



FOR **SALE**

# COMMERCIAL LOT IN GAITHERSBURG

436-438 DIAMOND AVENUE | GAITHERSBURG, MARYLAND 20877



**.345  
ACRES**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- .345 Acre commercial lot
- Two (2) existing curb cuts into the lot
- Prime location centrally located in Gaithersburg's retail/commercial district
- Over 1,000 apartment units within 1 mile
- Walking distance to/from the Gaithersburg MARC train station
- Easy access to Route 355 (S. Frederick Avenue), I-270 and Route 200 (Intercounty Connector)
- CBD (Central Business District) zoning:  
*City of Gaithersburg, MD:* Intended to foster revitalization by promoting a desirable mix of commercial, office and residential uses, and giving incentives and providing public amenities, for attracting of a variety of leisure uses and activities to meet the needs and requirements of residents, workers, as well as shoppers and visitors to Olde Towne

LOT SIZE:

.345 ACRES ±

TRAFFIC COUNT:

12,961 AADT (E. DIAMOND AVE)

ZONING:

CBD (CENTRAL BUSINESS DISTRICT)

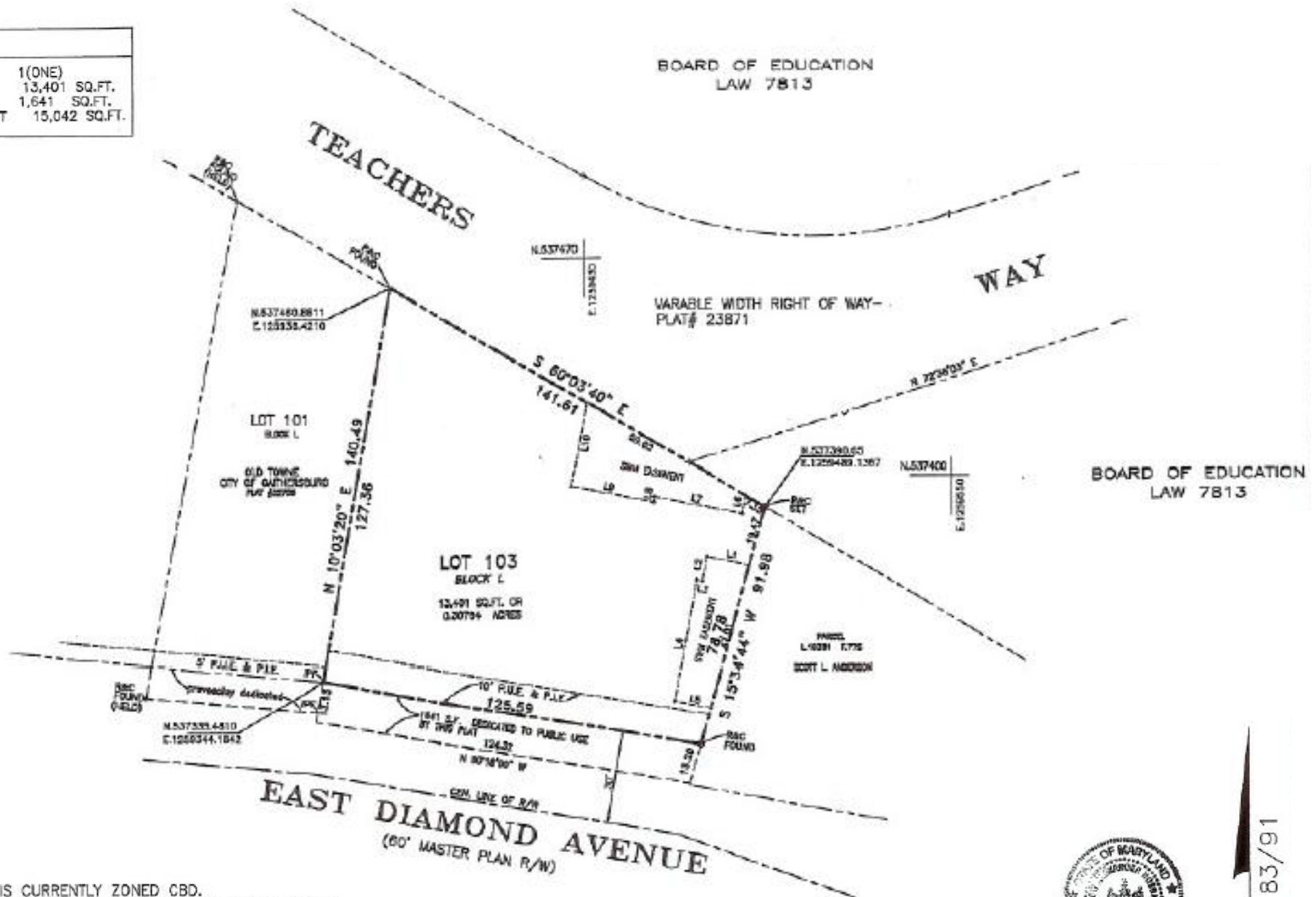
SALE PRICE:

\$925,000



# RECORD PLAT

AREA TABULATION	
NUMBER OF LOTS	1(ONE)
AREA OF LOT 103	13,401 SQ.FT.
AREA OF DEDICATION	1,641 SQ.FT.
TOTAL AREA THIS PLATT	15,042 SQ.FT.



**NOTES:**

1. THIS PROPERTY IS CURRENTLY ZONED CBD.
2. THIS PLAT IS FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
3. THIS PROPERTY IS SHOWN ON TAX MAP NO. FT61 AS A PARCEL 007.
4. THE PROPERTY WSSC GRID- 223NW09.
5. THE BEARING AND DISTANCE ARE ROTATED TO MARYLAND STATE PLANE NAD 83/91.



