

FOR LEASE

 Montgomery County, MD

16620 GEORGIA AVENUE

OLNEY, MARYLAND 20832

AVAILABLE

11,700 sf

ZONING

R-200

TRAFFIC COUNT

30,671 AADT

RENTAL RATE

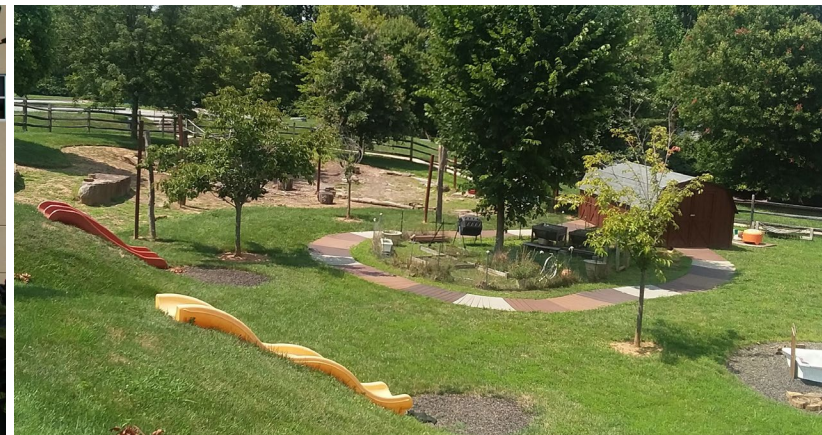
\$16.00/sf, NNN

TERM

5 - 10 years

HIGHLIGHTS

- ▶ 8 classrooms
- ▶ Open multi-purpose room with moveable partitions
- ▶ Large outdoor play area
- ▶ Close proximity to the Intercounty Connector (ICC)/ MD 200



Adam Nachlas, SIOR | Senior Vice President

443.798.9343

anachlas@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

FOR LEASE
Montgomery County, MD

PHOTOS
16620 GEORGIA AVENUE | OLNEY, MARYLAND 20832



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Adam Nachlas, SIOR | Senior Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

☎ 443.798.9343

✉ anachlas@mackenziecommercial.com

FOR LEASE



Montgomery County, MD

FLOOR PLAN

16620 GEORGIA AVENUE | OLNEY, MARYLAND 20832



FOR LEASE
Montgomery County, MD

AERIAL
16620 GEORGIA AVENUE | OLNEY, MARYLAND 20832



FOR LEASE



Montgomery County, MD

DEMOGRAPHICS

16620 GEORGIA AVENUE | OLNEY, MARYLAND 20832

DEMOGRAPHICS

1 mile 3 miles 5 miles



Total Population

5,964 73,914 182,020



Male Population

2,946 34,242 87,731



Female Population

3,018 39,672 94,288



Number of Households

2,108 28,256 62,726



Average Household Size

2.82 2.59 2.87



Population Age Under 14

15.7% 15.8% 17.3%



Average Household Income

\$223,688 \$145,862 \$143,510



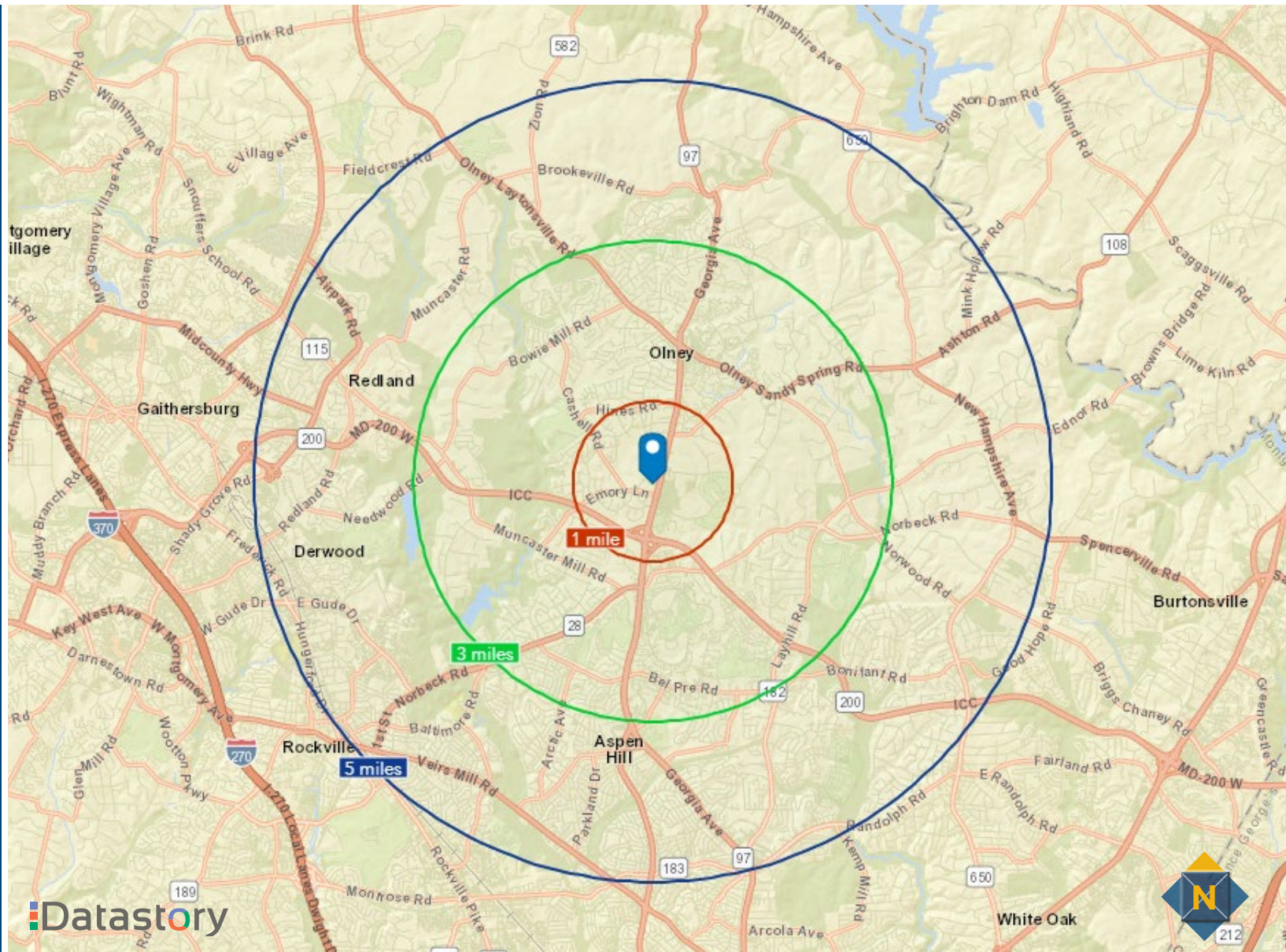
Daytime Population

5,218 64,772 161,021



Avg. Education Spending

\$5,088 \$2,979 \$3,038



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Adam Nachlas, SIOR | Senior Vice President

443.798.9343

anachlas@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

FOR LEASE



Montgomery County, MD

DRIVE TIMES

16620 GEORGIA AVENUE | OLNEY, MARYLAND 20832

