



RENOVATIONS COMPLETE!

M

MONTGOMERY
VILLAGE CENTER

PREPARED BY: **kInb**

COMING SOON!

 **KOBE JAPAN**
HIBACHI & SUSHI

 **HANGRY JOE'S**
Hot Chicken

 **SAFE SPLASH**
SWIM SCHOOL

 **BR**
BASKIN • ROBBINS

PROPERTY HIGHLIGHTS

SIZE

169,000 SF shopping center.

LOCATION

Located in an under served portion of Montgomery County.

RENOVATIONS

\$20M project including Centerway Road extension, outdoor seating areas and complete facade renovation.

RESIDENTIAL

280 new residential units

AVAILABLE SPACE

753 SF and 1,240 SF (see page 5)

DEMOGRAPHICS

1-MILE 3-MILE 5-MILE



POPULATION

26,127 138,448 284,915



DAYTIME POPULATION

4,407 58,254 137,422



HOUSEHOLDS

9,594 47,063 100,476



AVERAGE HH INCOME

\$93,752 \$102,508 \$119,497

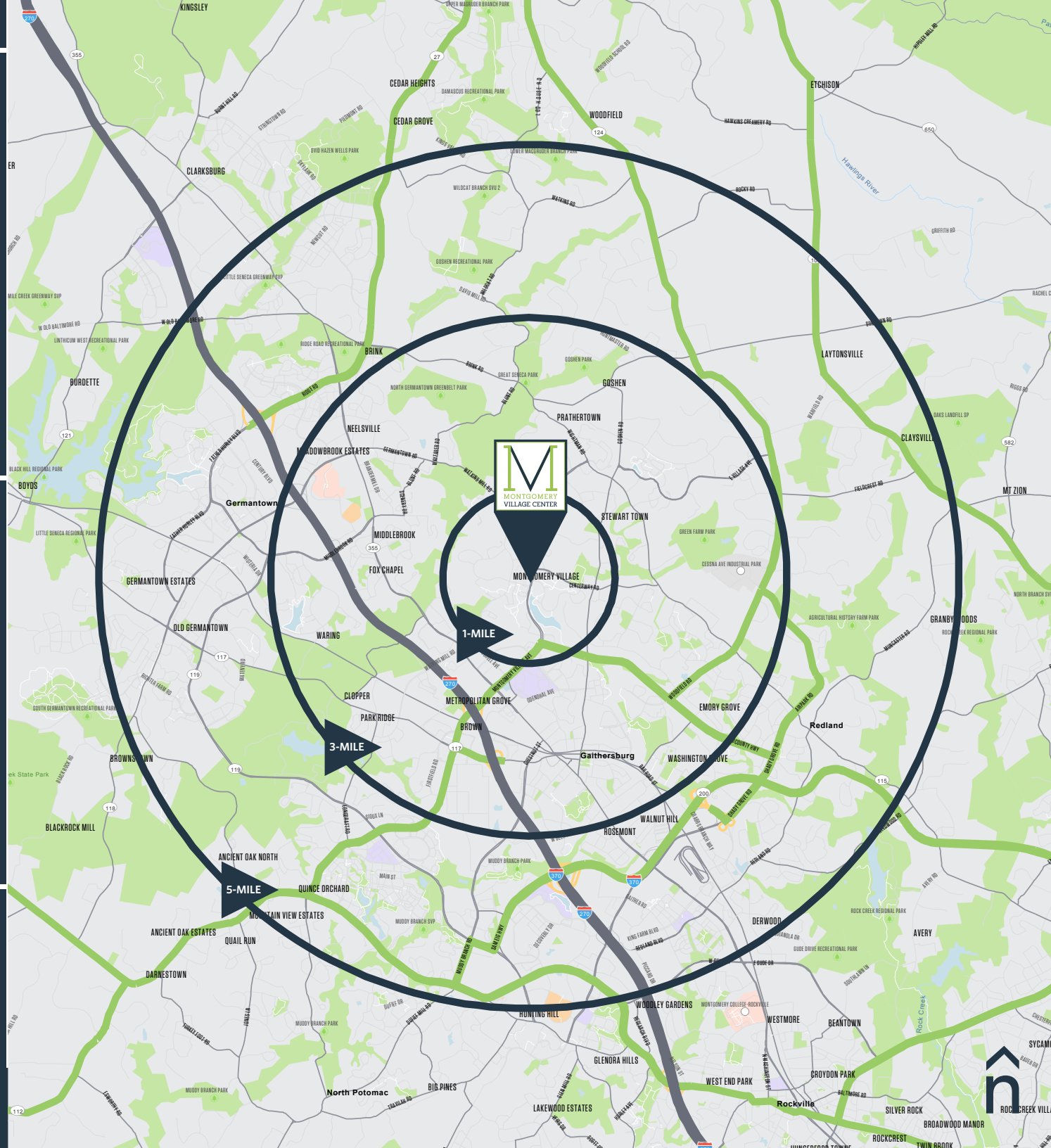


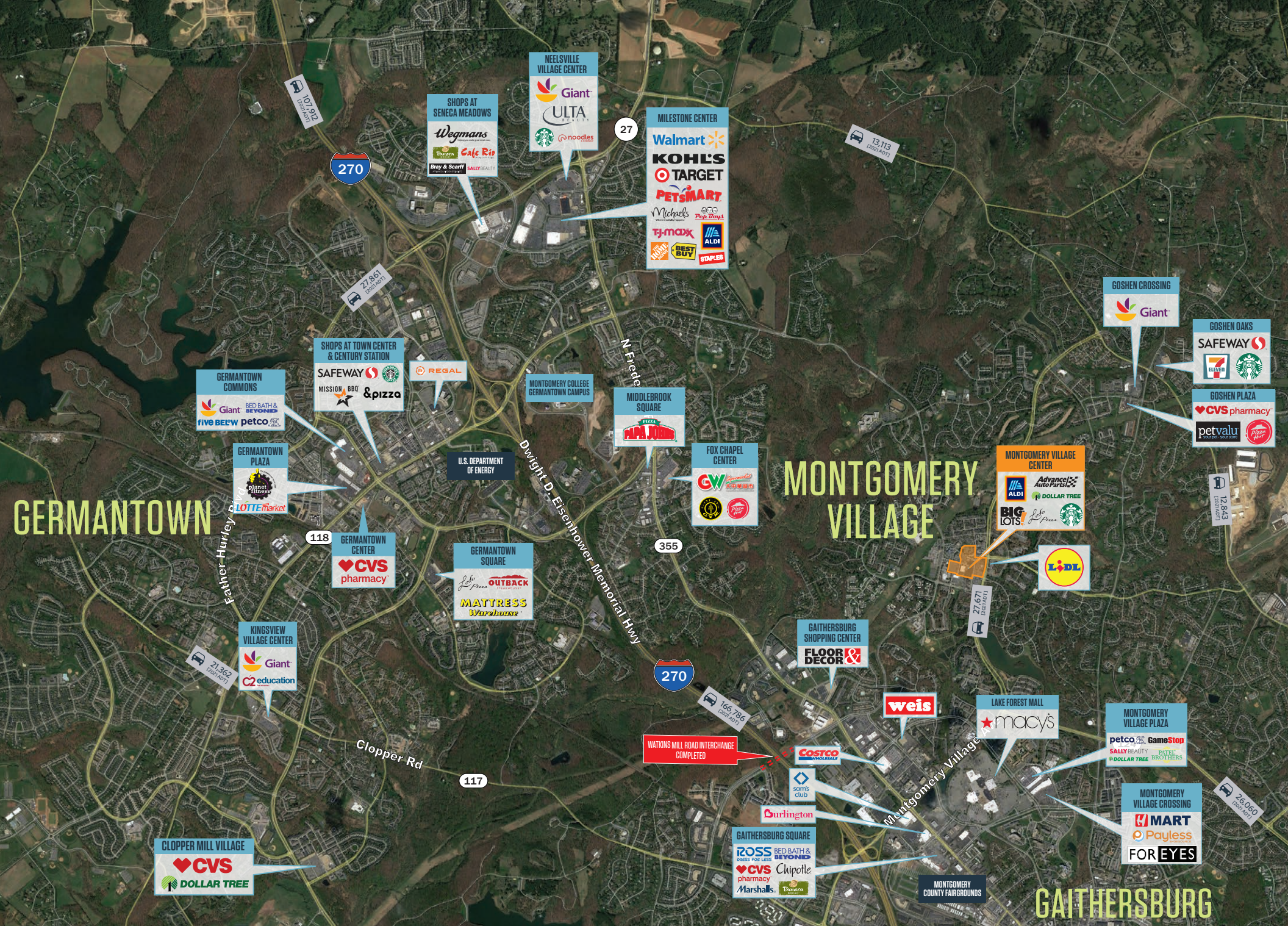
MEDIAN HH INCOME

\$76,485 \$82,418 \$98,409

TRAFFIC COUNTS

Montgomery Village Avenue	27,671 ADT
Watkins Mill Road	12,563 ADT
Stedwick Road	9,703 ADT
Centerway Road	8,953 ADT





GERMANTOWN

MONTGOMERY VILLAGE

GAITHERSBURG

GLOPPER MILL VILLAGE

- CVS
- DOLLAR TREE

KINGSVIEW VILLAGE CENTER

- Giant
- education

GERMANTOWN PLAZA

- Planet Fitness
- LOTTE Market

GERMANTOWN COMMONS

- Giant
- BED BATH & BEYOND
- five BELOW
- petco

GERMANTOWN CENTER

- CVS pharmacy

SHOPS AT TOWN CENTER & CENTURY STATION

- SAFeway
- MISSION BBQ
- & pizza
- REGAL

GERMANTOWN SQUARE

- Life Protein
- OUTBACK STEAKHOUSE
- MATTRESS Warehouse

SHOPS AT SENECA MEADOWS

- Wegmans
- Thurston
- Cafe Rio
- Bray & Scarff
- BALDY BEAUTY

NEELSVILLE VILLAGE CENTER

- Giant
- ULTA BEAUTY
- Starbucks
- noodles

27

N. Frederick

Dwight D. Eisenhower Memorial Hwy

355

270

WATKINS MILL ROAD INTERCHANGE COMPLETED

GAITHERSBURG SQUARE

- ROSS
- BED BATH & BEYOND
- CVS pharmacy
- Chipotle
- Marshalls
- Peppers

GAITHERSBURG SHOPPING CENTER

- FLOOR DECOR

FOX CHAPEL CENTER

- GW
- Subway
- Domino's
- Pizza Hut

MIDDLEBROOK SQUARE

- PAPA JOHN'S

MONTGOMERY COLLEGE GERMANTOWN CAMPUS

U.S. DEPARTMENT OF ENERGY

MILESTONE CENTER

- Walmart
- KOHL'S
- TARGET
- PETSMART
- Michaels
- Popcornopolis
- TJ-maxx
- BEST BUY
- ALDI
- STAPLES

