

The DALEY

at Shady Grove metro

40,000+ SF
PRIME RETAIL

 **CVS**
pharmacy®



8010 Gramercy Blvd, Rockville, MD 20855



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DRIVE TIME MAP

2024 DEMOGRAPHICS



Population

5 MINS.
10 MINS.
15 MINS.

17,053
95,819
333,917



Average HH Income

\$175,118
\$152,608
\$166,971



Daytime Population

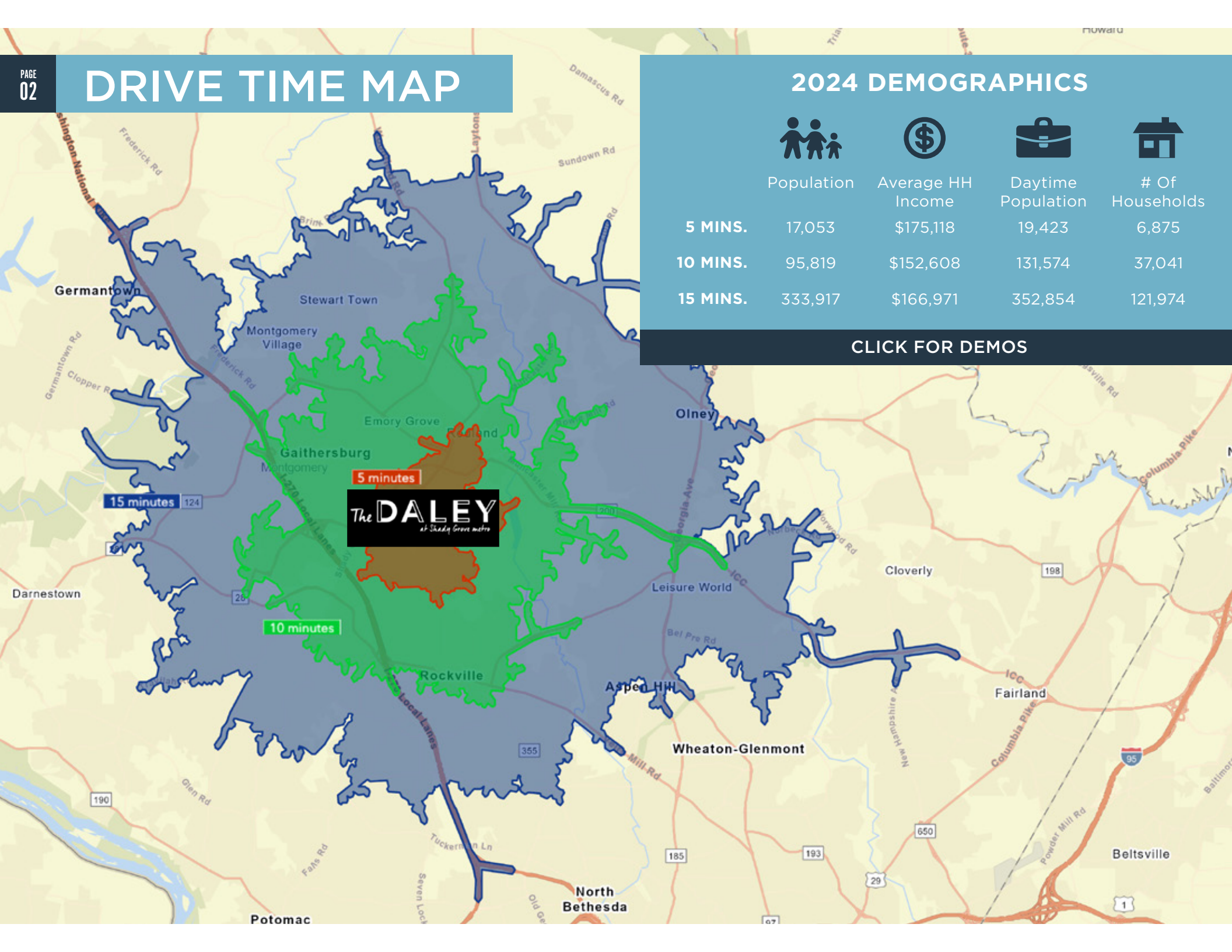
19,423
131,574
352,854



Of Households

6,875
37,041
121,974

[CLICK FOR DEMOS](#)



