

RETAIL REDEVELOPMENT FOR SALE

# GAITHERSBURG RETAIL REDEVELOPMENT

403 EAST DIAMOND AVENUE, GAITHERSBURG, MD 20877



FOR SALE

**KELLER WILLIAMS SOLUTIONS**

8100 Ashton Ave #103  
Manassas, VA 20109



Each Office Independently Owned and Operated

*PRESENTED BY:*

**ED MARTIN, CCIM**

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

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0225075345, Virginia

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403 EAST DIAMOND AVENUE



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# EXECUTIVE SUMMARY

403 EAST DIAMOND AVENUE



## OFFERING SUMMARY

<b>PRICE:</b>	\$750,000
<b>BUILDING SF:</b>	2652
<b>LOT SIZE:</b>	.25 AC
<b>YEAR BUILT:</b>	1899
<b>PARKING:</b>	20
<b>ZONING:</b>	CBD

## PROPERTY OVERVIEW

Redevelopment opportunity in historic downtown Gaithersburg. Survey in Documents. Please do not enter building. Enter Building at your own risk. Storm water management evaluations were done along with boring tests, forest conservation plan and traffic flow assessment. Utilities to property have been cut/disconnected. Close to entertainment points of downtown and MARC Train (.2 Mile) Close to Metro Station (2.9 Miles) Buyer can build more than a two level building. Not deemed historical (Seller has approval from both the city and CSX)- ready for demolition if desired. Located within the framework of the City's master plan.



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# LOCATION & HIGHLIGHTS

403 EAST DIAMOND AVENUE



## LOCATION INFORMATION

Building Name: Gaithersburg Retail Redevelopment  
Street Address: 403 E Diamond Ave  
City, State, Zip: Gaithersburg, MD 20877  
County: Montgomery  
Market: Washington, DC  
Sub-market: Gaithersburg

## LOCATION OVERVIEW

Located within the framework of Gaithersburg 's master plan. Steps away from Old Town Gaithersburg.

Close to entertainment points of downtown and MARC Train (.2 Mile) Close to Metro Station (2.9 Miles)

## PROPERTY HIGHLIGHTS

- Frontage on Diamond Ave
- Backs to CSX Railroad
- flat lot - ready for your project.
- Some planning and pre-renovation work already completed.

