

Restaurant Property For Investor or Future Owner User

## EAST DIAMOND AVE RESTAURANT PROPERTY

106-108 E Diamond Ave, Gaithersburg, Maryland 20878

**CapStar**  
Commercial Realty



### OFFERING SUMMARY

**Sale Price:** **\$1,680,000**

**Lot Size:** **0.39 Acres**

**Building Size:** **3,060 SF**

2,380 SF on the first floor  
680 SF on the lower level

**Renovated/Year Built** **2015 / 1977**

**Existing Use:** **Restaurant**

**Zoning:** **CBD, City of Gaithersburg**

**Parking:** **28+ surface parking**

**Real Estate Tax:** **\$16,667.25 (Y2020)**

**Current Tenant:** **Don Jorge's**

**Lease Term:** **June 2014 - May 2024**

CapStar Commercial Realty  
O: 301.738.7777  
438 N. Frederick Avenue, #450  
Gaithersburg, MD 20877

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### LOCATION OVERVIEW

Property is located at the corner of E Diamond Ave and Russell Ave in the heart of Olde Town Gaithersburg. Average 24,755 vehicles pass E Diamond Ave (cross Park Ave) daily. The site is within walking distance to the MARC-Gaithersburg Stations, half mile to Route 355/N Frederick Ave, and one mile only to I-270 highway.

### PROPERTY HIGHLIGHTS

- Rare free-standing restaurant property in Montgomery County for sale
- Excellent visibility from both E Diamond Ave and Russell Ave.
- Dense surrounding residential population.
- Turnkey, mint condition

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES   |
|-------------------|----------|----------|-----------|
| Total Households  | 8,524    | 52,961   | 105,343   |
| Total Population  | 21,519   | 140,378  | 287,184   |
| Average HH Income | \$70,695 | \$90,645 | \$107,180 |

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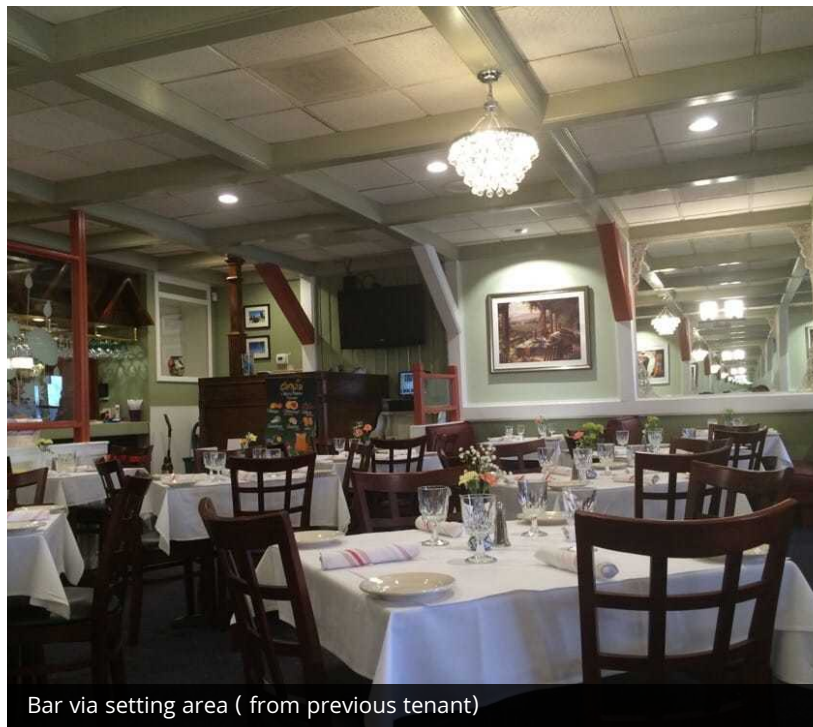
Entrance and outdoor setting area



Bar area (from previous tenant)



Setting area (from previous tenant )



Bar via setting area ( from previous tenant )

