

BETHESDA CORNER

7340 Westlake Terrace, Bethesda, MD 20817
Montgomery County



AREA RETAILERS:



- Over \$8.2 BILLION of deposits (source: FDIC) at nearby banks within 1.5 miles (see page 2 & 3)
- Perfect for financial services, wealth management, banking, and daycare
- 1.3 Acre, free-standing bank building, 19 surface parking spaces, 3 drive-thrus
- New 2,000 SF building with drive-thru or +/- 9,000 SF with outdoor area for daycare
- Ability to serve Potomac, North Bethesda, Bethesda and Rockville
- Average household income over \$229,000 within 3 miles!

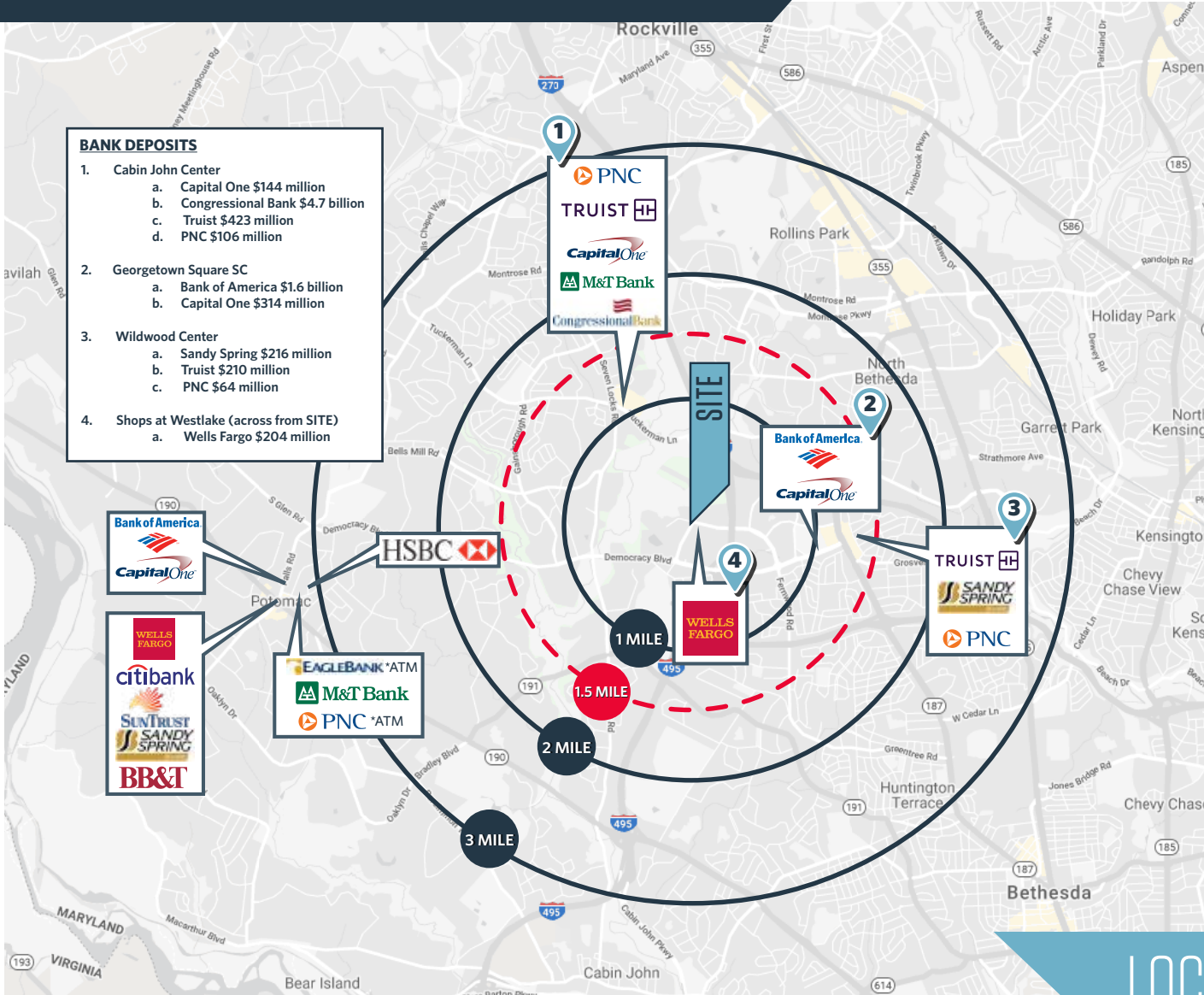
Joe Fleischmann
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Owned & Managed by:
∞
1788 HOLDINGS