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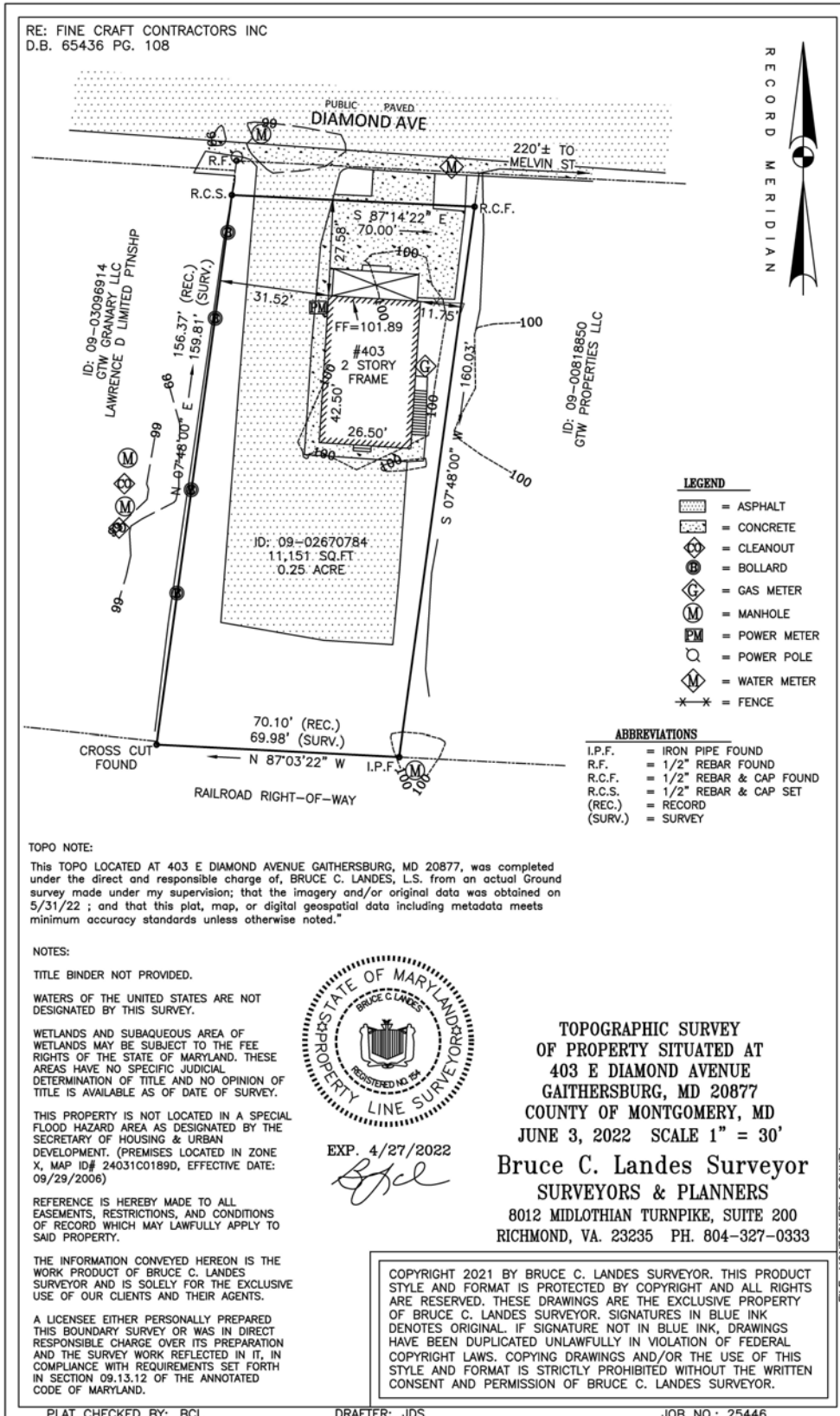
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# PROPERTY PHOTOS