The DALEY
at Shady Grove metro

5 minutes

15 minutes

10 minutes

THE MARKET



GAITHERSBURG

MONTGOMERY VILLAGE CENTER
 BIG LOTS
 Advance! Auto Parts
 CVS
 DOLLAR TREE



GAITHERSBURG SHOPPING CENTER
 FLOOR DECOR
 BRU'STER'S

SPECTRUM TOWN CENTER
 California TORTILLA
 Starbucks
 FIREBIRDS

LAKEFOREST MALL (REDEVELOPMENT)
 weis

MONTGOMERY VILLAGE PLAZA
 PATEL BROTHERS
 SALLY BEAUTY
 GameStop
 DOLLAR TREE

FLOWER HILL SHOPPING CENTER
 Giant
 Aaron's
 Advance! Auto Parts
 SunTrust
 Starbucks

MONTGOMERY VILLAGE CROSSING
 MART
 HARBOR FREIGHT

RED MILL SHOPS
 CVS
 SUBWAY
 verizon
 McDonald's

DIAMOND SQUARE
 Roaming Rooster
 Giant
 JOANN



GAITHERSBURG SQUARE
 Ashley Furniture
 CVS
 ROSS
 Bank of America
 CHIPOTLE
 FIVE BELOW

Staples
 LAIFITNESS
 HomeGoods
 Advance! Auto Parts

NIST
 National Institute of Standards and Technology
 2,700 EMPLOYEES

GAITHERSBURG PLAZA
 the Vitamin Shoppe
 RUGGED
 IHOP

KENTLANDS SQUARE SHOPPING CENTER
 at home
 Lowe's
 Giant

ALDI
RITE AID
QUINCE ORCHARD

FESTIVAL AT MUDDY BRANCH
 LOTTE Market
 FAMILY DOLLAR

WALNUT HILL SHOPPING CENTER
 MVA
 7-Eleven

THE GROVE SHOPPING CENTER
 Giant

THE SHOPS AT POTOMAC VALLEY
 Starbucks
 DUNKIN'

KENTLANDS MARKET SQUARE
 WHOLE FOODS
 PET SMART
 Starbucks
 CHOPT
 cinépolis
 BURTONS BIRTHDAY
 Michaels

DOWNTOWN CROWN
 LAIFITNESS
 lululemon
 1 athletica
 SEPHORA
 Harris Teeter

RIO WASHINGTONIAN
 target
 LOFT
 KOHL'S
 DICK'S
 KIMO
 CHIPOTLE

SHADY GROVE SHOPPING CENTER
 Bank of America
 SUBWAY
 7-Eleven
 Mellowing Pot



MUDDY BRANCH SQUARE
 Giant
 FIRST WATCH

UPPER ROCK RETAIL
 CVS pharmacy
 MOM CAVA

270 CENTER
 THE HOME DEPOT
 amazon fresh
 BEST BUY

ROCK GROVE
 Giant
 RightTime
 PIVOT
 PUBLIC LIBRARY
 Starbucks
 SUBWAY

CLOSE-UP AERIAL



NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

90 ACRE Master Planned Community

1458

Multi-family units
Westside: 1,114
Eastside: +344

753

Townhomes
Westside: 406
Eastside: +345

130,000 SF
Future
Mixed-Use space

PROPOSED
Library, School,
Community &
Athletic Field
(Eastside)

