



9426 STEWARTOWN ROAD

GAITHERSBURG, MARYLAND 20879

INVESTMENT
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- “Small suites” infill office property, 86% leased to 20 tenants in a variety of businesses
- High barrier-to-entry submarket
- Low cost alternative for specific occupiers
- Excellent access to I-270 and the Washington D.C. Metro area
- New roof in 2021

BUILDING SIZE:	22,749 SF (SDAT) / 20,199 SF (RENT ROLL)
LOT SIZE:	1.83 ACRES ±
YEAR BUILT:	1982
STORIES:	2 (PLUS LOWER LEVEL)
OCCUPANCY:	86%
PARKING:	85 SURFACE SPACES (2.43/1,000 SF)
ZONING:	EOF 0.5 (EMPLOYMENT OFFICE)
SALE PRICE:	\$2,500,000/10.91% CAP RATE

FOR FULL OFFERING MEMORANDUM:

[CLICK FOR CONFIDENTIALITY AGREEMENT](#)



AERIAL / PARCEL OUTLINE



1.83 AC

STEWARTOWN RD



FLOOR PLAN

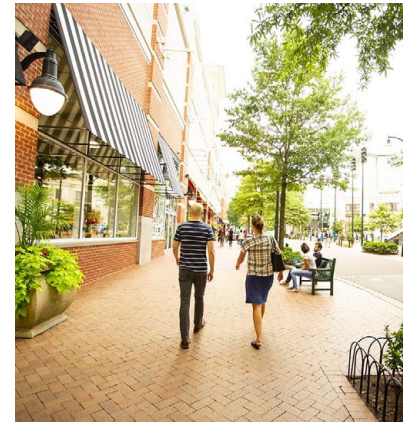


LOCATION: MONTGOMERY VILLAGE

9426 Stewartown Road is located in a section of Montgomery County known as Montgomery Village. Located outside the corporate city limits of the City of Gaithersburg with a stand alone zip code, Montgomery Village was created by Kettler Brothers in 1966 as a master planned community. Eight large farm tracts comprised the original Montgomery Village layout and the area has seen a resurgence of growth in the 2000's as land has been repurposed from farm or golf course use to residential.

Approximately 40,000 people reside on the 4 square mile tract of Montgomery Village which is home to six grade schools, four middle schools and two high schools. Median household family income was reported to be \$97,837 in 2020.

The Montgomery Village Foundation owns and operates six pools, more than 20 sports courts (tennis, pickleball, basketball, soccer), four community centers, 19 recreation and park areas and a natural amphitheater. Year round, the Department of Recreation and Parks offers a variety of programs for all ages, and during the summer sponsors a community-wide Fourth of July Parade and Celebration and concerts at the amphitheater.