klnb

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- BANK DEPOSITS**
- Cabin John Center
 - Capital One \$144 million
 - Congressional Bank \$4.7 billion
 - Truist \$423 million
 - PNC \$106 million
 - Georgetown Square SC
 - Bank of America \$1.6 billion
 - Capital One \$314 million
 - Wildwood Center
 - Sandy Spring \$216 million
 - Truist \$210 million
 - PNC \$64 million
 - Shops at Westlake (across from SITE)
 - Wells Fargo \$204 million

DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	8,750	110,240	293,956
Daytime Population	24,182	143,533	293,956
Households	3,507	45,344	111,655
Average HH Income	\$186,469	\$229,485	\$220,000
Median HH Income	\$119,794	\$151,371	\$146,254

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Westlake Drive	12,324 ADT
Westlake Terrace	10,977 ADT
I-270	147,405 ADT

LOCATION & DEMOGRAPHICS

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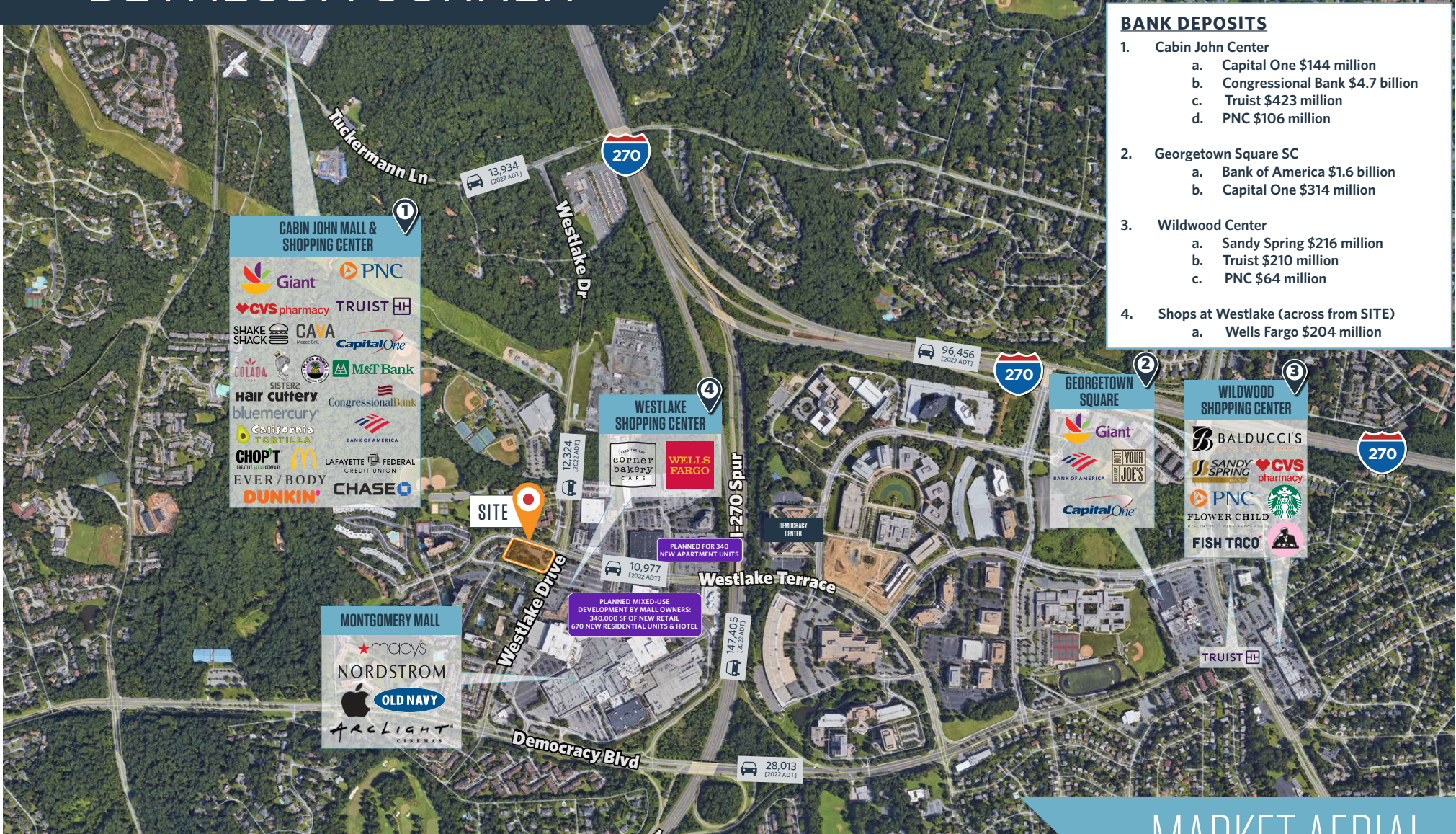
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BANK DEPOSITS	
1.	Cabin John Center <ul style="list-style-type: none"> a. Capital One \$144 million b. Congressional Bank \$4.7 billion c. Truist \$423 million d. PNC \$106 million
2.	Georgetown Square SC <ul style="list-style-type: none"> a. Bank of America \$1.6 billion b. Capital One \$314 million
3.	Wildwood Center <ul style="list-style-type: none"> a. Sandy Spring \$216 million b. Truist \$210 million c. PNC \$64 million
4.	Shops at Westlake (across from SITE) <ul style="list-style-type: none"> a. Wells Fargo \$204 million