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# LOCATION MAPS

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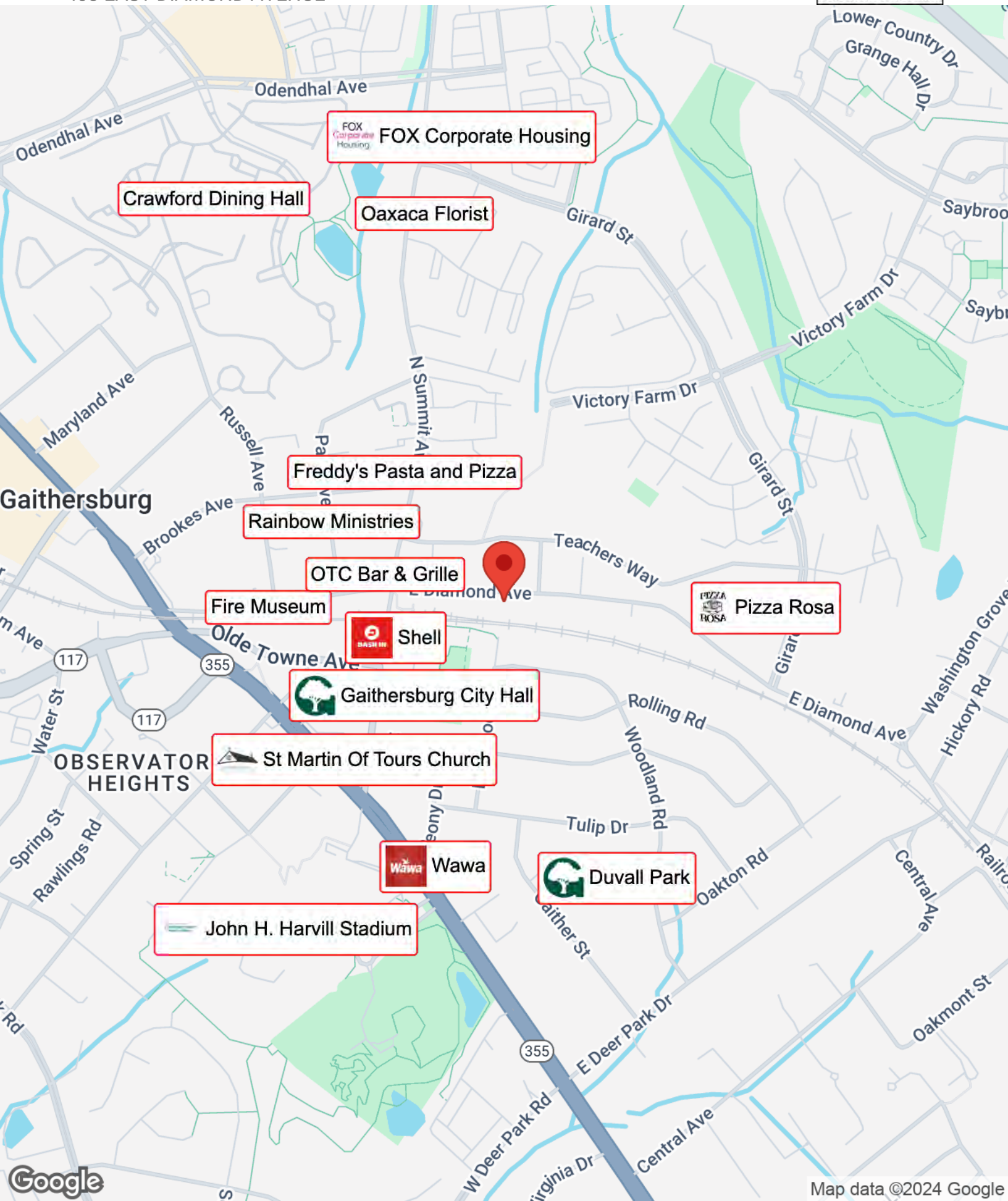
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# BUSINESS MAP

