

FOR SALE

Montgomery County, MD

DEVELOPMENT OPPORTUNITY

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832

LOT SIZE

2.0 Acres ± (2 parcels)

ZONING

CRT (Commercial Residential Transitional)

SALE PRICE

\$1,950,000

HIGHLIGHTS

- ▶ .52 Acres ± (front parcel) developable (rear parcel can be used for parking/green space)
- ▶ Located just off of the intersection of MD-108 and Georgia Ave, directly behind Olney Village Center
- ▶ Strategically positioned in the heart of Olney's retail and commercial district, in very desirable part of Montgomery Co.
- ▶ 5 minute drive to MD-200 (ICC)
- ▶ Nearby retailers include Giant Food, T.J. Maxx, HomeGoods, Harris Teeter, Chick-fil-A & more
- ▶ Plans and approvals in place to accommodate a 2-story, 11,058 sf ± medical office building on front parcel (see pg. 2)



EXISTING



FOR SALE

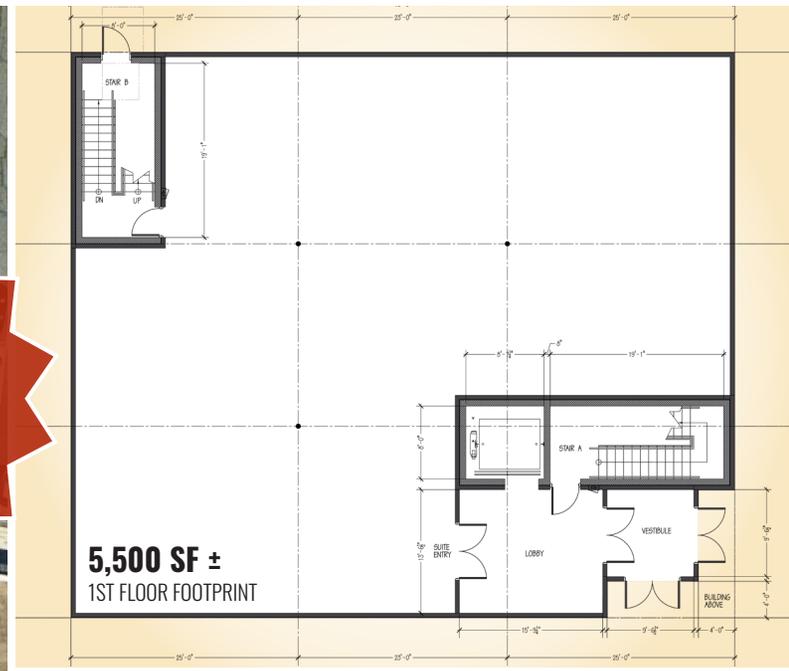
Montgomery County, MD

MEDICAL OFFICE BUILDING CONCEPTUAL

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832



**PLANS & APPROVALS
ALREADY
IN PLACE!**



FOR SALE



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OLNEY TRADE AREA

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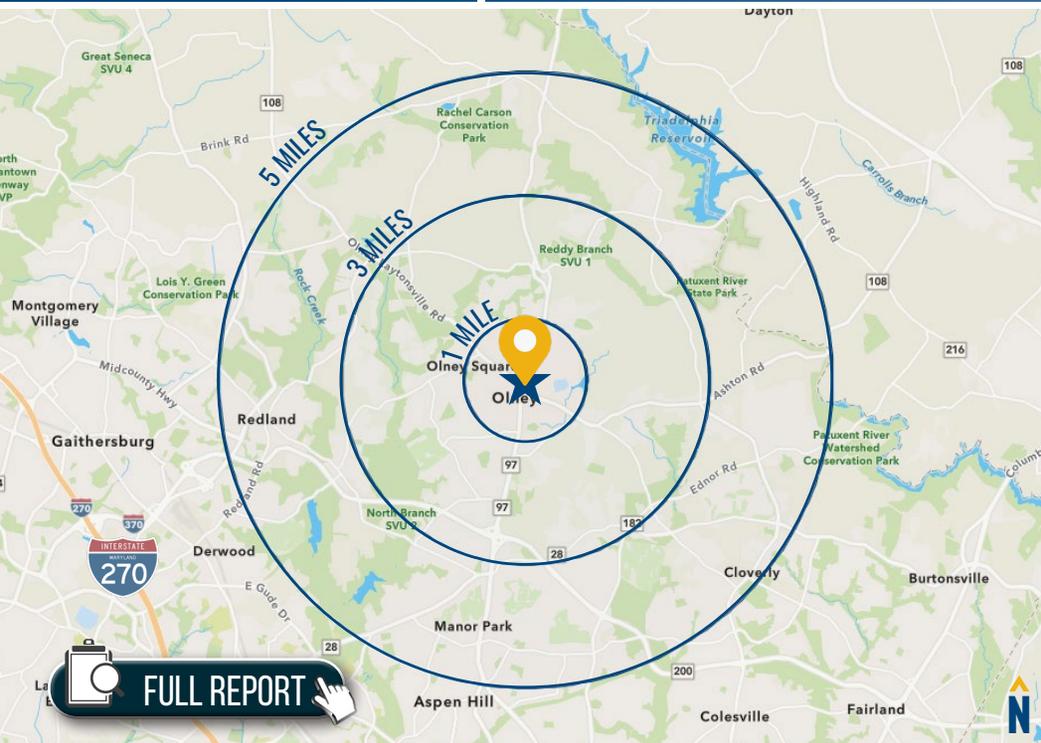


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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION 14,134 1 MILE 41,726 3 MILES 110,467 5 MILES	NUMBER OF HOUSEHOLDS 5,124 1 MILE 14,190 3 MILES 40,155 5 MILES	AVERAGE HH SIZE 2.73 1 MILE 2.90 3 MILES 2.72 5 MILES	MEDIAN AGE 42.2 1 MILE 44.7 3 MILES 46.0 5 MILES
AVERAGE HH INCOME \$172,627 1 MILE \$211,321 3 MILES \$177,707 5 MILES	EDUCATION (COLLEGE+) 84.5% 1 MILE 84.2% 3 MILES 78.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.6% 1 MILE 97.8% 3 MILES 96.8% 5 MILES	DAYTIME POPULATION 13,466 1 MILE 33,163 3 MILES 86,543 5 MILES

51%
SAVVY SUBURBANITES
2 MILES

LEARN MORE

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

16%
PROFESSIONAL PRIDE
2 MILES

LEARN MORE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

14%
PLEASANTVILLE
2 MILES

LEARN MORE

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

8%
ENTERPRISING PROFESSIONALS
2 MILES

LEARN MORE

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME