

LAKE FOREST





LOST KNIFE ROAD

ODENDHAL AVE

MONTGOMERY VILLAGE AVE

RUSSELL AVE

LAKEFOREST MALL TODAY

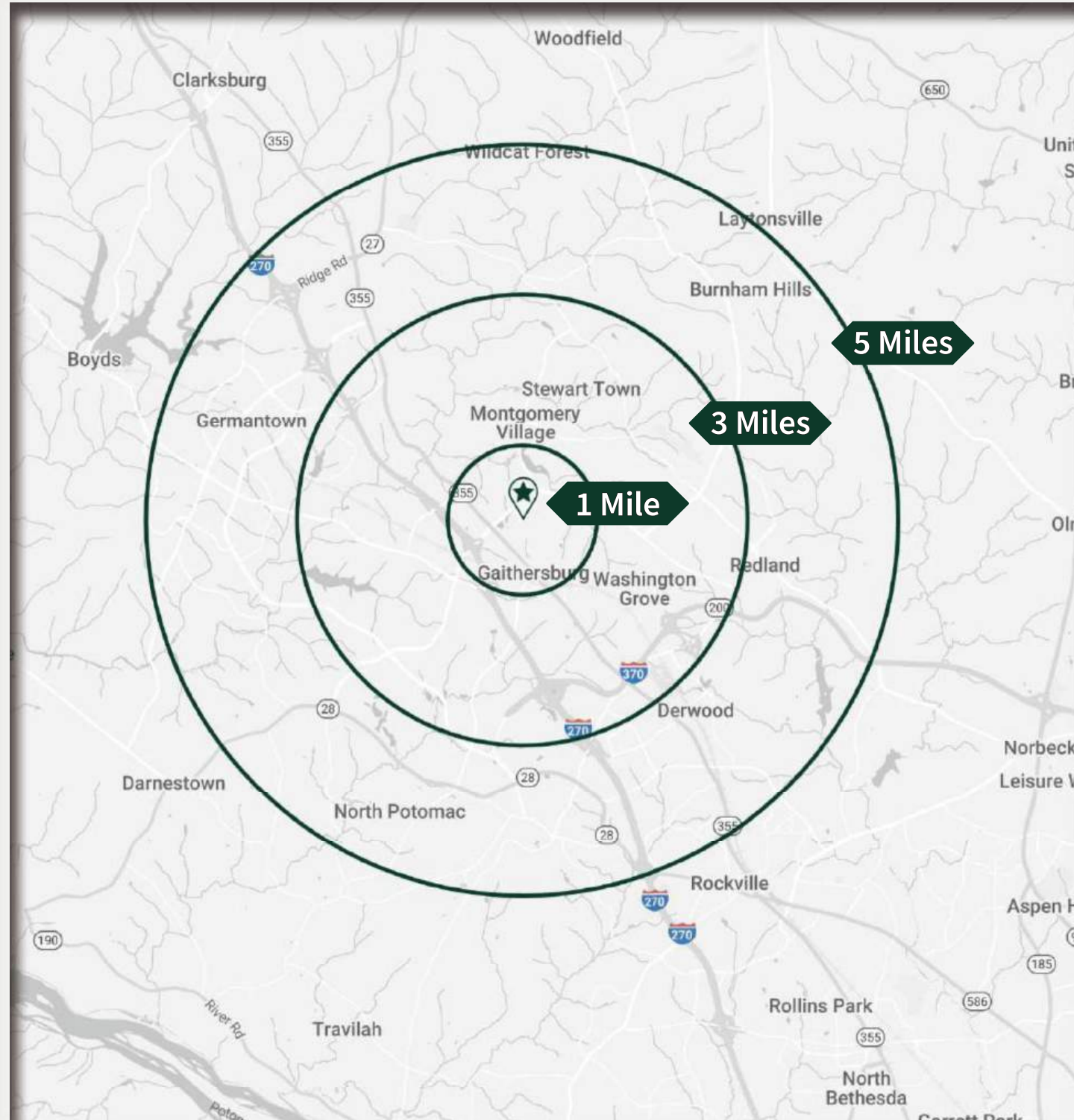
- 1.) Ground level medical, service.
- 2.) Ground level fast casual, retail.
- 3.) Ground level lobby for Landmark Theatres below and spec tenant above.
- 4.) Ground level Sprouts & junior anchors.
- 5.) Lower level Home Depot w/ garage entry.



LAKEFOREST MALL TOMORROW

LAKEFOREST

701 Russell Avenue, Gaithersburg, Maryland 20877



Situated on approximately 100 acres, WRS Inc. Real Estate Investments is bringing a multi-use employment, retail, residential, and entertainment destination to the former Lakeforest Mall.



