



NEARBY RETAILERS



RETAIL FOR LEASE

- 1.14 acre pad site for lease
- Potential dual access off of Frederick Rd and Plummer Dr
- Zoning- NR ([Link to County Use Table](#))
- Frederick Rd- 34,981 ADT

JOE MEKULSKI

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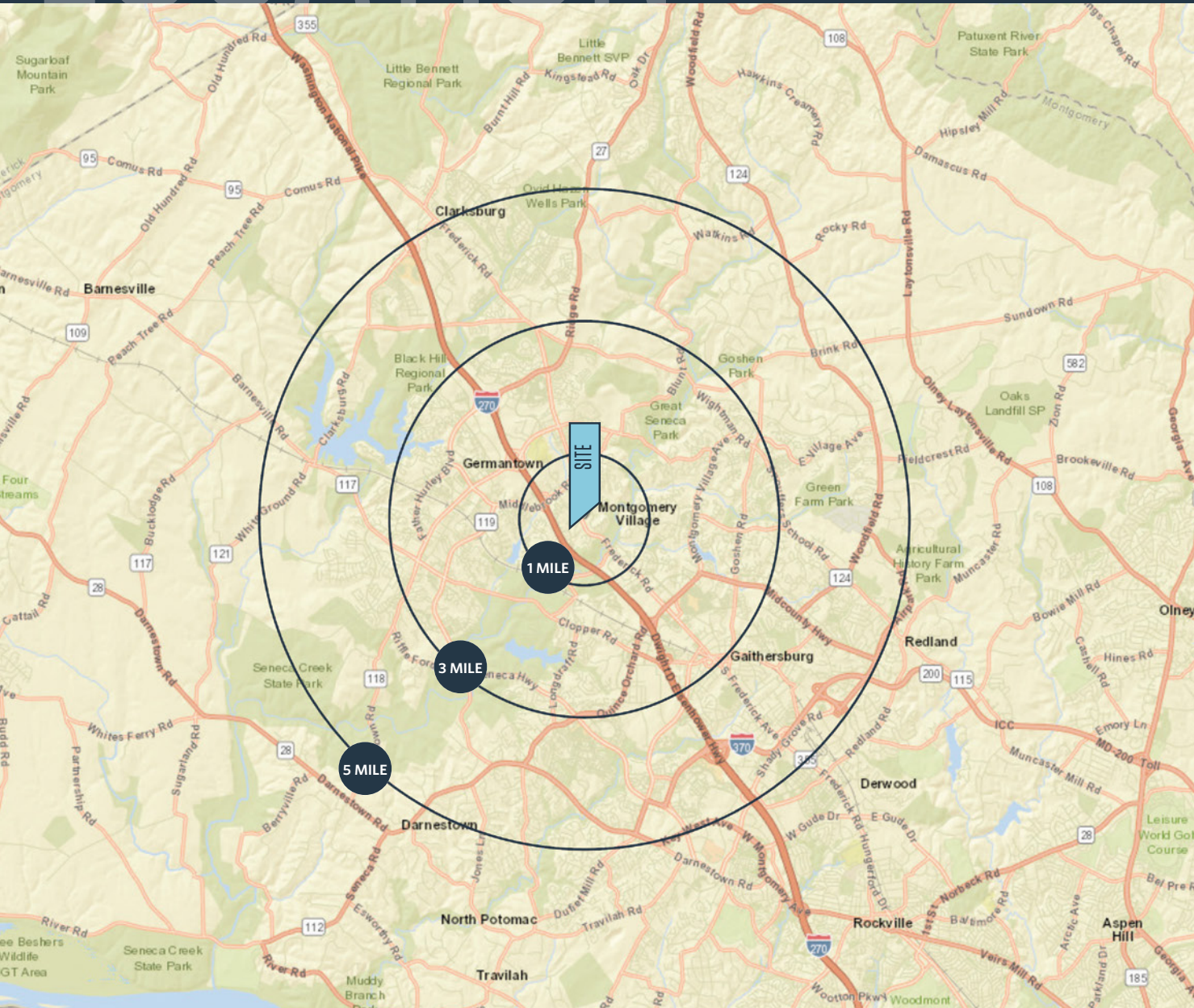
PATRICK MILLER

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LOCATION

19325 FREDERICK ROAD

GERMANTOWN, MD 20876, MONTGOMERY COUNTY



PROPERTY HIGHLIGHTS:

1.14 acre pad for lease

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
14,403	147,737	281,029
Daytime Population		
3,681	49,024	96,879
Households		
4,799	53,243	97,839
Average HH Income		
\$107,513	\$107,066	\$129,310