weis

Costco

sally's club

Durlington

LAKE FOREST MALL

- macy's

MONTGOMERY VILLAGE PLAZA

- petco
- GameStop
- SALLY BEAUTY
- BATH BROTHERS
- DOLLAR TREE

MONTGOMERY VILLAGE CROSSING

- MART
- Payless
- FOR EYES

MONTGOMERY VILLAGE CENTER

- ALDI
- Advance Auto Parts
- DOLLAR TREE
- BIG LOTS
- Life Protein
- Starbucks

LIDL

GOSHEN CROSSING

- Giant

GOSHEN OAKS

- SAFeway
- 7-Eleven
- Starbucks

GOSHEN PLAZA

- CVS pharmacy
- petvalu
- Pizza

12,843

20,050

13,113

107,992

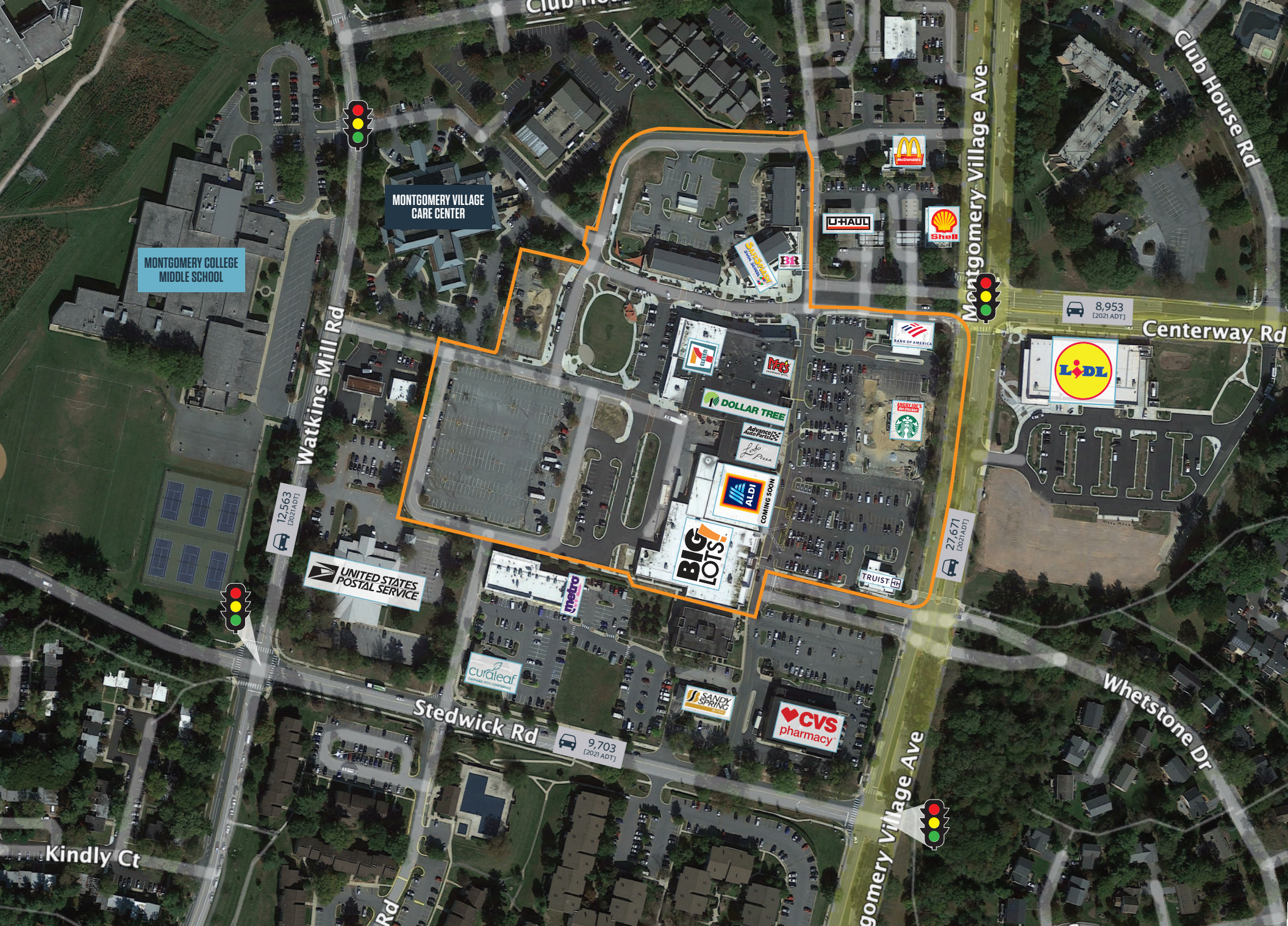
27,861

118

21,362

27,697

166,786



MONTGOMERY COLLEGE
MIDDLE SCHOOL

MONTGOMERY VILLAGE
CARE CENTER

12,563
[2021 ADT]

UNITED STATES
POSTAL SERVICE

Stedwick Rd

9,703
[2021 ADT]

Montgomery Village Ave

8,953
[2021 ADT]

Centerway Rd

27,671
[2021 ADT]

Montgomery Village Ave

Whetstone Dr




SITE PLAN

Leased

Available

At Lease



 [CLICK TO VIEW DRONE VIDEO](#)

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