LOCATION

Montgomery County

102 Acres Plot

1,600 Units Residential

750,000 SF Employment

470,000 SF Retail

1,998 (4.25/1k) Retail Parking

DEMOGRAPHICS (5-Mile Radius)



295,958
Population



108,521
Households



12,590
Businesses



148,120
Employees



\$156,142
Average HH Income



\$124,471
Median HH Income

LEASING

Brian Greene
703-725-1351
bg@hp-llc.com



LAKEFOREST

Local Traffic Counts - Perimeter of Site





614 Single Family Units

250 Multi-Family Units
50 Condo Units

86 Condo Units

600 Multi-Family Units

C

D

E

F

B

LAKEFOREST RESIDENTIAL SITE PLAN

1600 TOTAL RESIDENTIAL UNITS



OVERALL DEVELOPMENT PROGRAM PER ENTITLEMENT:

RESIDENTIAL: UP TO 1,600 UNITS

RETAIL: UP TO 470,000 SF

EMPLOYMENT: UP TO 750,000 SF

BLOCK B PROGRAM:

RETAIL: 50,000 SF

EMPLOYMENT: 50,000 SF

PARKING: 92 STALLS

BLOCK C PROGRAM:

RESIDENTIAL: 600 UNITS

RETAIL: 305,000 SF

EMPLOYMENT: 15,000 SF

PARKING: 2,540 STALLS

BLOCK E PROGRAM:

RESIDENTIAL: 250 UNITS

RETAIL: 100,000 SF

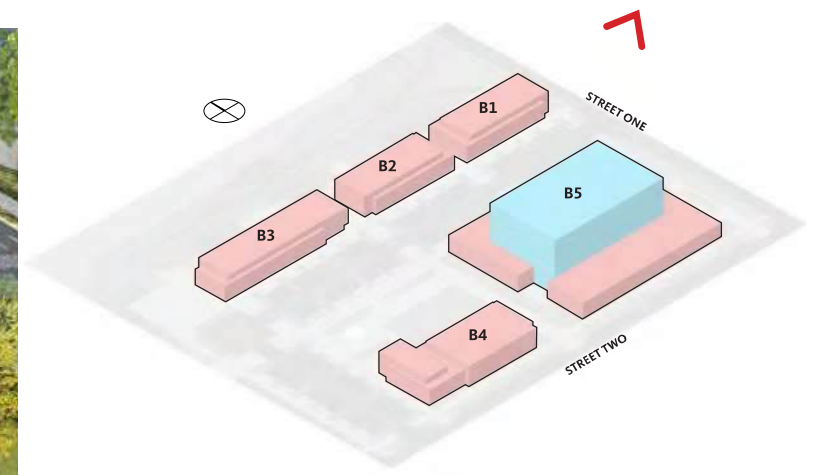
PARKING: 745 STALLS

SIGNAGE:

