

OLNEY MIXED-USED REDEVELOPMENT



OFFERING PRICE:
\$1,500,000

EXCLUSIVELY LISTED BY

Ahmad Azzarkani

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WE DELIVER. YOU THRIVE.

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PROPERTIES

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Samson Properties/SRG Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Listing Summary

OFFERING PRICE:

\$1,500,000

LOCATION ADDRESS:

913 Olney Sandy Springs Rd Sandy Spring, MD 20860



PROPERTY DETAILS

- 99 ACRES/41,266 SQFT
- INTERSECTION OF OLNEY SANDY SPRING RD AND BROOKE RD
- ROAD FRONTAGE 230 FT ON OLNEY SANDY SPRING RD AND 264 ON BROOKE RD
- COMMERCIAL RESIDENTIAL NEIGHBORHOOD ZONING (CRN)
- MIXED USE REDEVELOPMENT UP TO 30,950 SQFT WITH BY RIGHT .75 FAR RATIO
- 25% COMMERCIAL USE AD 75% RESIDENTIAL USE
- 45 FT HEIGHT LIMIT ALLOWING FOR 4 STORY BUILDING

USES ALLOWED BY RIGHT

Townhouse, Multifamily, Mixed use 1st floor commercial with residential above, Church/Religious purpose, Adult nursing or group home, non-profit center, daycare, medical practice or clinic, office, retail, Artisan manufacturing and production.

Demographics

	2 MILE	5 MILE
POPULATION		
2010 Population	12,710	102,708
2023 Population	12,341	108,965
2028 Population Projection	12,342	108,225
Annual Growth 2010-2023	0.4%	0.5%
Annual Growth 2023-2018	0%	0%
Median Age	42.6	45.2
Bachelor's Degree or Higher	54%	52%
US Armed Forces	14	253

	2 MILE	5 MILE
HOUSEHOLDS		
2010 Households	4,424	37,862
2023 Households	4,542	39,513
2028 Households Projection	4,544	39,493
Annual Growth 2010-2023	0.4%	0.5%
Annual Growth 2023-2018	-0%	0%
Owner Occupied Household	3,623	31,905
Renter Occupied Household	901	7,588
Avg Household Size	2.8	2.7
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	2	2

	2 MILE	5 MILE
INCOME		
Avg Household Income	\$164,890	\$147,630
Median Household Income	\$141,641	\$116,517
<\$25,000	445	4,061
\$25,000-50,000	240	4,300
\$50,000-75,000	264	4,419
\$75,000-100,000	467	4,073
\$100,000-125,000	632	4,393
\$125,000-150,000	335	2,736
\$150,000-200,000	817	5,189
\$200,000+	1,342	10,340

DEMOGRAPHICS PROFILE WITHIN 5 MILES RADIUS



108,965
2023 Population



39,513
2023 Households



\$127,630
Average HH Income

Property Photos



Community Highlights

Montgomery County, an urban gem nestled in Maryland's embrace, epitomizes suburban sophistication with a touch of urban allure. This vibrant county is a harmonious blend of historical roots and progressive aspirations.

Situated adjacent to the nation's capital, Montgomery County offers seamless access to Washington, D.C., attracting professionals and families seeking a perfect blend of convenience and culture. The county boasts modern infrastructure, cultural landmarks, and natural beauty, creating an idyllic fusion of modernity and leisure.

Recent years have ushered in a wave of developments, both residential and commercial, catering to diverse lifestyles and businesses. Reflecting this diversity, Montgomery County's demographics are a colorful mosaic, encompassing a range of ethnicities and socioeconomic backgrounds.

With an average household income exceeding \$110,000, Montgomery County's economic vitality is apparent. Education thrives as well, with top-tier schools and renowned institutions contributing to the county's intellectual vibrancy.

From the serene landscapes of Rock Creek Park to the bustling streets of Silver Spring and Bethesda, Montgomery County offers an unmatched quality of life. Its dedication to innovation, diversity, and connectivity makes it a destination where tradition harmonizes with progress, offering an exceptional canvas for investment, residence, or exploration.



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