NAD 83/91

# LOCAL BIRDSEYE



INTERSTATE 270

355

S FREDERICK AVE

GAITHERSBURG CITY HALL

Barrons  
SAINTS ROW  
SR  
DRIFT COLLECTIVE

CROSSINGS  
AT OLDE TOWNE

GAITHERSBURG  
MARC

LC  
Dof Jorge's Restaurant  
The Maryland Latin American Center

GAITHERSBURG STATION APARTMENTS

GAITHERSBURG ELEM. SCHOOL

GAITHERSBURG MIDDLE SCHOOL

SITE

Public Storage

12,961 AADT

E DIAMOND AVE

TEACHERS WAY

ASHLEY  
carter's  
ROSS  
Habit  
BOURBON  
POPELLE & PIZZA  
claire's  
tropical CAFE  
Tanera  
BREAD

AutoZone  
IHOP

Walmart

Burlington  
m's club

99 RANCH MARKET

270





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



23,323

149,399

286,385

## DAYTIME POPULATION



21,858

170,463

298,303

## AVERAGE HOUSEHOLD INCOME



\$110,716

\$132,754

\$150,978

## NUMBER OF HOUSEHOLDS



8,355

54,886

103,005

## MEDIAN AGE

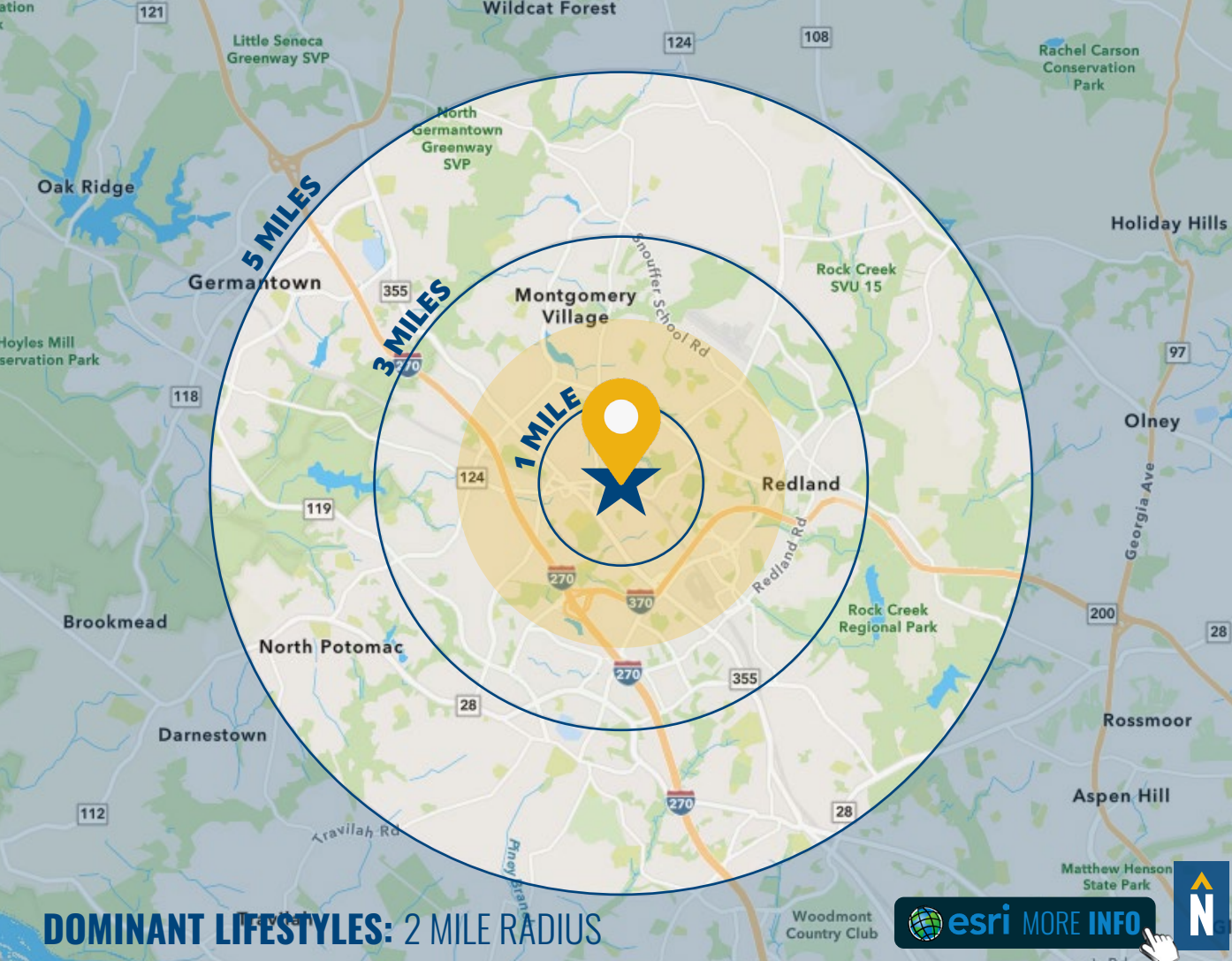


36.6

37.4

38.2

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri [MORE INFO](#)

**42%**  
ENTERPRISING  
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

**8%**  
PLEASANTVILLE



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.

Median Age: **42.6**  
Median Household Income: **\$92,900**

**6%**  
DIVERSE  
CONVERGENCE



This densely settled urban community contains a rich blend of cultures. They are hardworking consumers, striving to get ahead. These residents appreciate nature and style; which typically reflect their youth and children.

Median Age: **32.8**  
Median Household Income: **\$46,500**

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN:

**ANNAPOLIS**

**BALTIMORE**

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