



SIGNAGE FOR LOWER LEVEL 2,630 SF SPACE

SIGNAGE FOR LOWER LEVEL TENANT

SIGNAGE FOR 2ND FLOOR 2,932 SF SPACE



INTERIOR VIEW OF OLNEY SANDY SPRING RD. & GEORGIA AVE. TRAFFIC

FAÇADE RENOVATIONS COMING SOON!

NEARBY RETAILERS



RETAIL FOR LEASE

- Located at the signalized corner of Route 108 & Route 97, Olney, MD.
- Excellent signage available.
- Join high volume Chipotle (renewed for 10 years) & Five Guys.

AVAILABLE SPACE:

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
2,630 SF (LOWER LEVEL)	NEGOTIABLE	"AS-IS" (VANILLA SHELL)	IMMEDIATE
2,932 SF (2 ND FLOOR)	NEGOTIABLE	"AS-IS" (FULLY BUILT-OUT HAIR AND NAIL SALON)	WITHIN 30 DAYS OF AN EXECUTED LEASE

[CLICK HERE TO WATCH A VIRTUAL TOUR OF THE LOWER LEVEL SPACE](#)

BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

CLOSE-UP

HARD CORNER RETAIL @ RT 108 & RT 97

OLNEY, MD 20832, MONTGOMERY COUNTY



BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

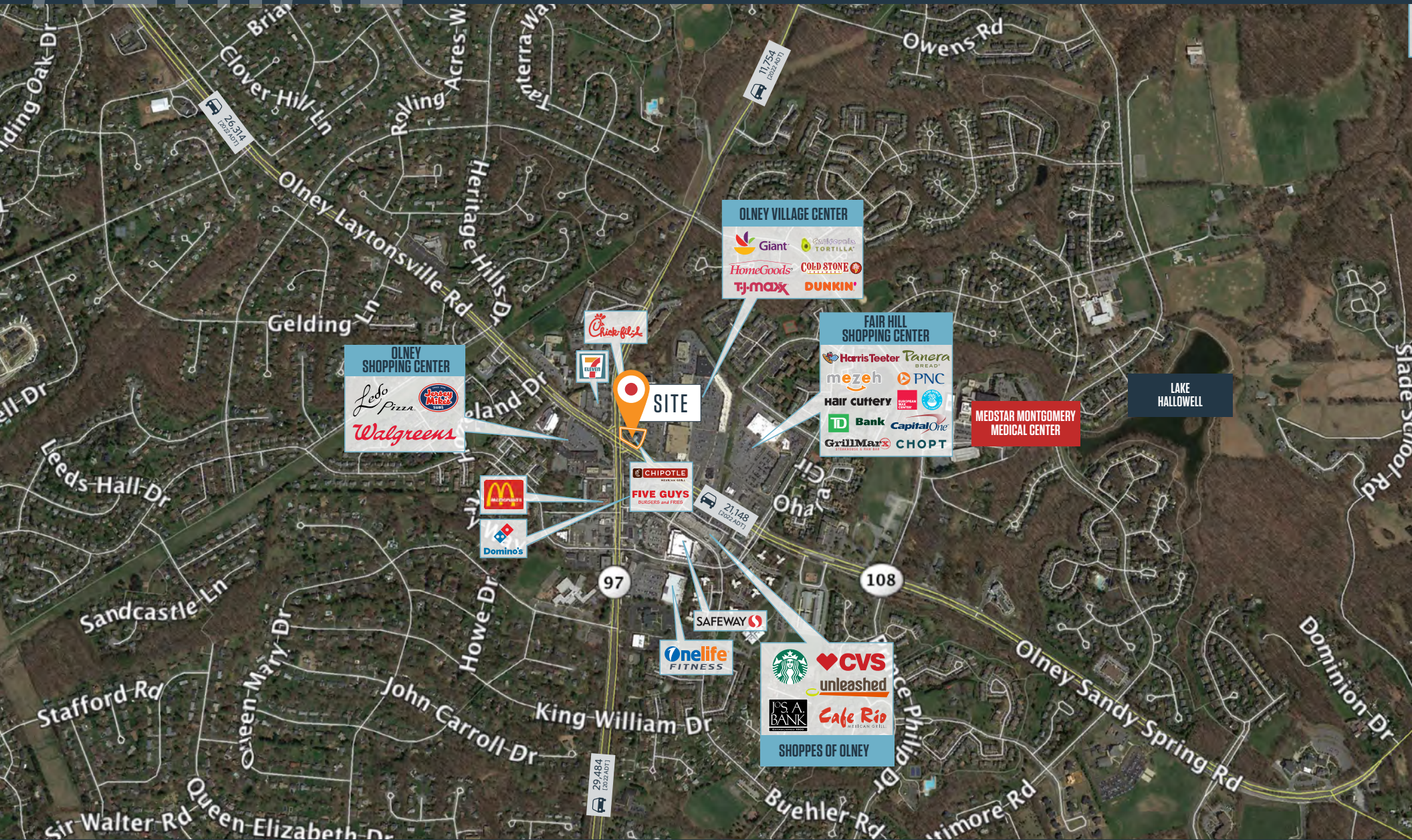
pruxton@klnb.com | 202-420-7777



AERIAL

HARD CORNER RETAIL @ RT 108 & RT 97

OLNEY, MD 20832, MONTGOMERY COUNTY



BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777



2ND FLOOR PHOTOS

HARD CORNER RETAIL @ RT 108 & RT 97

OLNEY, MD 20832, MONTGOMERY COUNTY



BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

SIGNAGE

HARD CORNER RETAIL @ RT 108 & RT 97

OLNEY, MD 20832, MONTGOMERY COUNTY

SIGNAGE VISIBILITY FROM INTERSECTION



SIGNAGE FOR LOWER LEVEL TENANT



BO GALLES

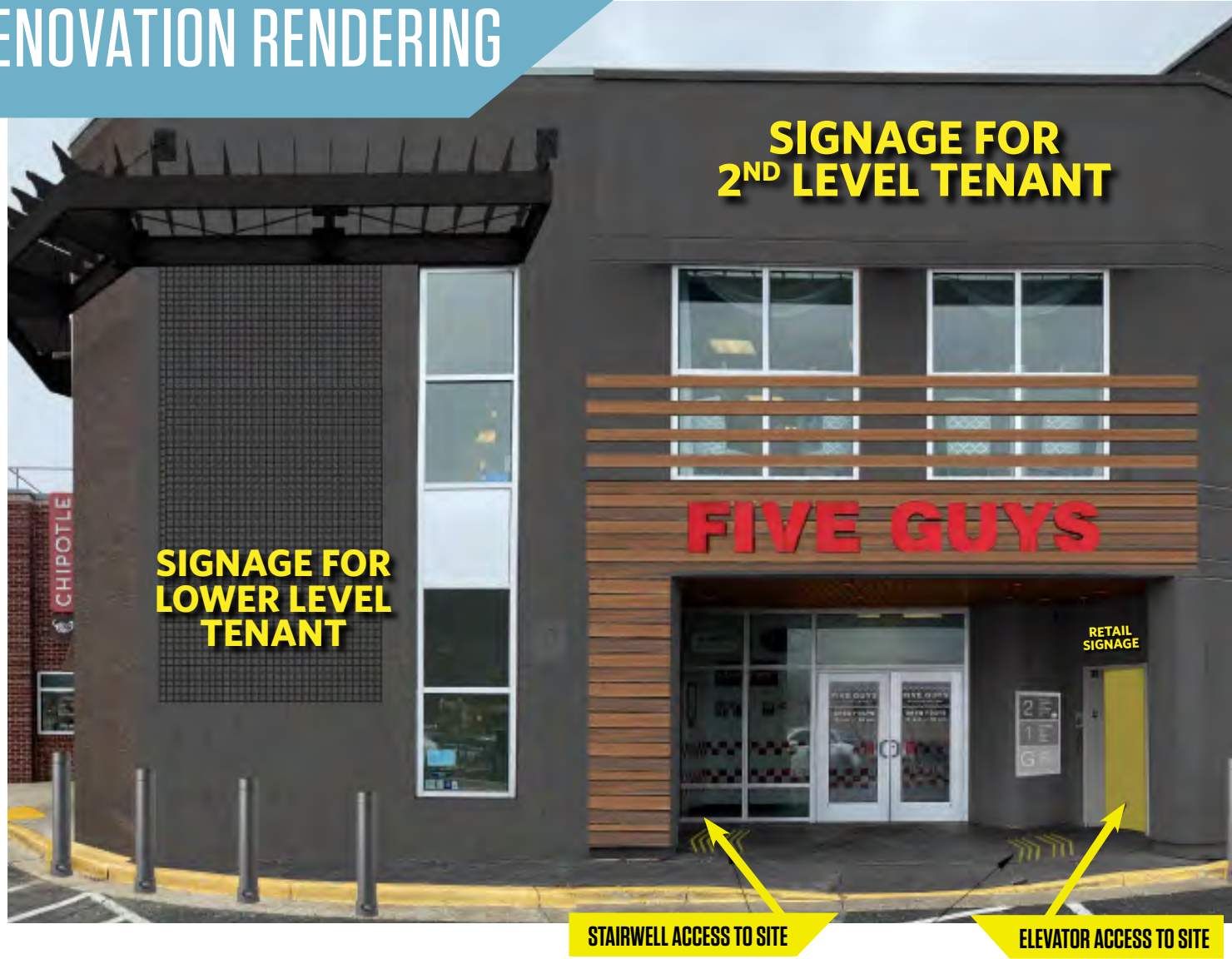
bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