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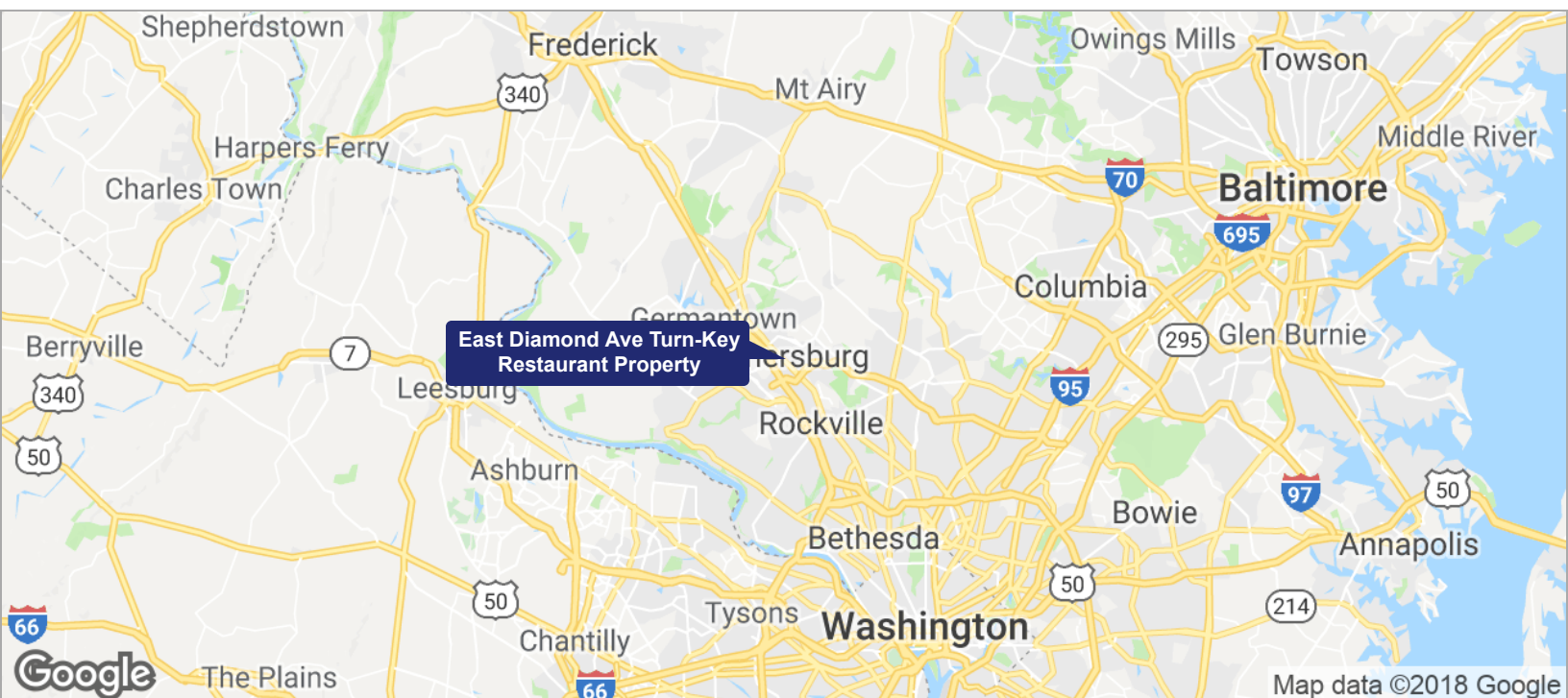
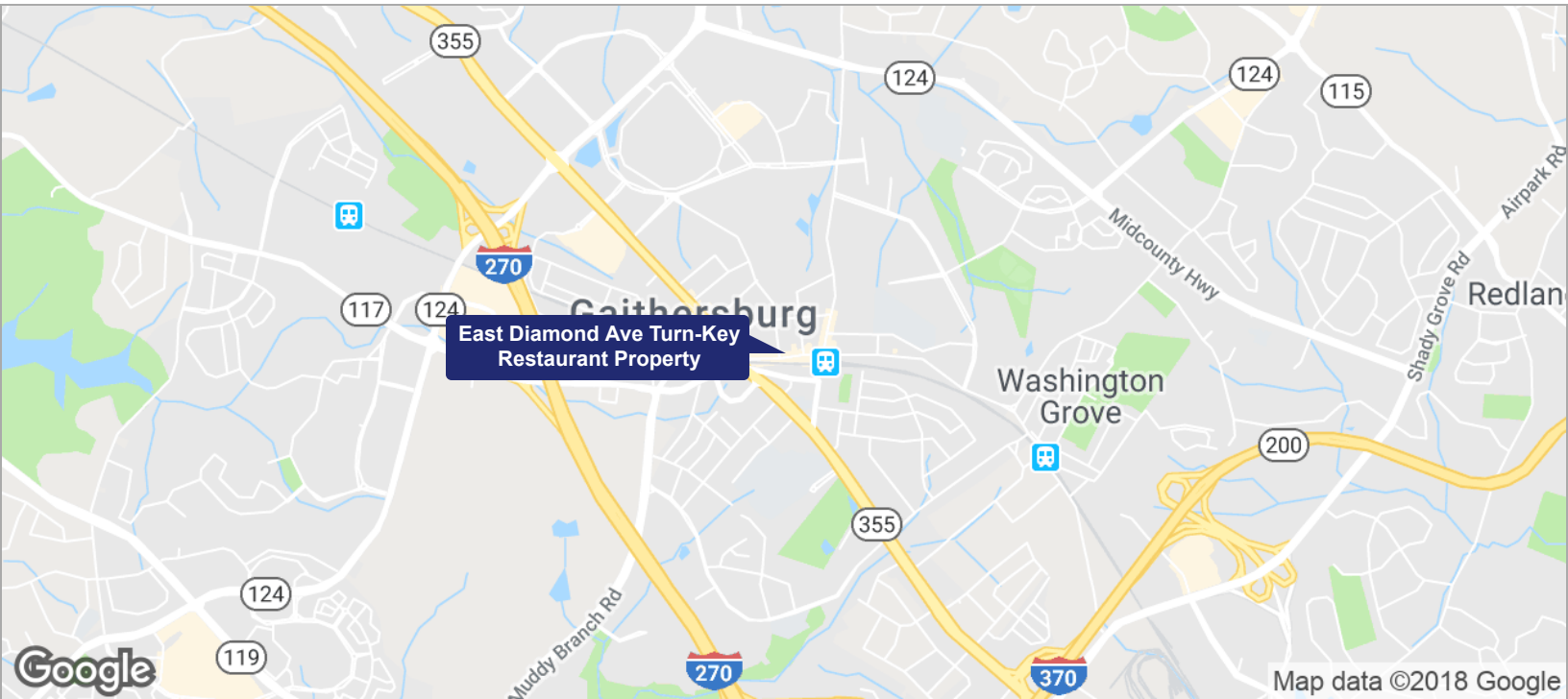