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Frederick Rd 34,981 ADT

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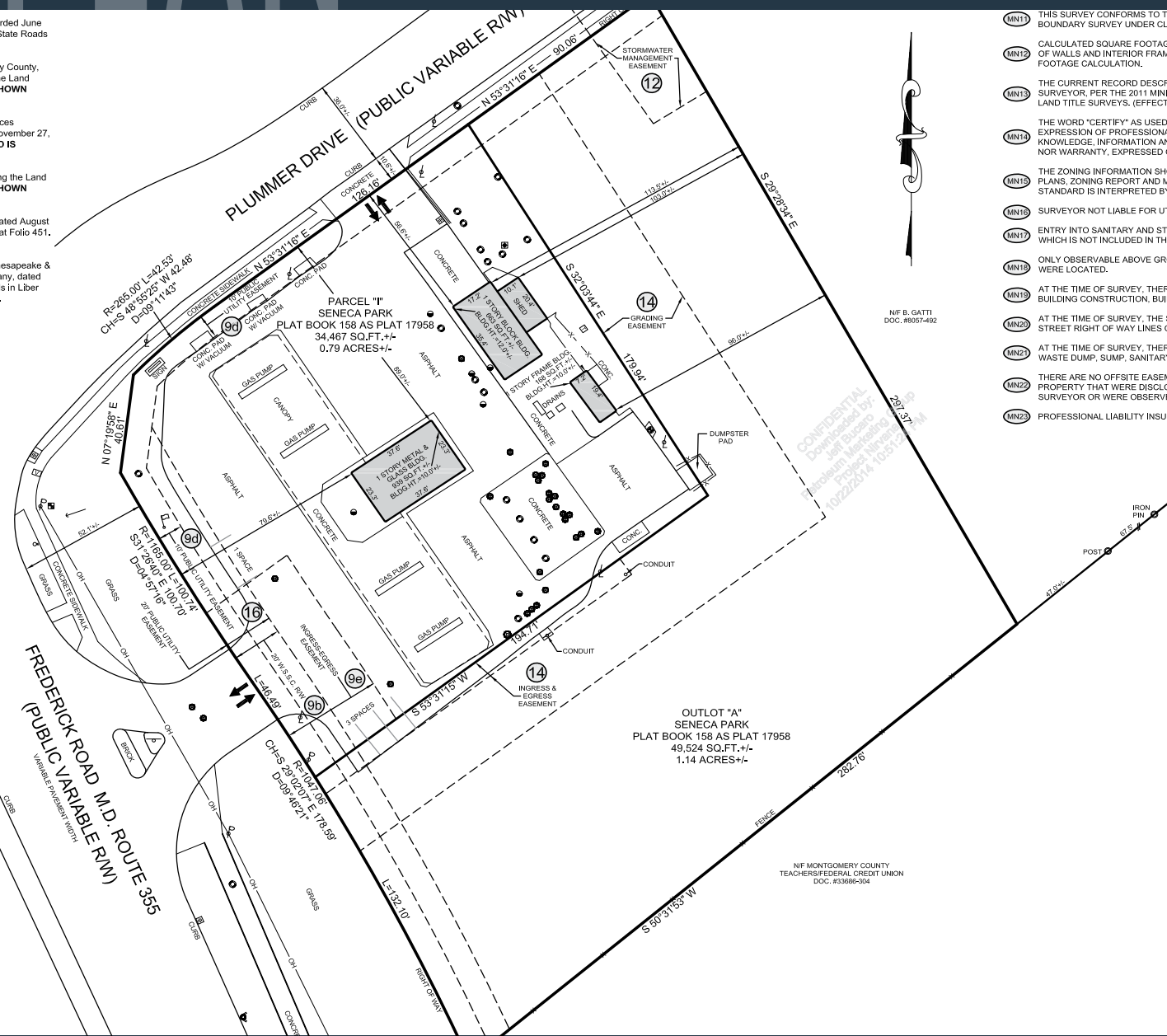


SITE PLAN

19325 FREDERICK ROAD

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- 11. Right-of-Way to The State Roads Commission, dated April 26, 1954, and recorded June 23, 1954, among the Land Records in Liber 1932 at Folio 348, and as shown on State Roads Commission of Maryland Plat No. 9516. - **PLAT PROVIDED IS ILLEGIBLE.**
- 12. Grant of Stormwater Management Easement and Right-of-Way to Montgomery County, Maryland, dated September 6, 1989, and recorded November 27, 1989, among the Land Records in Liber 9095 at Folio 292. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**
- 13. Declaration of Covenants Inspection/Maintenance of Best Management Practices Stormwater Management Facility(ies), dated September 6, 1989, and recorded November 27, 1989, among the Land Records in Liber 9095 at Folio 296. - **ITEM AFFECTS AND IS BLANKET IN NATURE.**
- 14. Easement Agreement, dated July 12, 1990, and recorded July 19, 1990, among the Land Records in Liber 9404 at Folio 114. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**
- 15. Right-of-Way for the benefit of Washington Suburban Sanitary Commission, dated August 16, 1990, and recorded August 29, 1990, among the Land Records in Liber 9457 at Folio 451. - **ITEM AFFECTS BUT HAS NO PLOTTABLE INFORMATION.**
- 16. Utility Easement for the benefit of (i) Potomac Electric Power Company, (ii) Chesapeake & Potomac Telephone Company of Maryland, and (iii) Maryland Natural Gas Company, dated September 10, 1990, and recorded September 11, 1990, among the Land Records in Liber 9472 at Folio 379. - **ITEM AFFECTS AND IS PLOTTED AND SHOWN HEREON.**