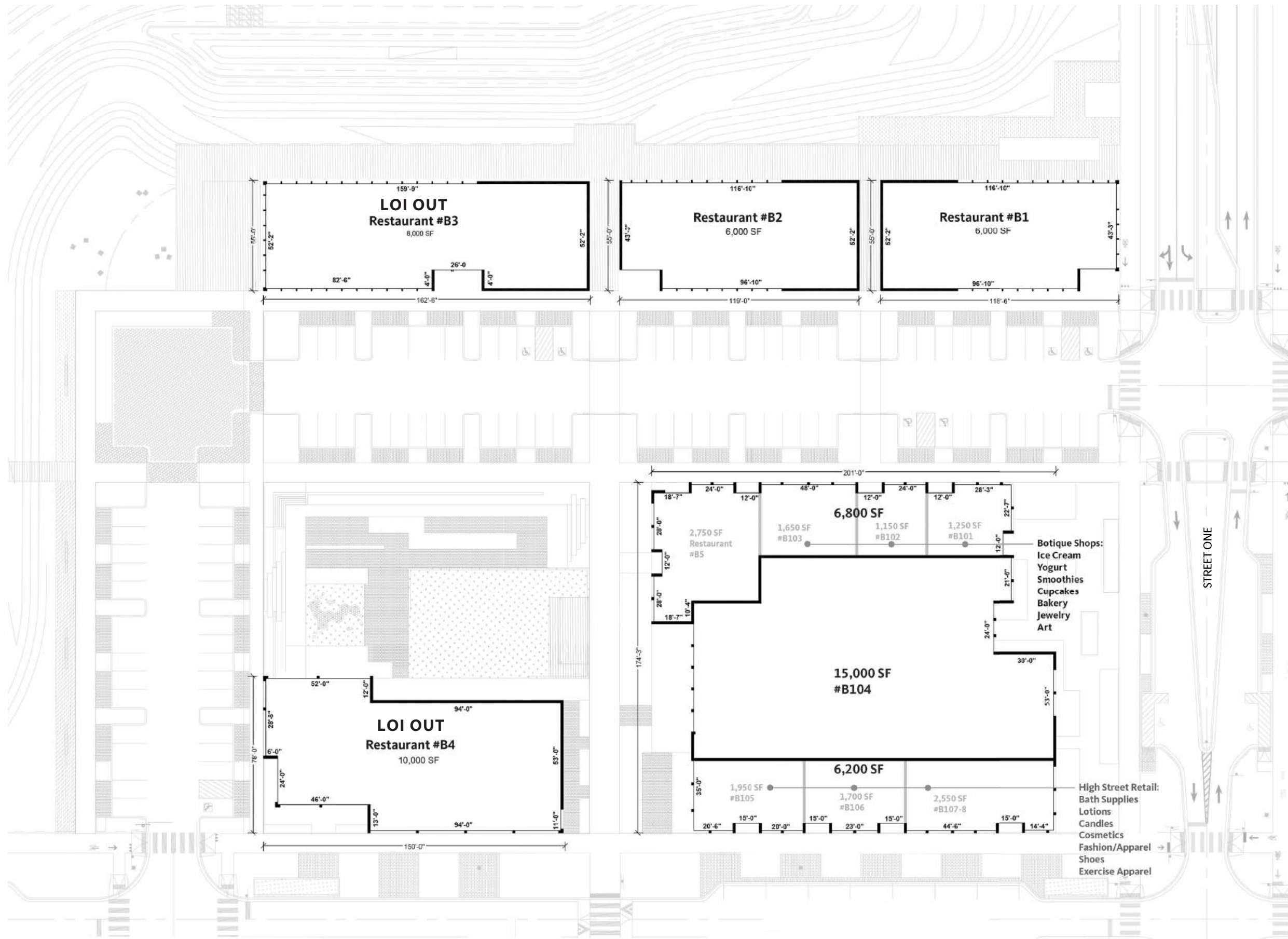
— BUILDING-MOUNTED SIGNAGE

— BUILDING DIGITAL SIGNAGE 25'X150'

