

ROCK GROVE RETAIL

MONTGOMERY COUNTY



LOCATION

Montgomery County
16240-16268 Frederick Rd
Gaithersburg, MD 20877
Intersection of Shady Grove Road & 355

SPACE AVAILABLE

14,068 sq. ft.

NEARBY RETAILERS

Nordstrom Rack, Home Depot,
Office Depot, Best Buy

PROPERTY OVERVIEW

Positioned at the intersection of two of Montgomery County's most trafficked roadways, Shady Grove Road and Rt 355. Rock Grove, offers unparalleled visibility. Seated between the affluent suburbs of Rockville and Gaithersburg, the site is in one of the county's densest retail corridors and is only moments away from I-270 while also visible from I-370.

TRAFFIC COUNT

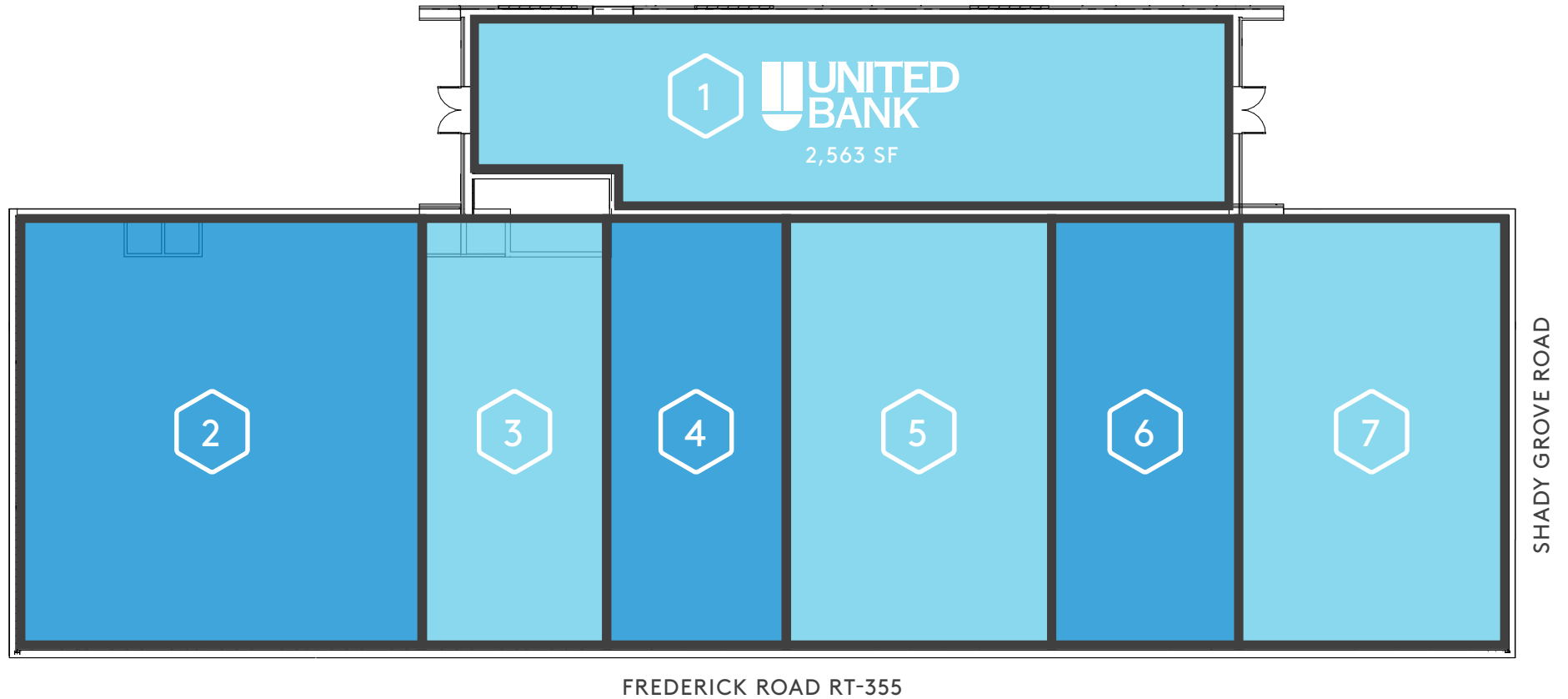
40,750 vehicles daily on Shady Grove Road
45,030 vehicles daily on MD Rt. 355
89,410 vehicles daily on MD Rt. 370

DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$113,925	11,196
3 mile:	\$92,325	129,298
5 mile:	\$102,725	287,476

CONTACT

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SHOPPING CENTER RETAILERS

1	United Bank (Available)	2,563 SF	5	JT's Deli/Beer Wine (Available)	2,202 SF
2	Minerva Hospitality Group, LLC	3,787 SF	6	Piccaso Hair (Available)	1,102 SF
3	Luxury Nails	1,100 SF	7	Jerry's Pizza & Subs (Available)	2,214 SF
4	Liberty Tax Service (Available)	1,100 SF			

ROCK GROVE RETAIL / AERIAL

NEARBY RETAILERS

- 1 Jerry's Subs and Pizza
- 2 Comfort Inn at Shady Grove
- 3 Checkers
- 4 United Bank
- 5 King GMC
- 6 Dunkin Donuts