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Crawford Dining Hall

FOX Corporate Housing

Oaxaca Florist

Freddy's Pasta and Pizza

Rainbow Ministries

OTC Bar & Grille

Fire Museum

Shell

Pizza Rosa

Gaithersburg City Hall

St Martin Of Tours Church

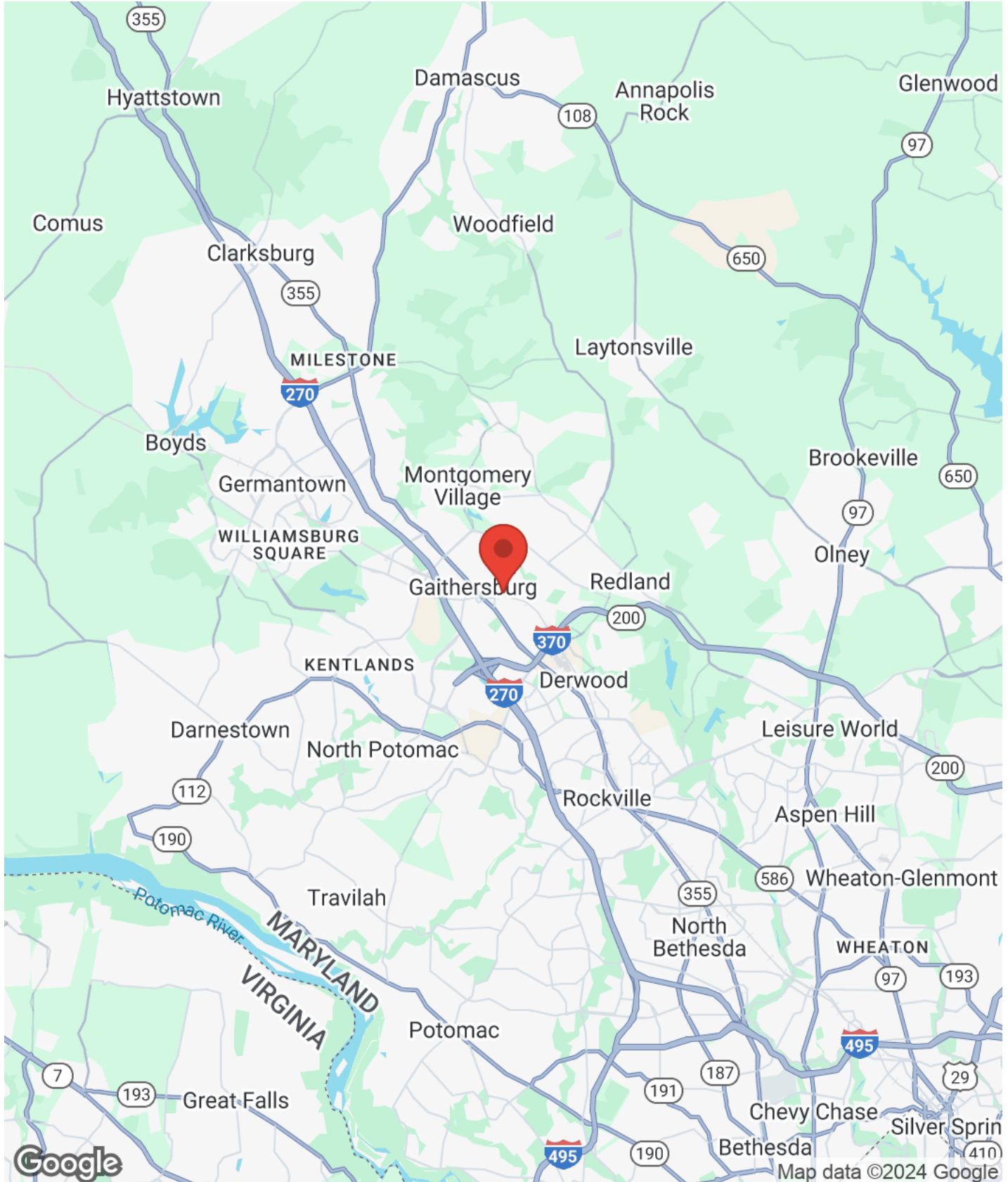
Wawa

Duvall Park

John H. Harvill Stadium

# REGIONAL MAP

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# AERIAL MAP

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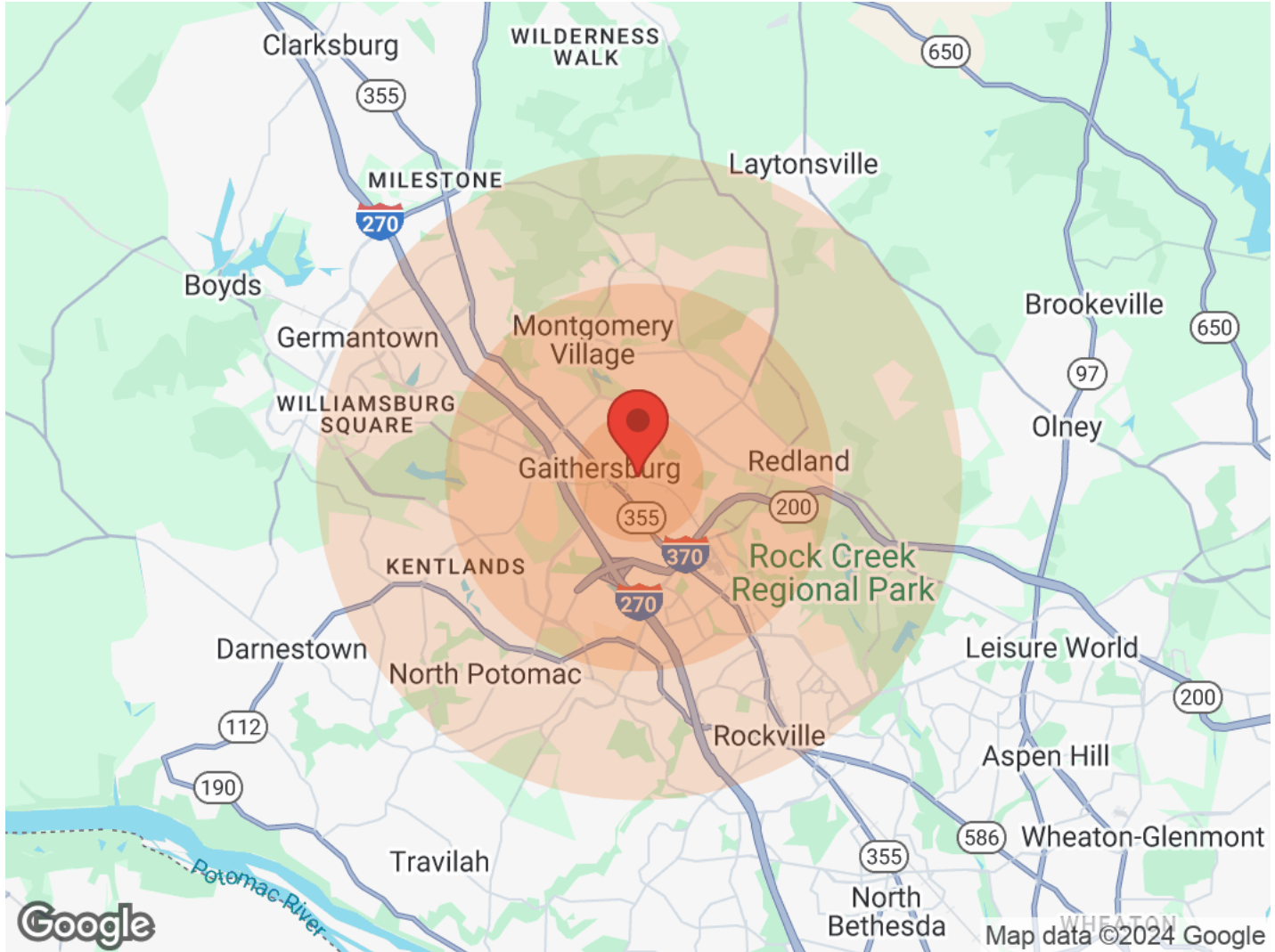


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	13,496	68,375	138,820
Female	14,392	71,629	145,188
Total Population	27,888	140,004	284,008

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,849	28,524	58,197
Ages 15-24	3,254	17,151	37,269
Ages 25-54	11,962	56,791	112,519
Ages 55-64	3,240	18,565	37,674
Ages 65+	3,583	18,973	38,349

Race	1 Mile	3 Miles	5 Miles
White	11,400	67,363	145,915
Black	5,920	25,450	48,352
Am In/AK Nat	88	256	377
Hawaiian	N/A	17	17
Hispanic	12,309	39,030	61,460
Multi-Racial	15,220	48,428	75,500

Income	1 Mile	3 Miles	5 Miles
Median	\$64,940	\$87,058	\$97,845
< \$15,000	1,159	2,800	4,774
\$15,000-\$24,999	552	2,586	4,182
\$25,000-\$34,999	839	2,983	5,587
\$35,000-\$49,999	1,395	6,218	10,351
\$50,000-\$74,999	1,976	8,629	16,667
\$75,000-\$99,999	1,260	7,827	14,626
\$100,000-\$149,999	1,418	10,702	21,733
\$150,000-\$199,999	635	5,391	11,842
> \$200,000	464	3,545	11,345

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,707	54,417	107,313
Occupied	9,977	51,426	102,296
Owner Occupied	4,011	30,454	67,837
Renter Occupied	5,966	20,972	34,459
Vacant	730	2,991	5,017

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## PROFESSIONAL BIO

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### **ED MARTIN, CCIM** Principal Broker



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Keller Williams Solutions  
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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.