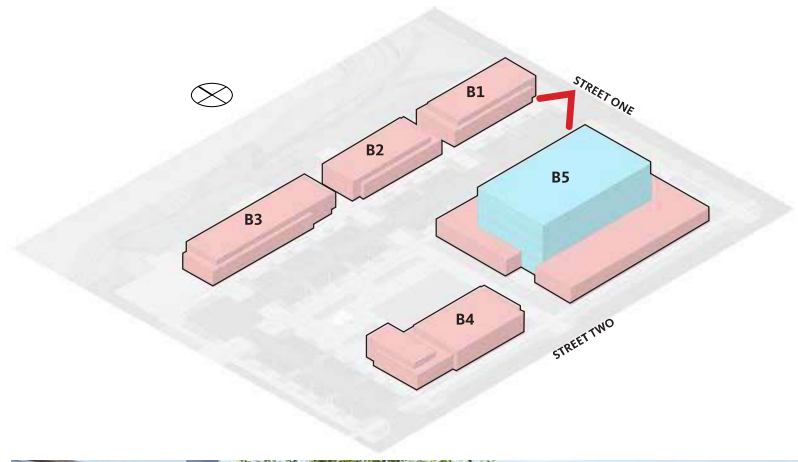
ILLUSTRATIVE SITE PLAN



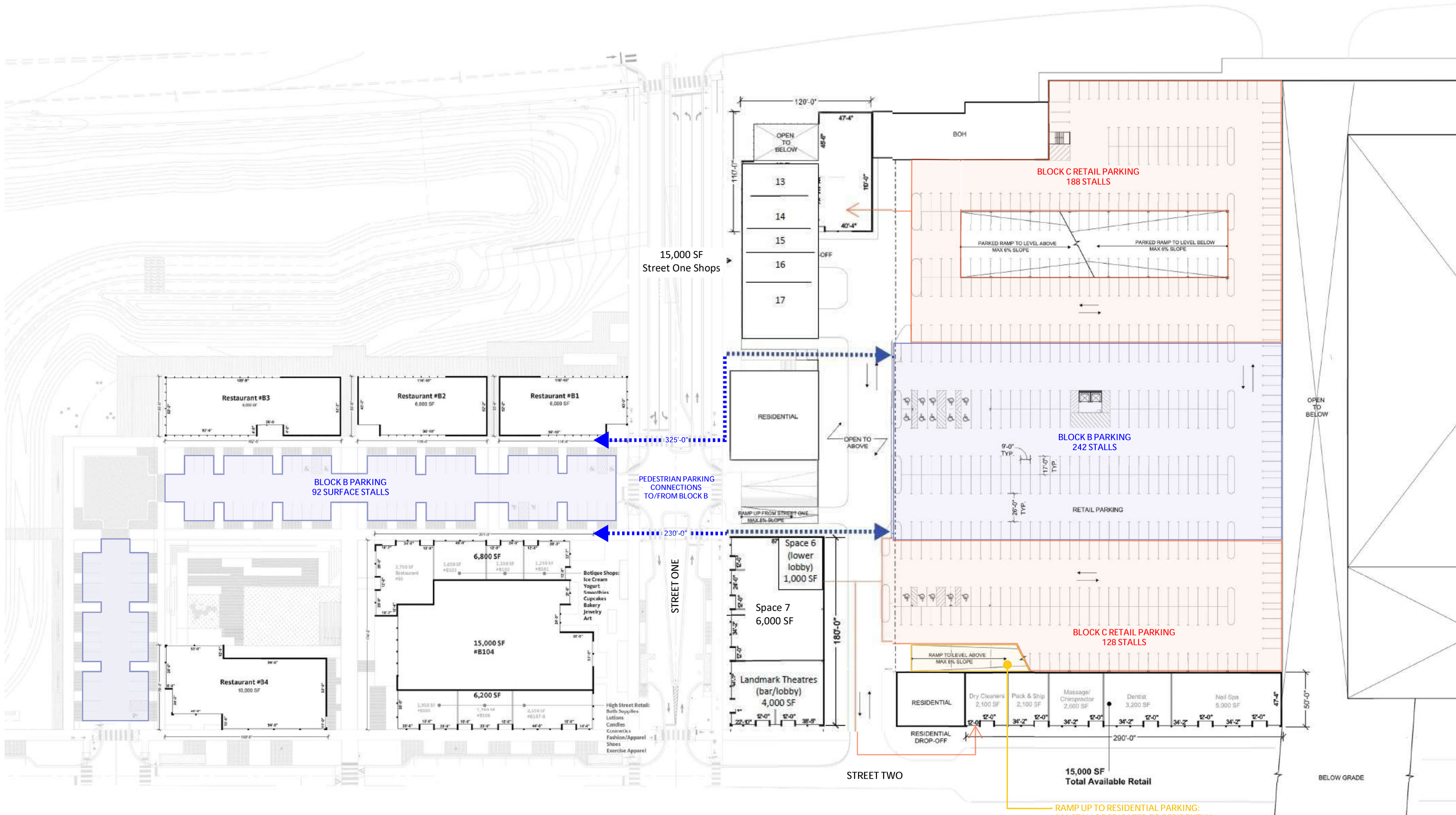
BLOCK B



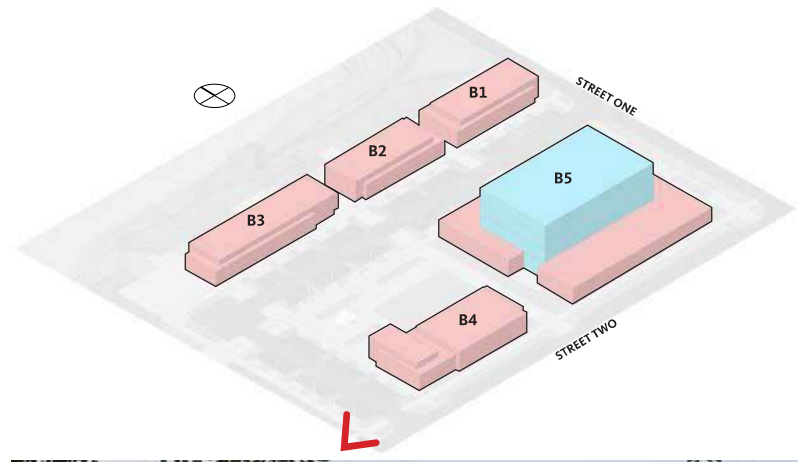
BLOCK B - GROUND FLOOR LEASING PLAN



