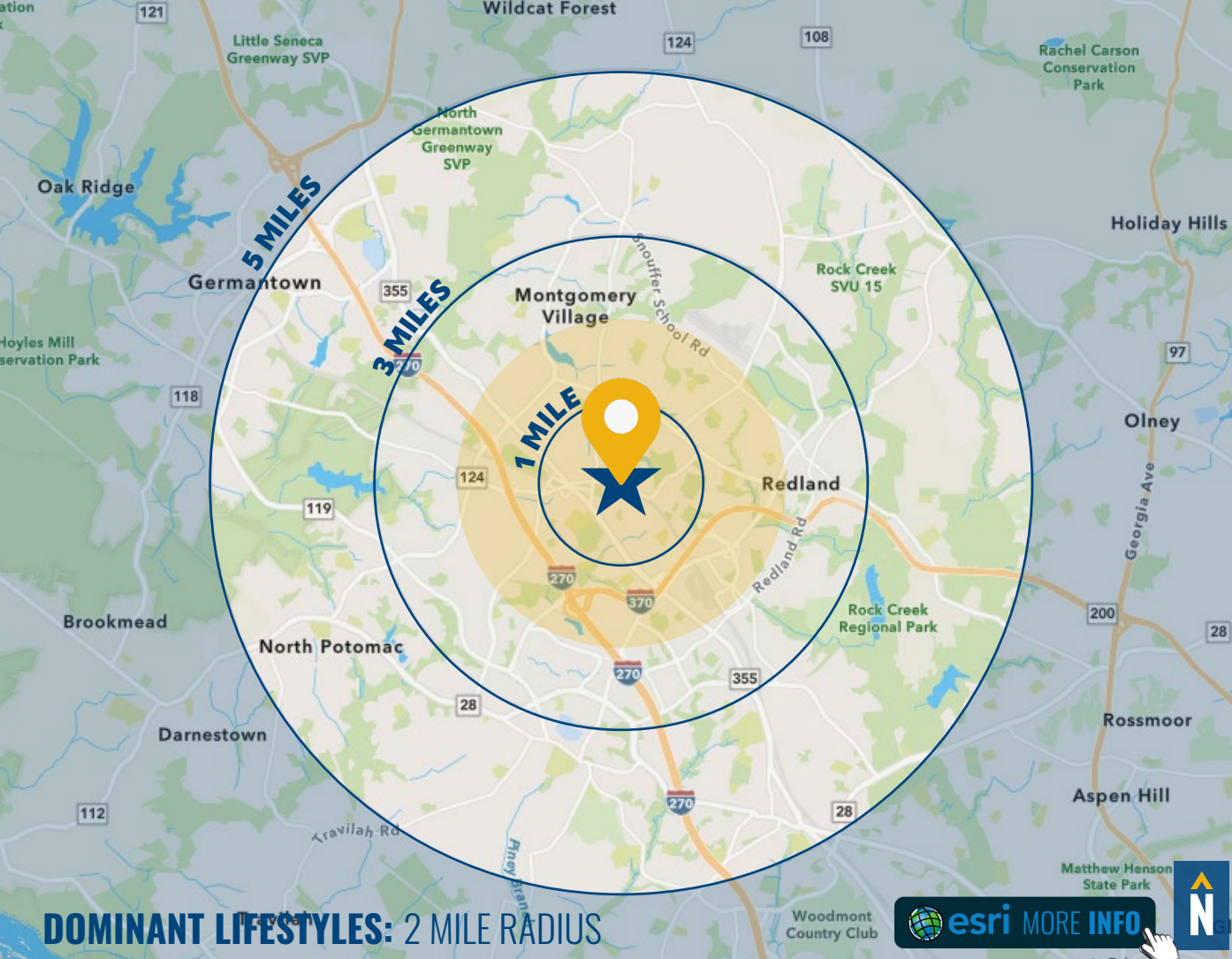
8,355	54,886	103,005
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MEDIAN AGE

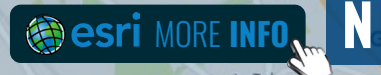


36.6	37.4	38.2
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[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS



42% ENTERPRISING PROFESSIONALS

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

8% PLEASANTVILLE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

6% DIVERSE CONVERGENCE

This densely settled urban community contains a rich blend of cultures. They are hardworking consumers, striving to get ahead. These residents appreciate nature and style; which typically reflect their youth and children.

Median Age: **32.8**
Median Household Income: **\$46,500**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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