LOCAL BIRDSEYE



STEWARTOWN RD

SITE



LOCAL MARKET AERIAL



REGIONAL MARKET AERIAL



SITE

GAITHERSBURG

GERMANTOWN

DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



23,165

122,608

270,913

DAYTIME POPULATION



15,155

108,525

253,133

AVERAGE HOUSEHOLD INCOME



\$124,140

\$125,548

\$139,544

NUMBER OF HOUSEHOLDS



7,353

41,272

97,369

MEDIAN AGE

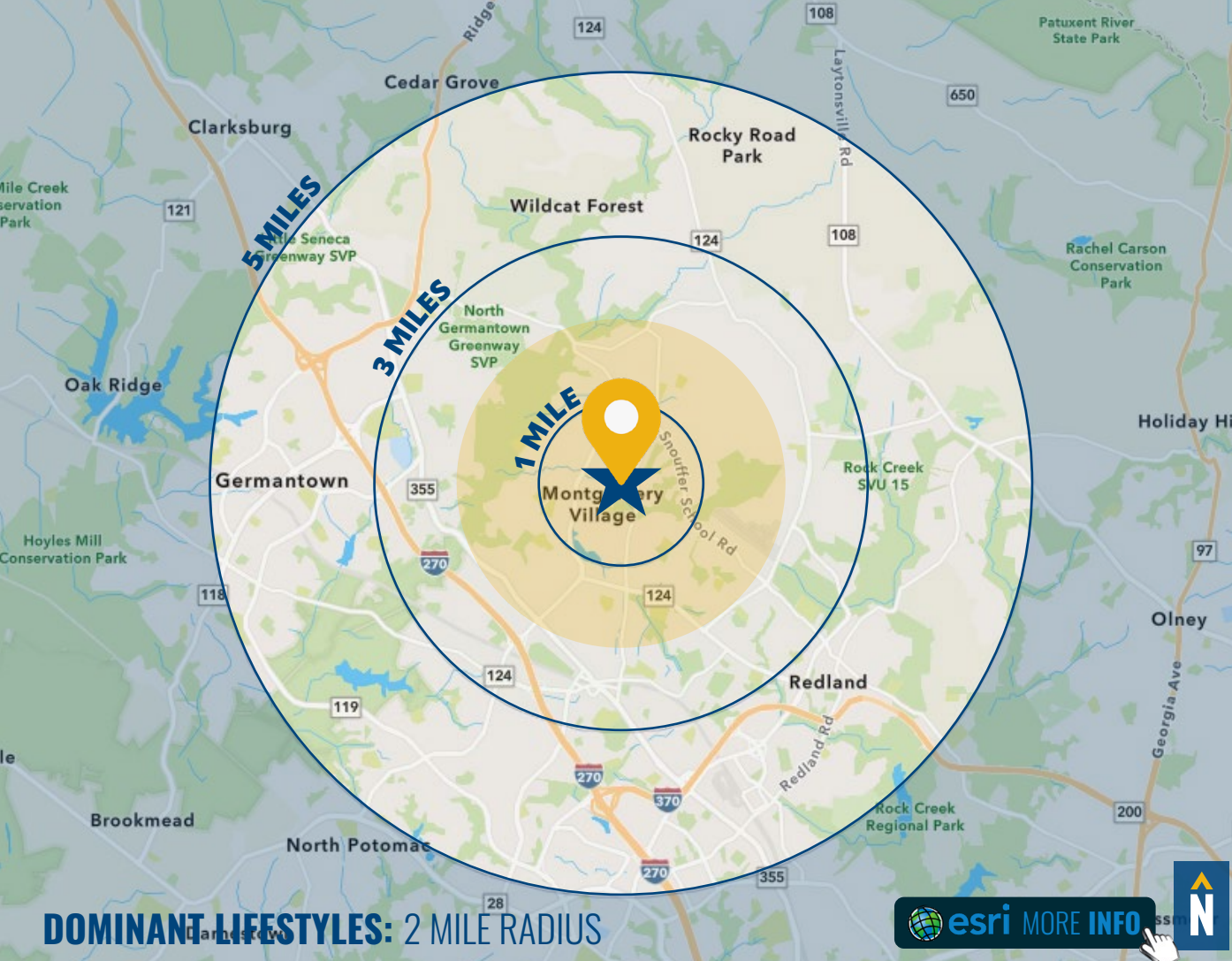


37.4

36.6

37.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

35%
BRIGHT YOUNG PROFESSIONALS

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

Median Age: **33.0**
Median Household Income: **\$54,000**

10%
PLEASANTVILLE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**
Median Household Income: **\$92,900**

9%
HOME IMPROVEMENT

These married-couple families spend a lot of time on the go and therefore tend to eat out regularly. When at home, weekends are consumed with home improvement and remodeling projects.

Median Age: **37.7**
Median Household Income: **\$72,100**

FOR MORE INFO **CONTACT:**



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TOM GREEN

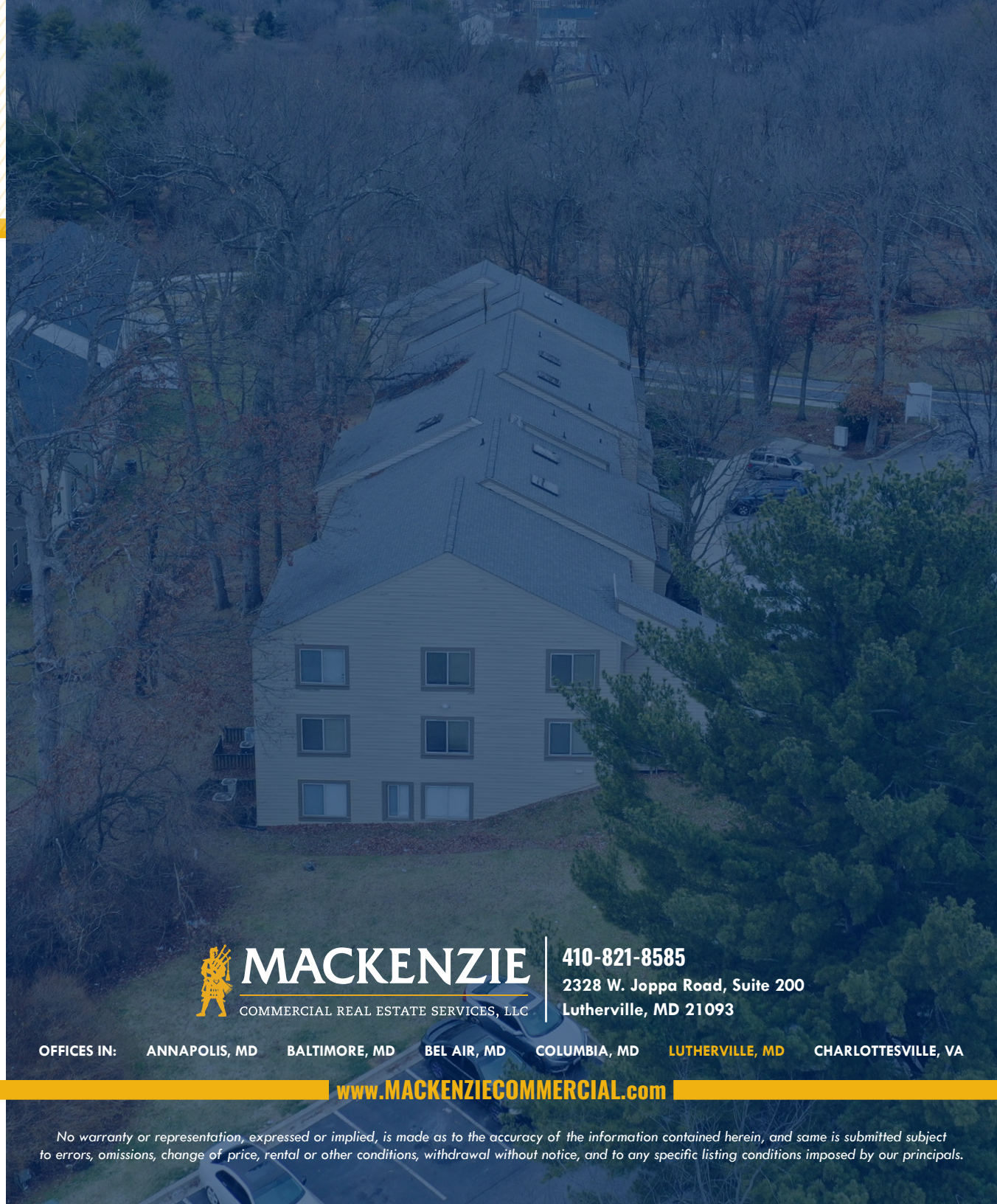
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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