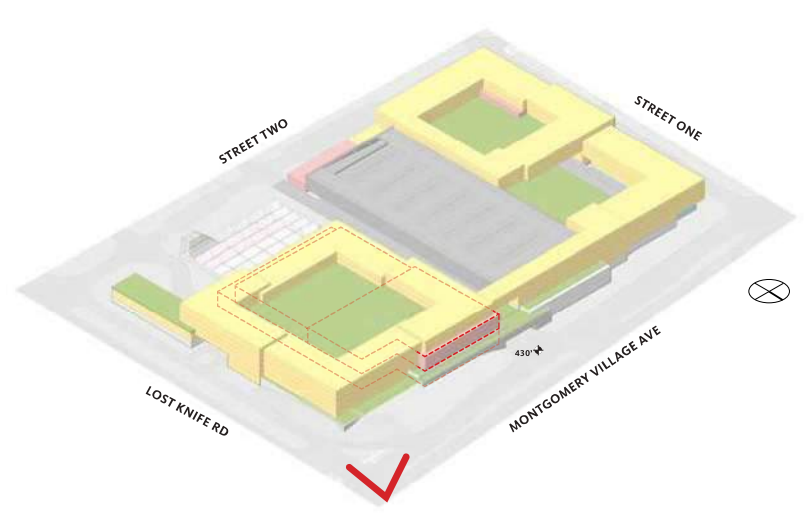
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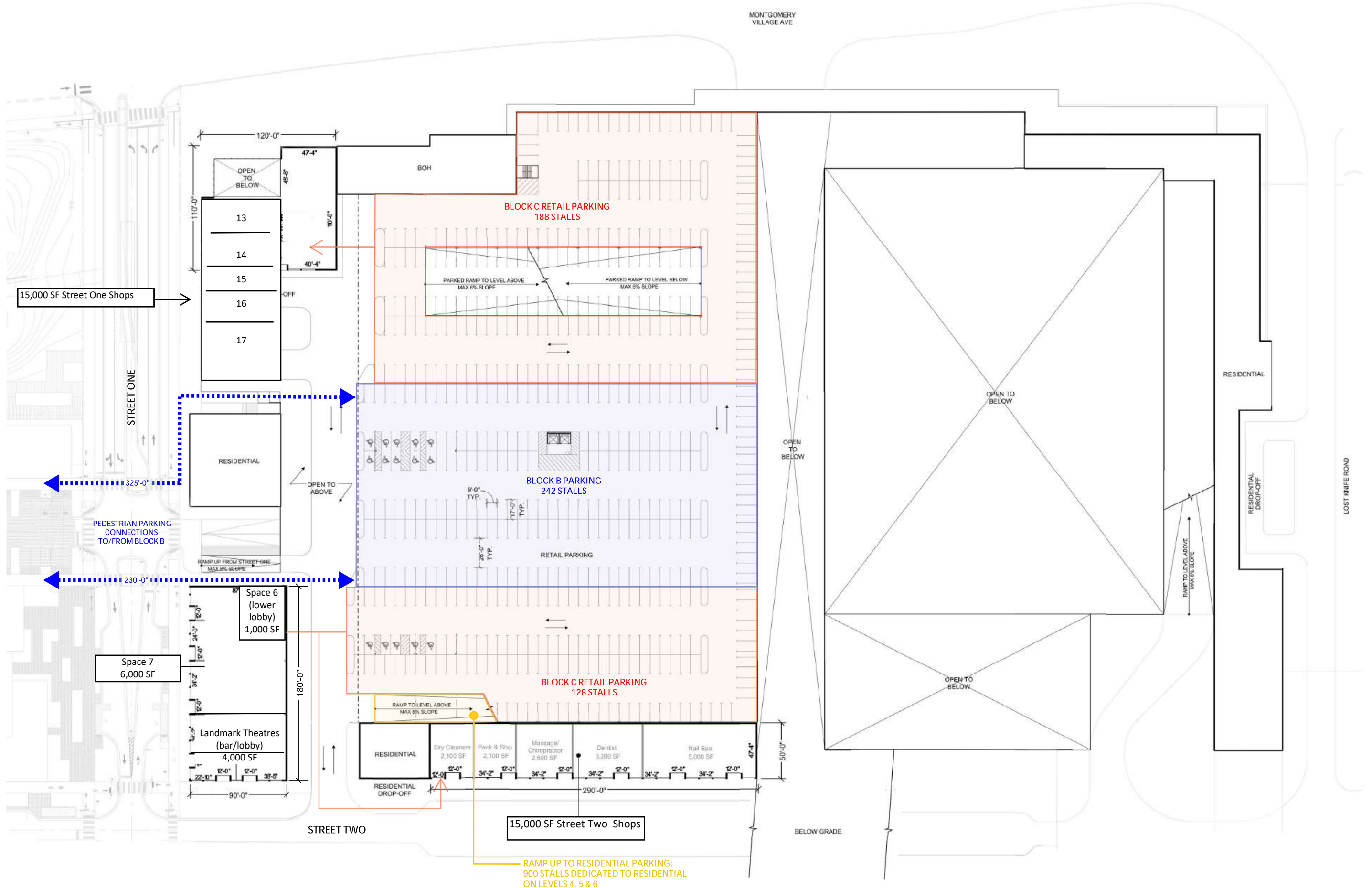
BLOCK B - PARKING PLAN