MARKET AERIAL

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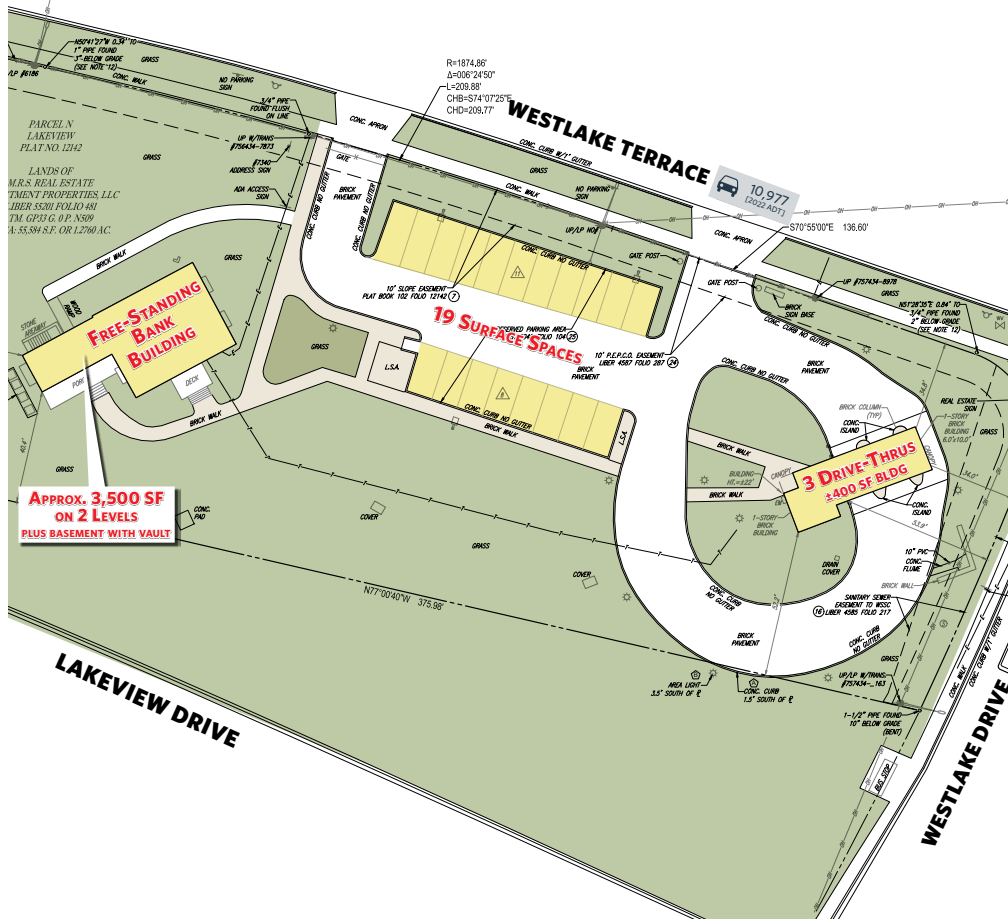
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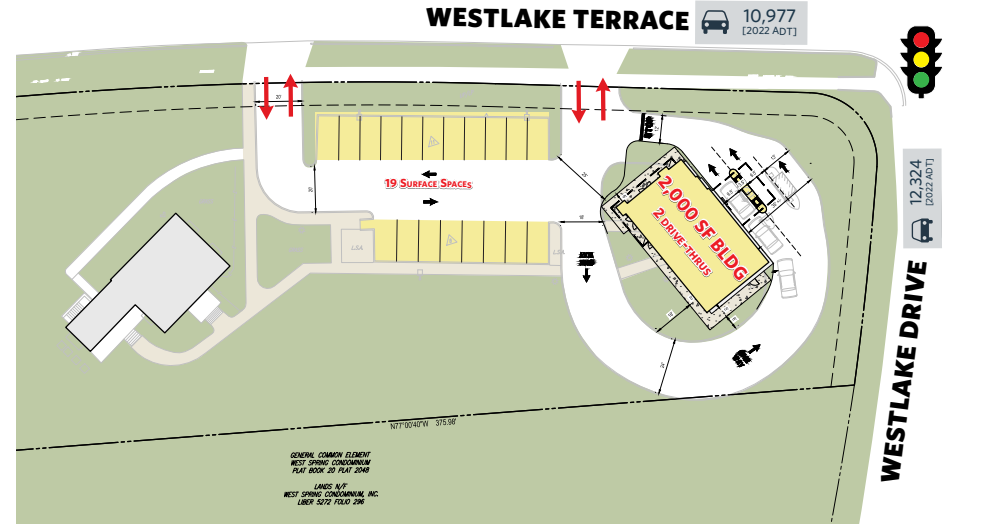
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EXISTING SITE PLAN



