

RETAIL SPACE *for* LEASE



WALNUT CENTER

615 S. Frederick Avenue
Gaithersburg, MD 20877



- Front and Rear facing retail
- Approx. 890 to 4,200 sq. ft., divisible
- Abundant free parking, front and rear
- Separately metered spaces
- Average daily traffic count – 40,000
- Three mile demographics:

Population	140,256
Daytime employment	114,244
Median HH income	\$86,139
- Easily accessible from I-270 and I-95 via I-370 and the Inter-County Connector, MD 200
- Conveniently located just 5 blocks from Shady Grove Metro Station
- Located directly on Metrobus and Ride-On routes
- Positioned in highly visible neighborhood, with diversity of housing, retail, restaurants and professional offices



Call Rusty Morgan

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