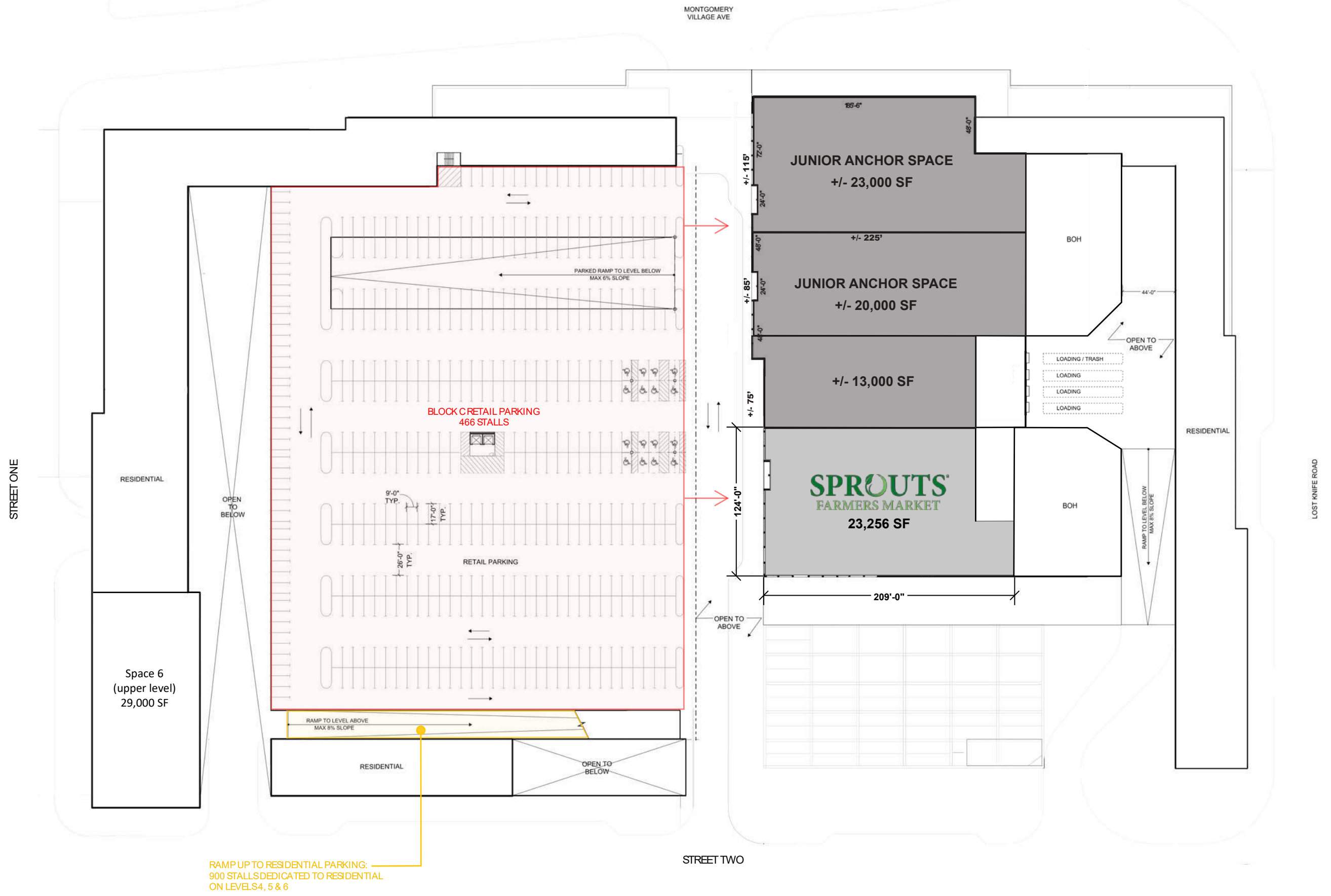
BLOCK B



BLOCK C



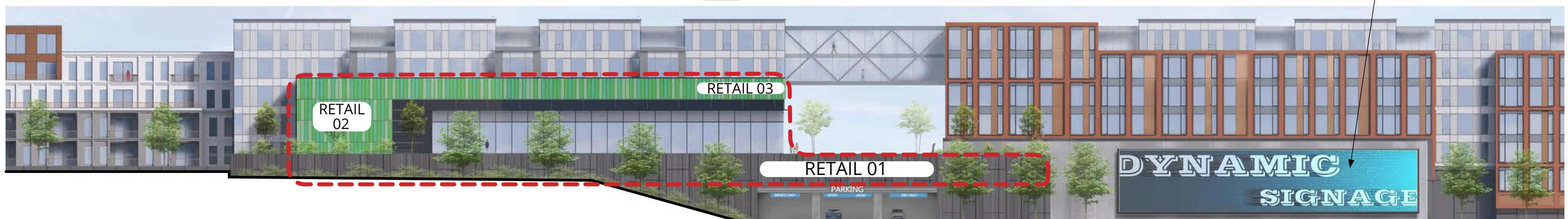
