

WALNUT HILL SHOPPING CENTER | GAITHERSBURG, MD



NEW CONSTRUCTION

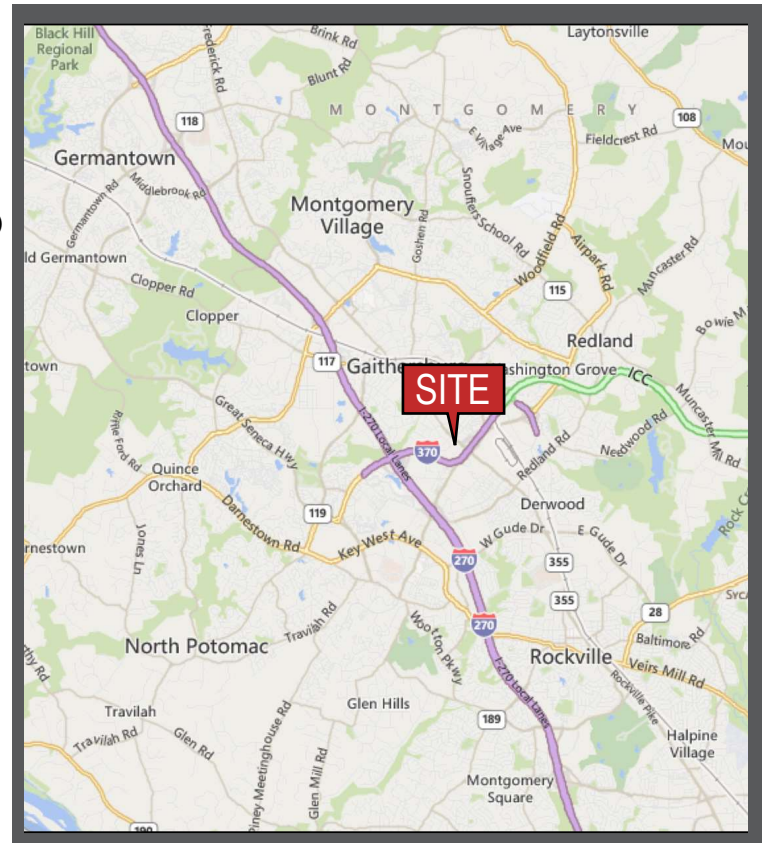
GAITHERSBURG, MD

- New 6,650 square foot multi-tenant or single user building opportunity
- Great visibility to Frederick Ave's (Rt.355) 43,702 ADT
- 100,000 square foot shopping center anchored by:



- Underserved market with extremely strong sales volumes

Demographics (14 est.)	1 Mile	3 Mile	5 Mile
Population	10,164	137,159	282,416
Households	3,440	49,905	99,260
Avg HH Inc	\$101,611	\$111,355	\$126,280
# of Employees	13,543	124,053	175,796



For More Information
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SITEPLAN

GENERAL NOTES:

1. PARCEL ZONING: CURRENT: C-2 (GENERAL COMMERCIAL) ZONING REWRITE: CR1-2.25, C-1.5, R-2.75, H-45 (COMMERCIAL RESIDENTIAL TOWN)
2. PARCEL IS NOT LOCATED WITHIN THE CITY OF GAITHERSBURG LIMITS.
3. SETBACKS (PER MONTGOMERY COUNTY CODE, CHAPTER 59, ARTICLE 59-C): FRONT (S FREDERICK AVENUE) 30 FT SIDE (S WESTLAND DRIVE) N/A REAR (RESIDENTIAL - R200 ZONE) 30 FT
4. WSSC GRID: 222 NW 09
5. WATER CATEGORY: W1 SEWER CATEGORY: S1
6. ALL UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS OF UNDERGROUND LINES AND STRUCTURES OBTAINED FROM WASHINGTON SUBURBAN SANITARY COMMISSION'S ENGINEERING RECORDS AND INFORMATION WEBSITE.
7. CURRENT SHOPPING CENTER PARKING INFORMATION WAS OBTAINED VIA A SITE VISIT ON SEPTEMBER 03, 2014.
8. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
9. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO SOLENER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
10. PARKING CONFIGURATION IS DESIGNED TO MEET THE MINIMUM MONTGOMERY COUNTY STANDARDS SPECIFIED IN ARTICLE 59B, DIVISION 59B-1 OFF-STREET PARKING AND LOADING DRIVE ASIDES THAT EXCEED THE MINIMUM REQUIREMENTS ARE DESIGNED TO MATCH EXISTING DRIVE ASIDES WITHIN THE SHOPPING CENTER.

Unit #	Tenant - Grouped by Use	Square Footage	Ratio	Required Parking
Retail (5 spaces/1,000 SF of GLA)				
8946	7-11	2,400	5/1000	12
8940	L & M Music	3,000	5/1000	15
8954	W and F, LLC	3,025	5/1000	15
16567	Food Lion	32,000	5/1000	160
16539	Vacant	2,790	5/1000	14
16537	Montgomery County Liquor	1,824	5/1000	9
16535	Montgomery County Liquor	2,400	5/1000	12
16531	On the Edge	1,200	5/1000	6
16529	B A Ham	3,014	5/1000	15
16523	Vacant	943	5/1000	5
16521	Vapes Social LLC	1,024	5/1000	5
16510	Vacant	2,168	5/1000	11
16514	Baldino's Lock	2,000	5/1000	10
16536	WH Cleaner	2,400	5/1000	12
TBD	Proposed Additional Retail	6,650	5/1000	33
Retail Totals		66,838		334
Retail/Service Establishment (5 spaces/1,000 SF of GLA)				
16527	WH Barber	581	5/1000	3
16525	Perfectly Polished Nails	616	5/1000	3
16517	H&R Block	3,178	5/1000	16
16512	Tan & Tibb	1,960	5/1000	10

Unit #	Tenant - Grouped by Use	Square Footage	Ratio	Required Parking
16516	Korean Martial Arts, Inc.	3,114	5/1000	16
16520	Maryland MVA	6,018	5/1000	30
16575	Hooka Alabama, LLC	2,000	5/1000	10
Retail/Service Totals		17,467		88
Restaurants (4 spaces/1,000 SF of Patron Area)				
16533	Alciv Restaurant - Patron Area	1,500	4/1000	6
16533	Alciv Restaurant - Non-patron Area	1,010	0/1000	0
16515	New Fortune Restaurant - Patron Area	6,094	4/1000	27
16515	New Fortune Restaurant - Non-patron Area	5,830	0/1000	0
Patron Area Totals		15,034		33
Office (2.4 spaces/1,000 SF GFA)				
TBD	Proposed Bank	2,700	2.4/1000	7
Patron Area Totals		2,700		7
Storage (1.5 spaces/1,000 SF GFA)				
8940	L & M Music	4,533	1.5/1000	7
8934	W and F, LLC	2,635	1.5/1000	4
Patron Area Totals		7,168		11
Shopping Center Parking Requirements:		106,507		473
		Required Parking		473
		Supplied Parking		590
		Parking Surplus		117



WALNUT HILL SHOPPING CENTER | AERIAL



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