



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 1,555 SF corner end-cap available at surfaced parked Weis Grocery Anchored Shopping Center in Gaithersburg, MD
- Monument signage available fronting Russell Avenue (9,794 VPD)
- Directly across the street from Costco
- Located on Russell Avenue, conveniently accessible from I-270 and MD-355

**MATT SKALET**

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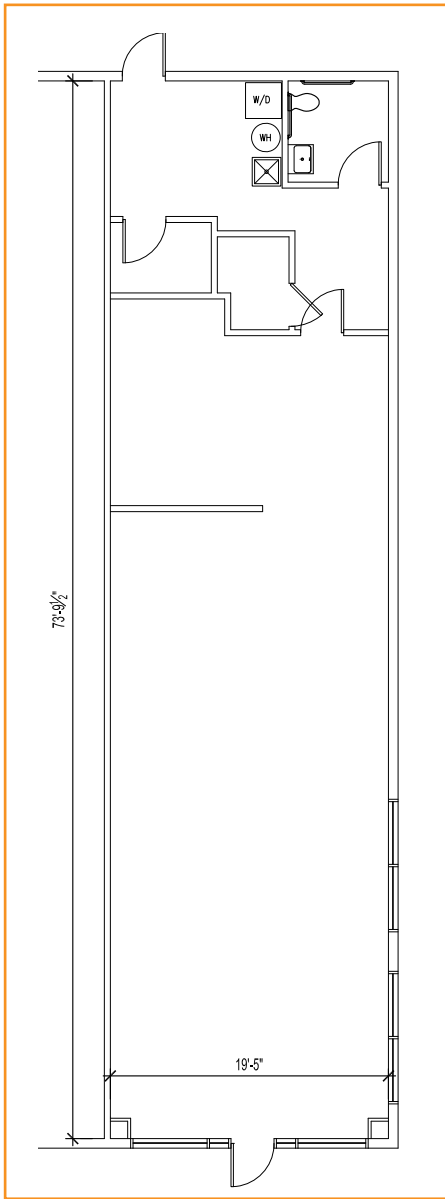
**LINDSEY ST. MAXENS**

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# SITE PLAN

# TALBOT CENTER

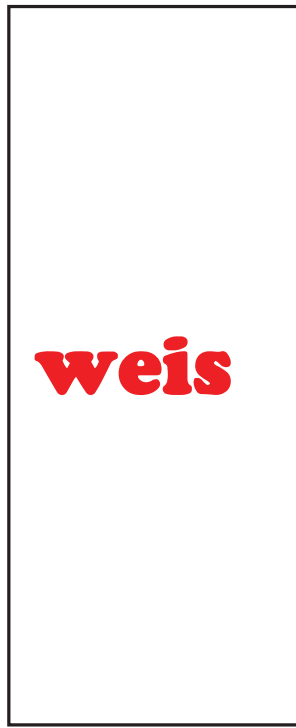
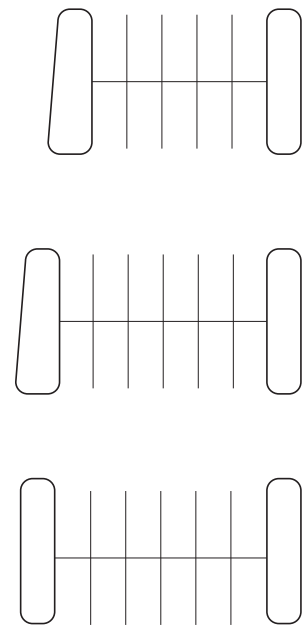
841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



RUSSELL AVE (9,794 VPD)



PYLON SIGNAGE



# LOCATION

# TALBOT CENTER

841-861 RUSSELL AVENUE, GAITHERSBURG, MD 20879



## AVAILABLE SPACE

SIZE	RATE	CONDITION
1,555 SF	Negotiable	As-Is

## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	23,832	159,870	305,232
Daytime Population	27,517	148,068	293,521
Households	8,984	56,032	109,347
Average HH Income	\$102,823	\$124,052	\$147,933

## TRAFFIC COUNTS | 2022:

Russell Ave	9,794 ADT
MD-355 (Frederick Ave)	26,221 ADT
I-270	197,511 ADT

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# AERIAL

# TALBOT CENTER

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# CLOSE-UP

# TALBOT CENTER

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