klnb

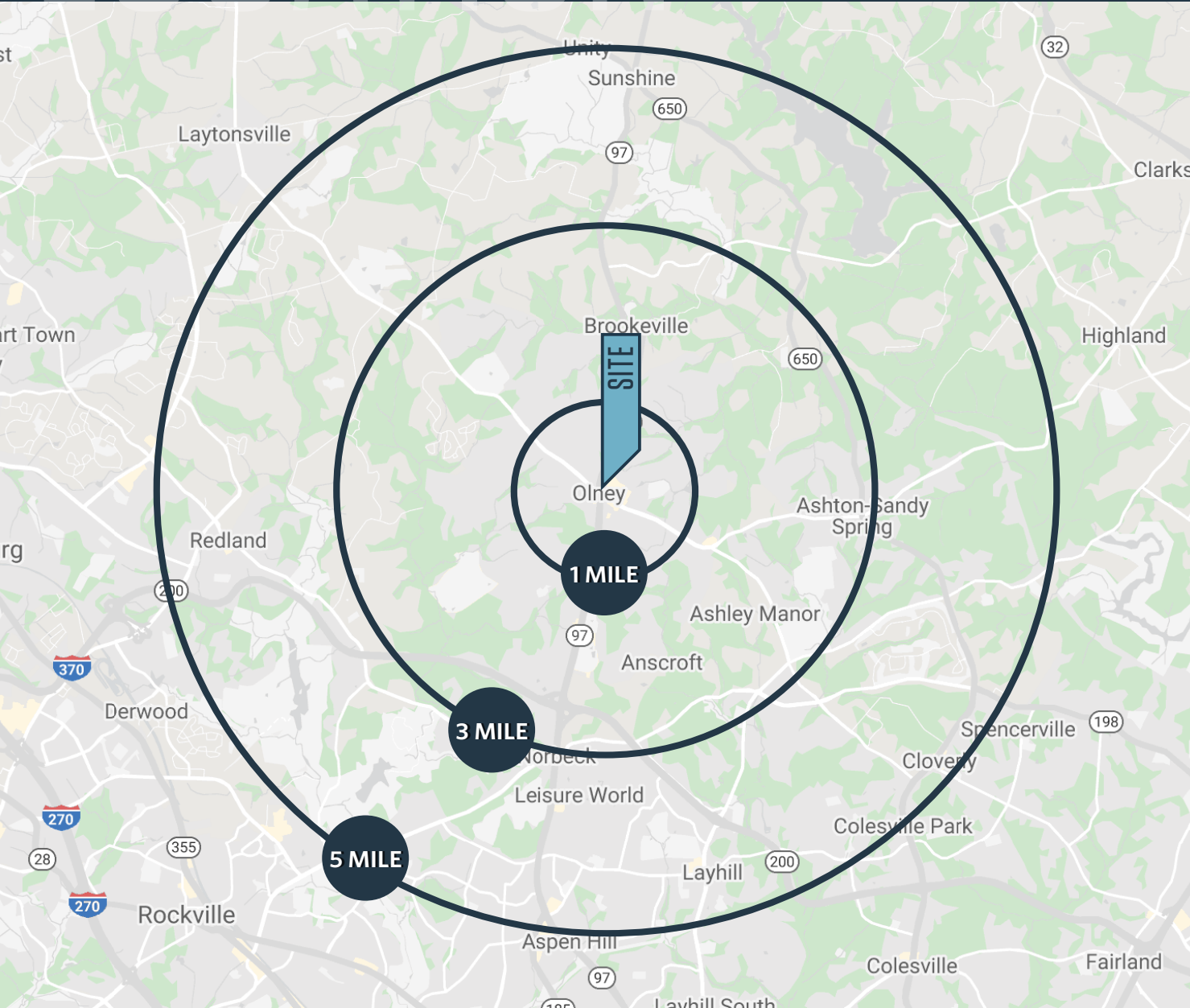
FACADE RENOVATION RENDERING



LOCATION

HARD CORNER RETAIL @ RT 108 & RT 97

OLNEY, MD 20832, MONTGOMERY COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	14,729	42,946	113,420
Daytime Population	7,299	14,145	33,746
Households	5,320	14,737	41,094
Median HH Income	\$138,121	\$157,960	\$118,796

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022

Rt. 108 (Olney Sandy Spring Rd)	22,148 ADT
Rt. 97 (Georgia Ave)	19,033 ADT

BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777





HARD CORNER RETAIL @ RT 108 & RT 97

OLNEY, MD 20832, MONTGOMERY COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

BO GALLES

bgalles@klnb.com | 703-268-2712

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNB](https://www.facebook.com/KLNB)

[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.