5 MINUTE WALK To Shady Grove Metro Station

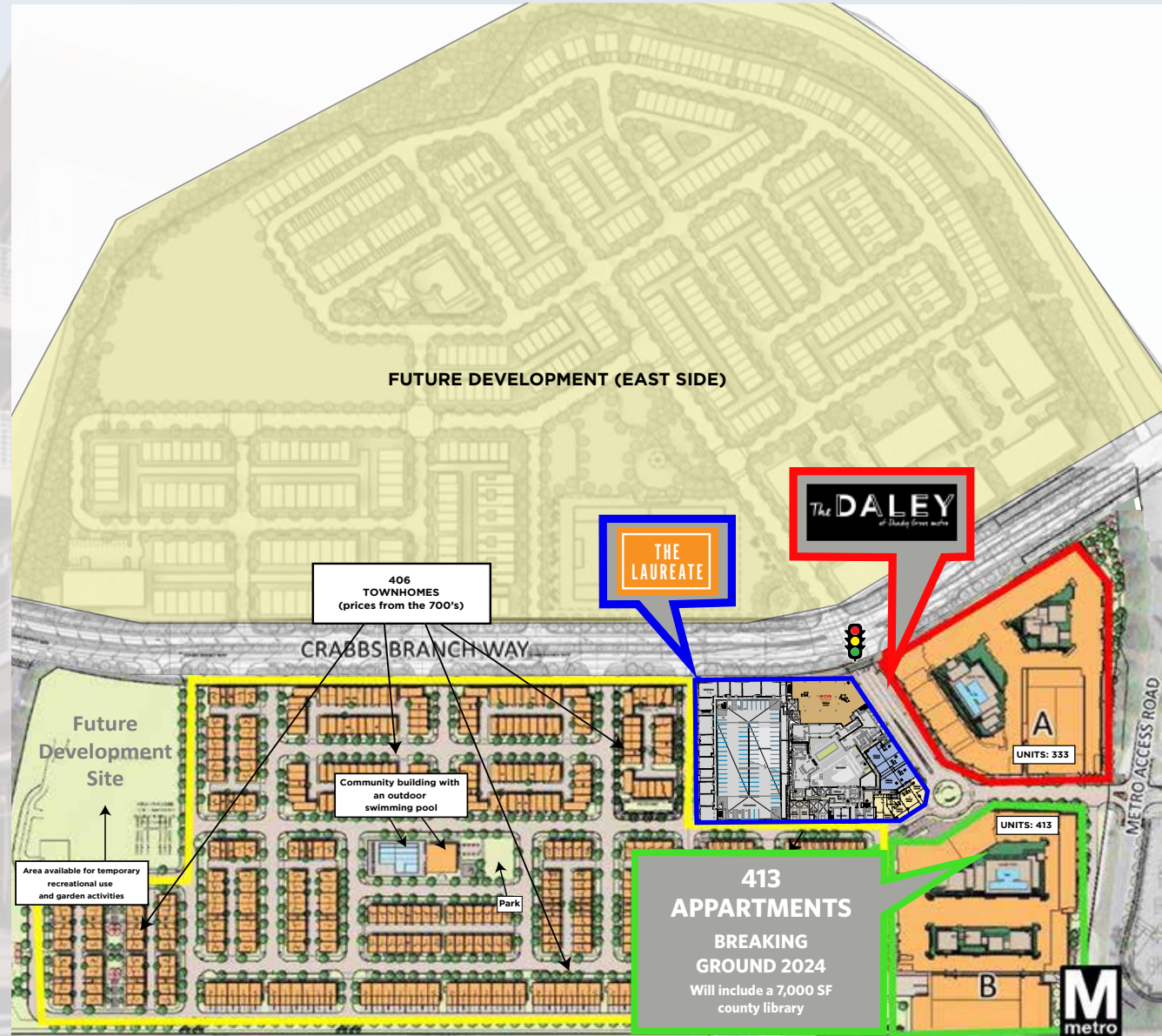
4,420

Average Daily Riders
at Shady Grove

5,745

Commuter
Parking Spaces

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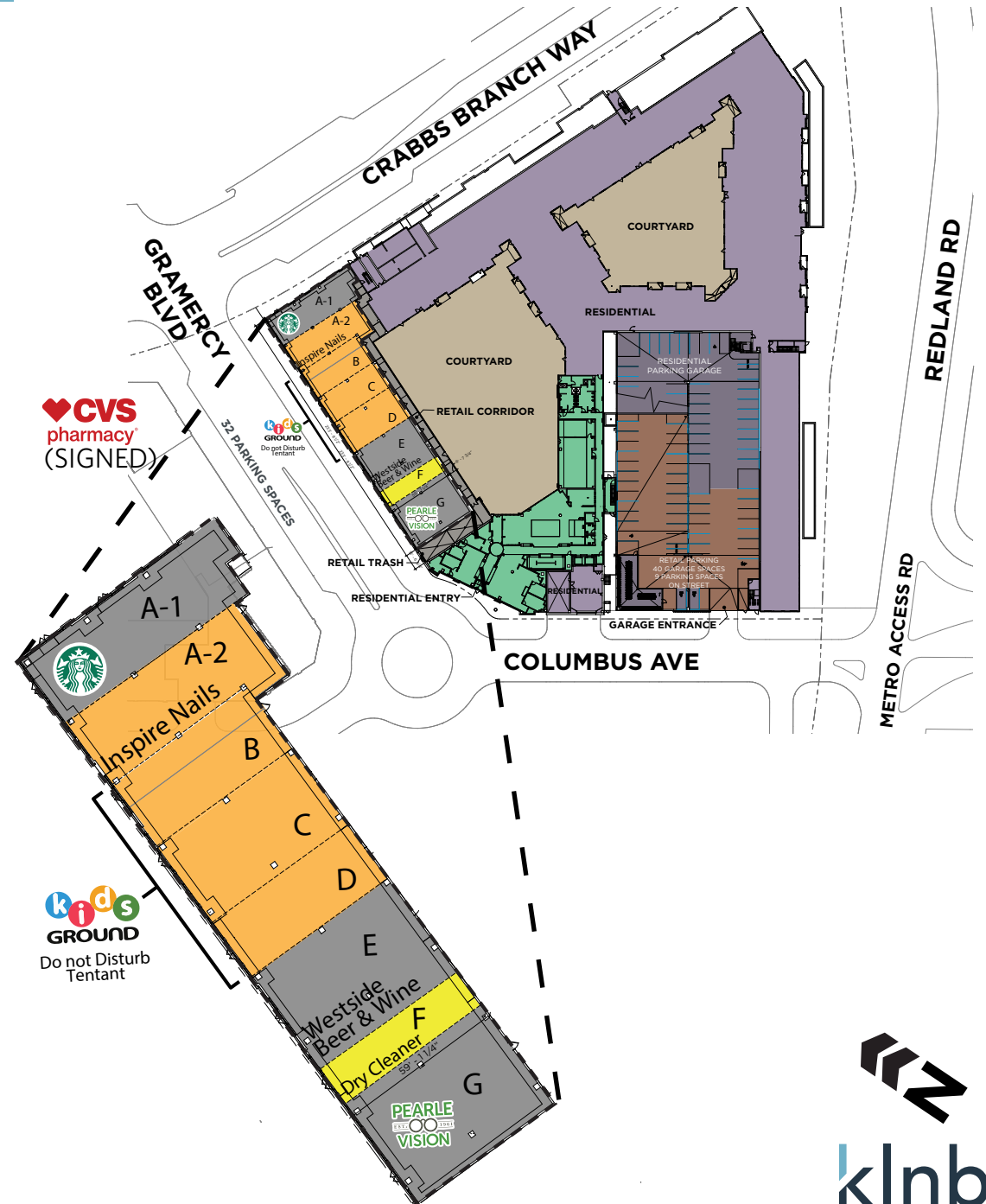
406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

RETAIL SITE PLAN

PHASE I - BUILDING A: ±15,000 SF OF RETAIL

STREET LEVEL RETAIL		
Space #	Gross Floor Area (SF)	Vent
A-1	2,225	No
A-2	2,050	No
B	1,652	No
C	1,917	Yes
D	1,352	Yes
E	2,378	No
F	801	No
G	2,599	Yes
TOTAL	14,974	

	= AVAILABLE
	= LEASED
	= POTENTIALLY AVAILABLE





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**For More Information
Please Contact:**

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