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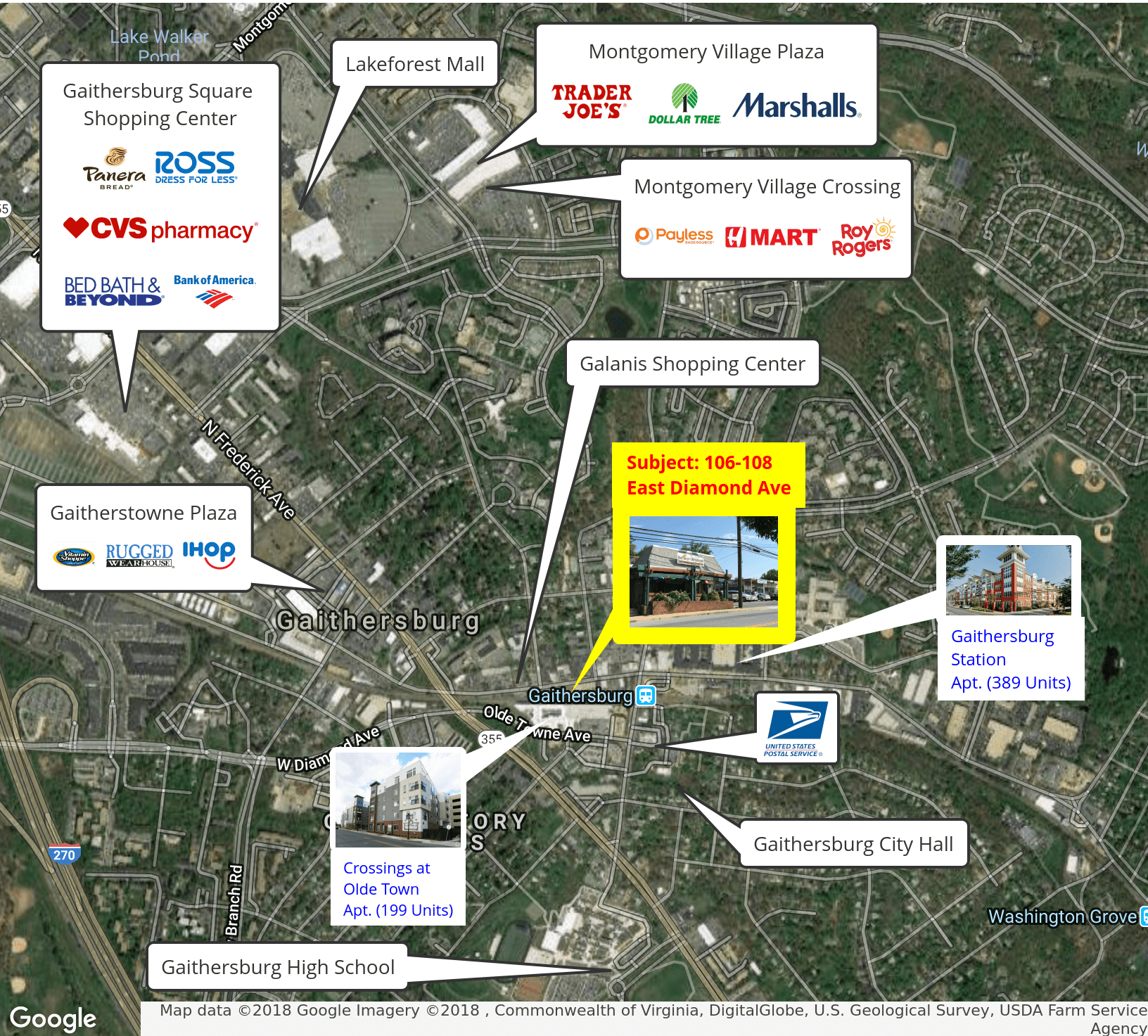
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