- (MN1) THIS SURVEY CONFORMS TO THE MARYLAND SOCIETY OF PROFESSIONAL SURVEYORS' STANDARD SURVEY UNDER CLASS URBAN SURVEY.
- (MN2) CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- (MN3) THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED TO THE SURVEYOR, PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A STANDARD TITLE SURVEY. (EFFECTIVE FEBRUARY 23, 2011)
- (MN4) THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON REASONABLE KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED.
- (MN5) THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED ZONING PLANS, ZONING REPORT AND MAY NOT BE THE CURRENT STANDARD, OR HOW SUCH STANDARD IS INTERPRETED BY THE TOWNSHIP.
- (MN6) SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW WHICH ARE NOT SHOWN ON THIS SURVEY.
- (MN7) ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- (MN8) ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED, NO UNDERGROUND UTILITIES WERE LOCATED.
- (MN9) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVEMENT OR BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MN10) AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED OR EXISTING STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK.
- (MN11) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USES SUCH AS WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- (MN12) THERE ARE NO OFFSITE EASEMENTS OR SERVICEDS BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- (MN13) PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF 1,000,000.

SCALE: 1" = 30'

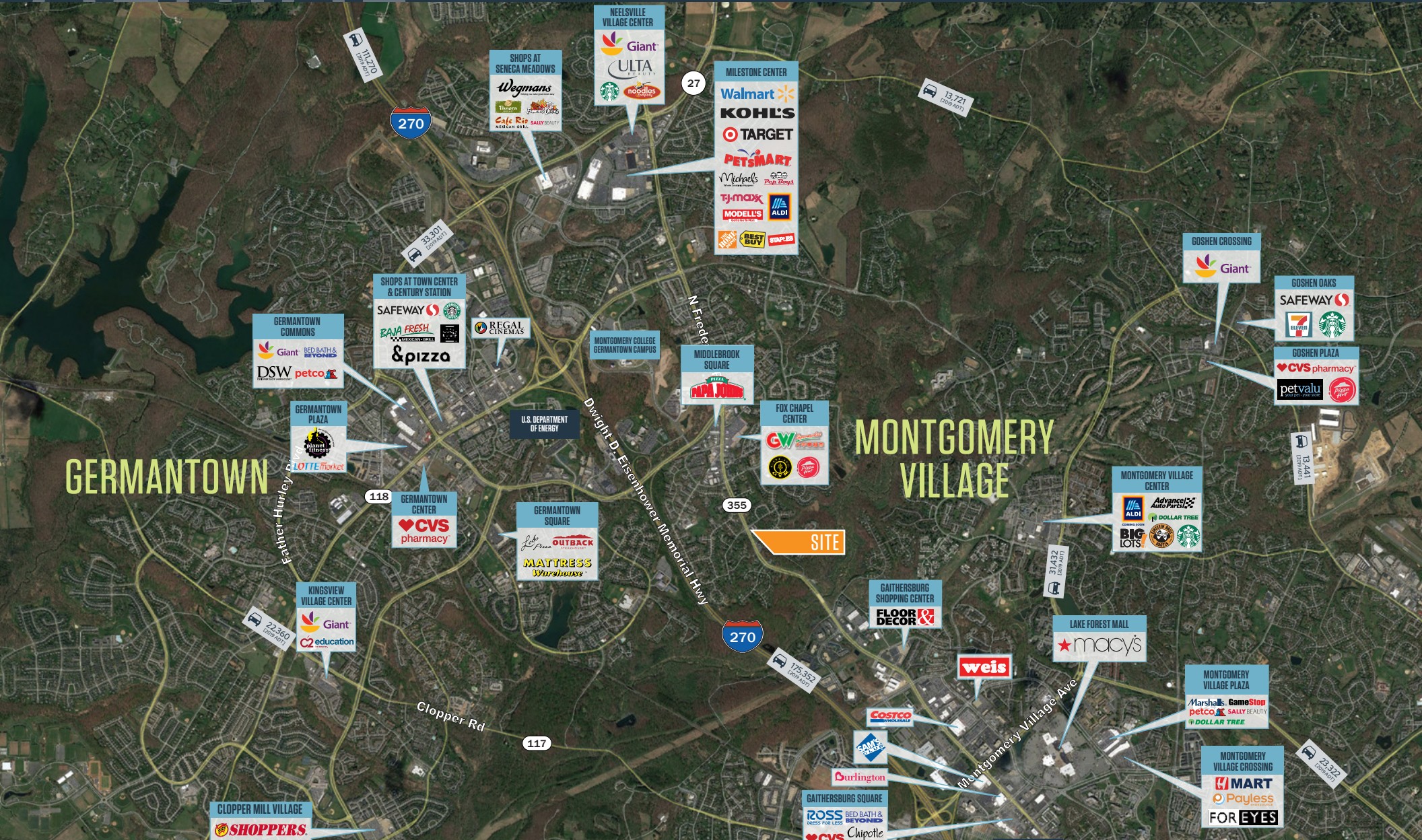
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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