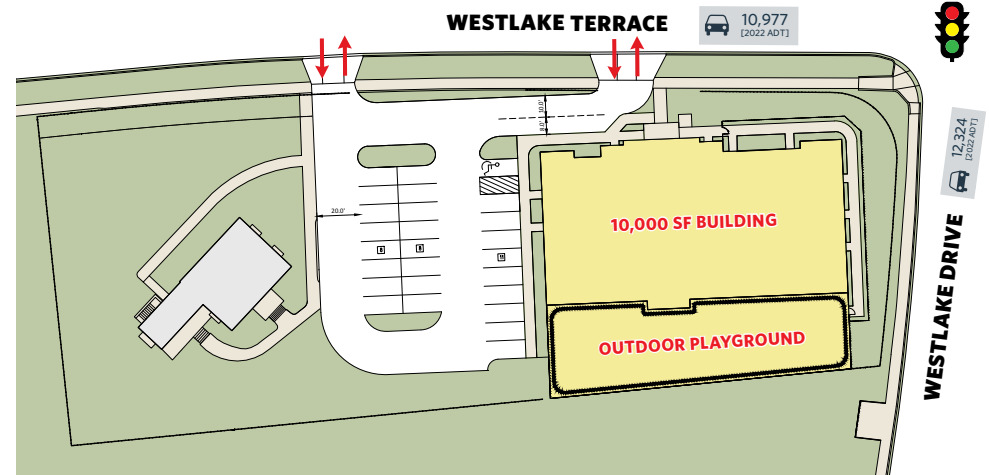
PROPOSED BANK PLAN

Option 1: New freestanding building with drive-thru



PROPOSED DAYCARE PLAN

Option 2: New 10,000 SF building and dedicated outdoor play area



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EXISTING PHOTO



PROPOSED RENDERING



EXISTING PHOTO



PROPOSED RENDERING

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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