

## Prime 1-Acre Ground Lease Opportunity

503 Copley Place, Gaithersburg, MD (Crown Farm)

Approved for Bank Use • Build-Ready with Utilities & Grading • 3,795 SF Buildable Density



### Property Details

Location	Corner of Sam Eig Highway (I-370) & Diamondback Drive in Crown Farm
Site Size	1-acre raw ground lease opportunity
Zoning / Use	Pre-approved for a bank branch (preferred). Alternate uses require City of Gaithersburg approval.
Density	Up to 3,795 sq ft of commercial building allowed
Site Conditions	Graded to $\pm 6''$ , utilities stubbed to site; as-builts from master developer available upon request
Traffic	Daily traffic on Sam Eig Highway: ~33,000 vehicles
Proximity to Anchors	Adjacent to Downtown Crown Shopping Center (Harris Teeter, Starbucks, etc.)

## Strategic Highlights

- Corner Lot with High Visibility: Prime intersection within a thriving mixed-use environment.
- Immediate Opportunity for Bank Tenant: Previously approved for bank use; reduces development risk.
- Flexible Development Potential: Alternate uses considered through zoning amendment with the City of Gaithersburg.
- Advanced Site Prep: Graded and utility-equipped, with technical as-builts available.
- Strong Retail Synergy: Surrounded by established national brands driving foot traffic.

## Contact Today for Lease Details and Next Steps

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