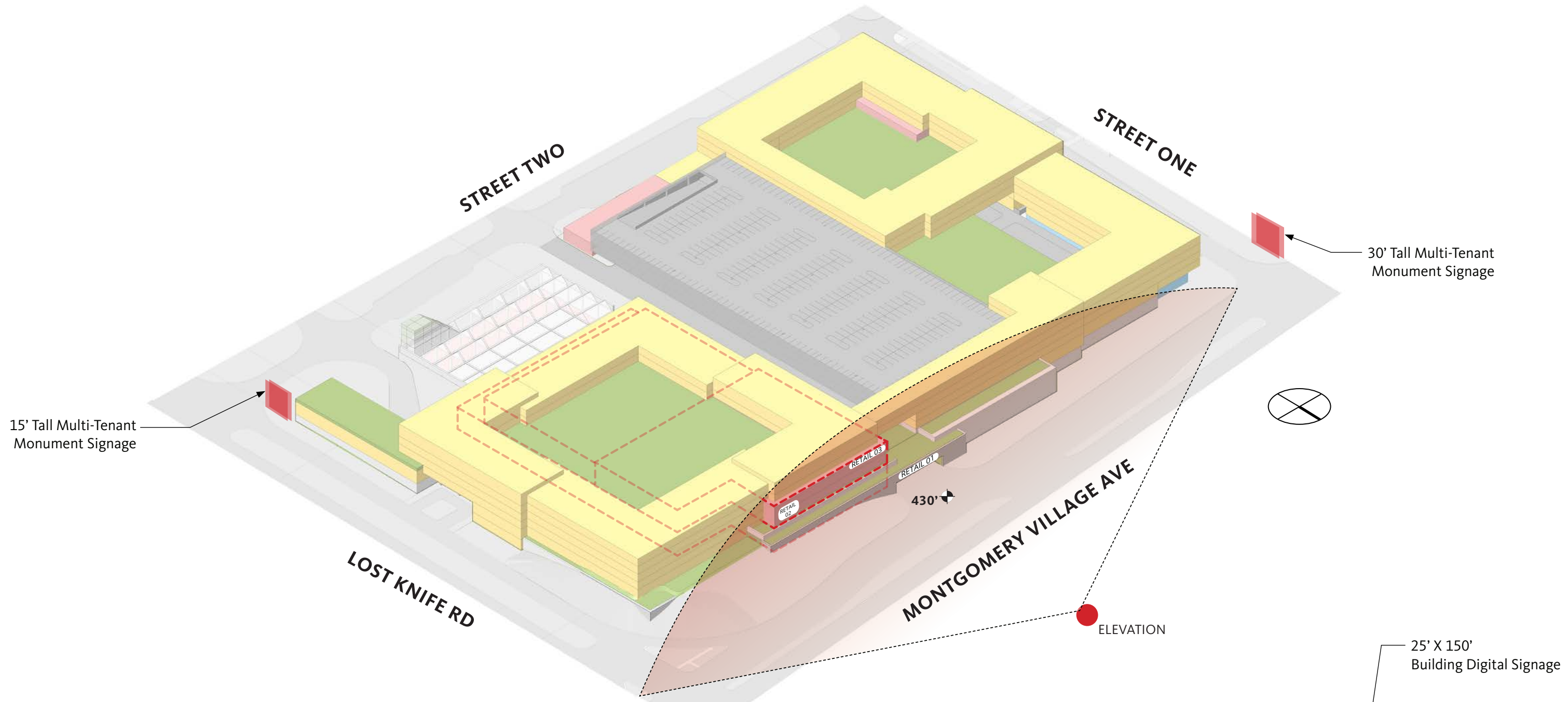
BLOCK C - LEVEL 02 LEASING PLAN



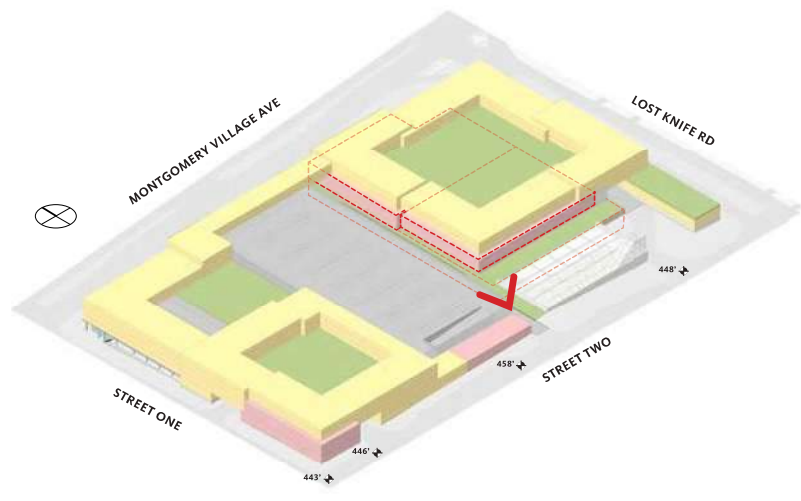
BLOCK C - LEVEL 03 LEASING PLAN



BLOCK C



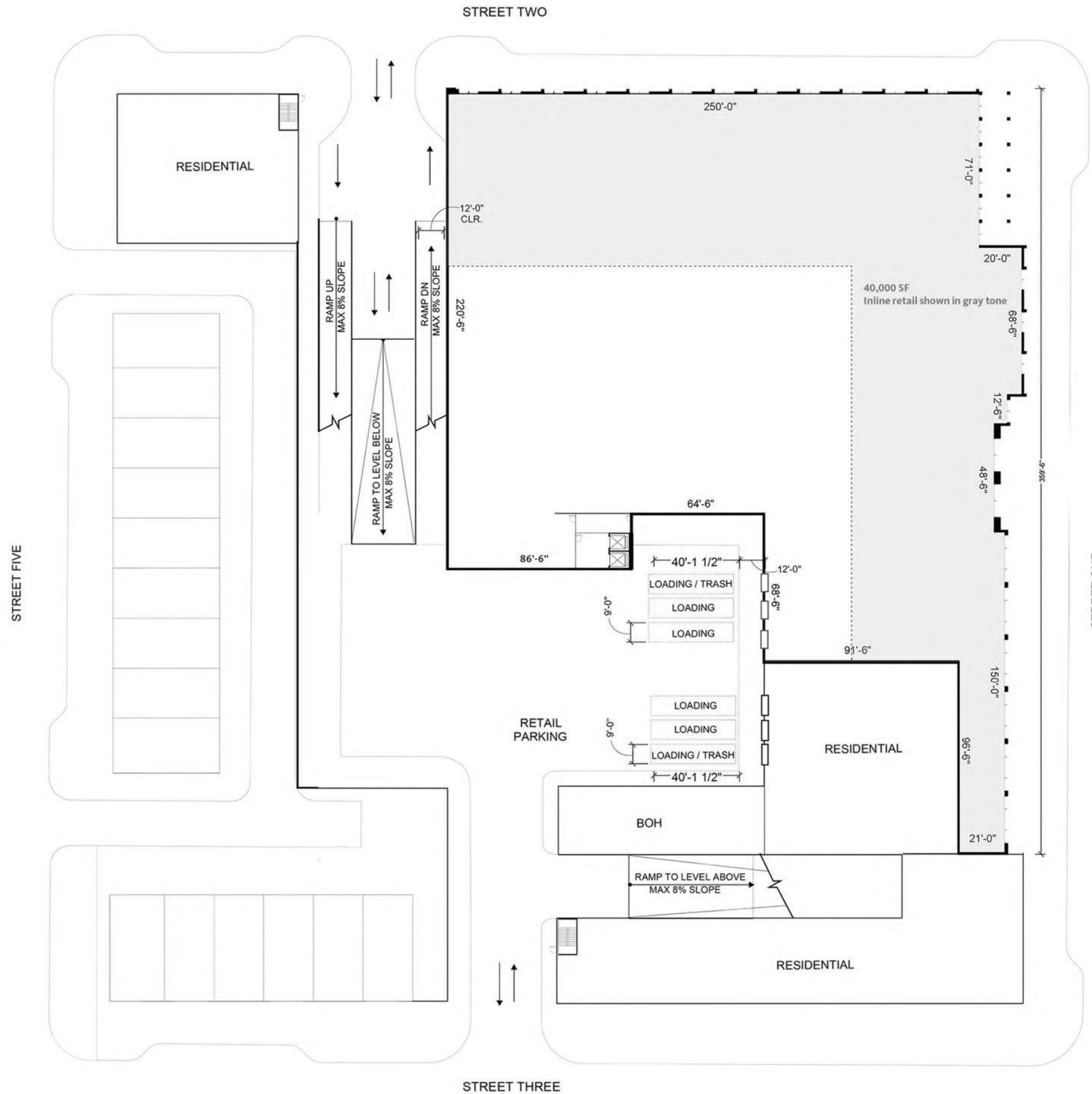
BLOCK C - RETAIL 01/02/03 SIGNAGE SEEN FROM MONTGOMERY VILLAGE



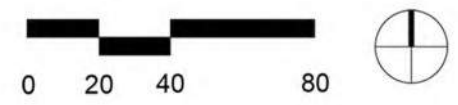
BLOCK C



BLOCK E



BLOCK E - GROUND FLOOR LEASING PLAN





BLOCK C



For Retail Leasing Contact:



HERITAGE
PARTNERS
Developers of Real Estate

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