



441 N FREDERICK ROAD

GAITHERSBURG, MARYLAND 20877

FOR
**LEASE/
SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Stand Alone Opportunity
- Free surface parking lot
- Numerous walkable amenities
- Easy access to I-270
- Great visibility and access to 355
- Located in an Opportunity Zone
- Accross the street from Sam's Club and Chic-fil-A
- Rear and front entrance
- Storage Available
- Just under 6,000 apartment units within a 5-10 minute walk to site

AVAILABLE:

3,283 SF

TRAFFIC COUNT:

33,941 AADT (N FREDERICK AVE)

PARKING:

ON SITE (12 SPACES)

SALE PRICE:

INQUIRE FOR PRICE

RENTAL RATE:

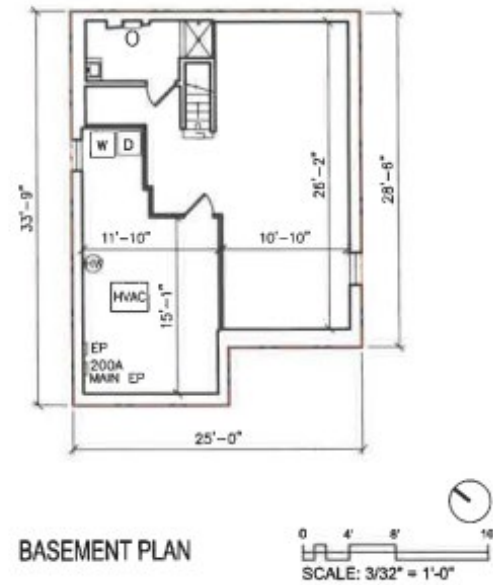
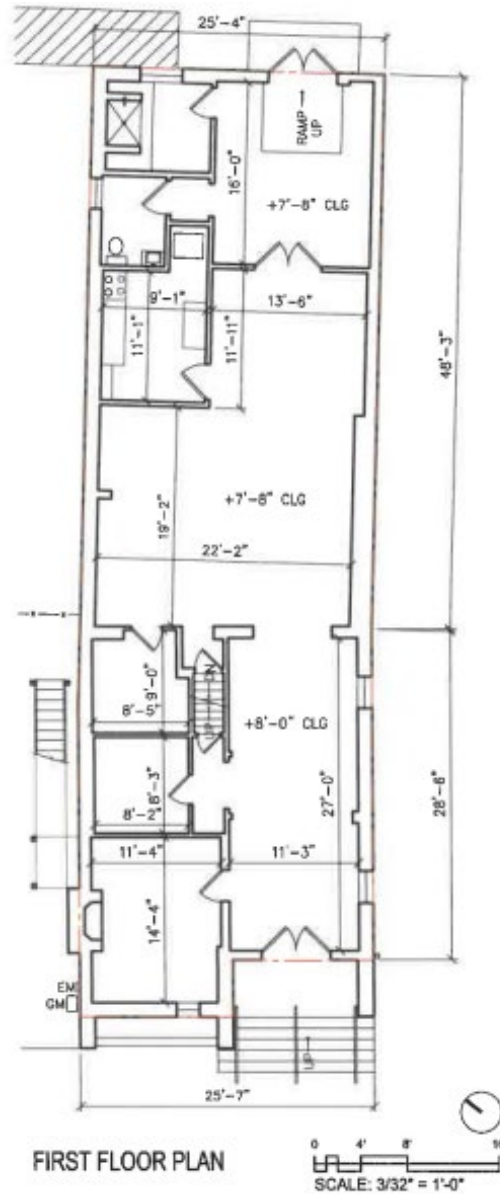
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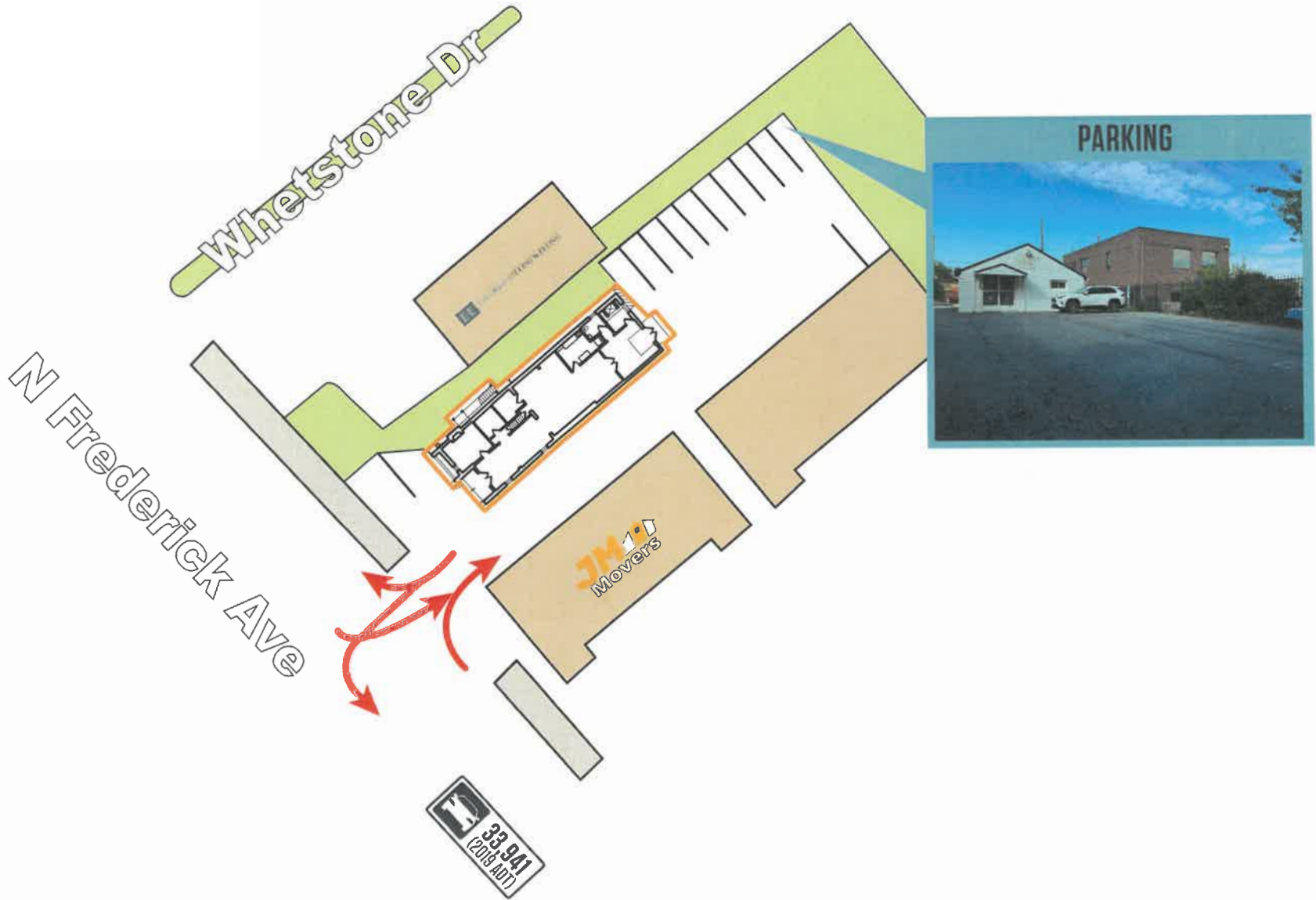
GOOGLE STREET VIEW



FLOOR PLAN



SITE PLAN



LOCAL BIRDSEYE



WASHINGTON NATIONAL PIKE

MONTGOMERY COUNTY
FAIRGROUNDS

Gaithersburg Square



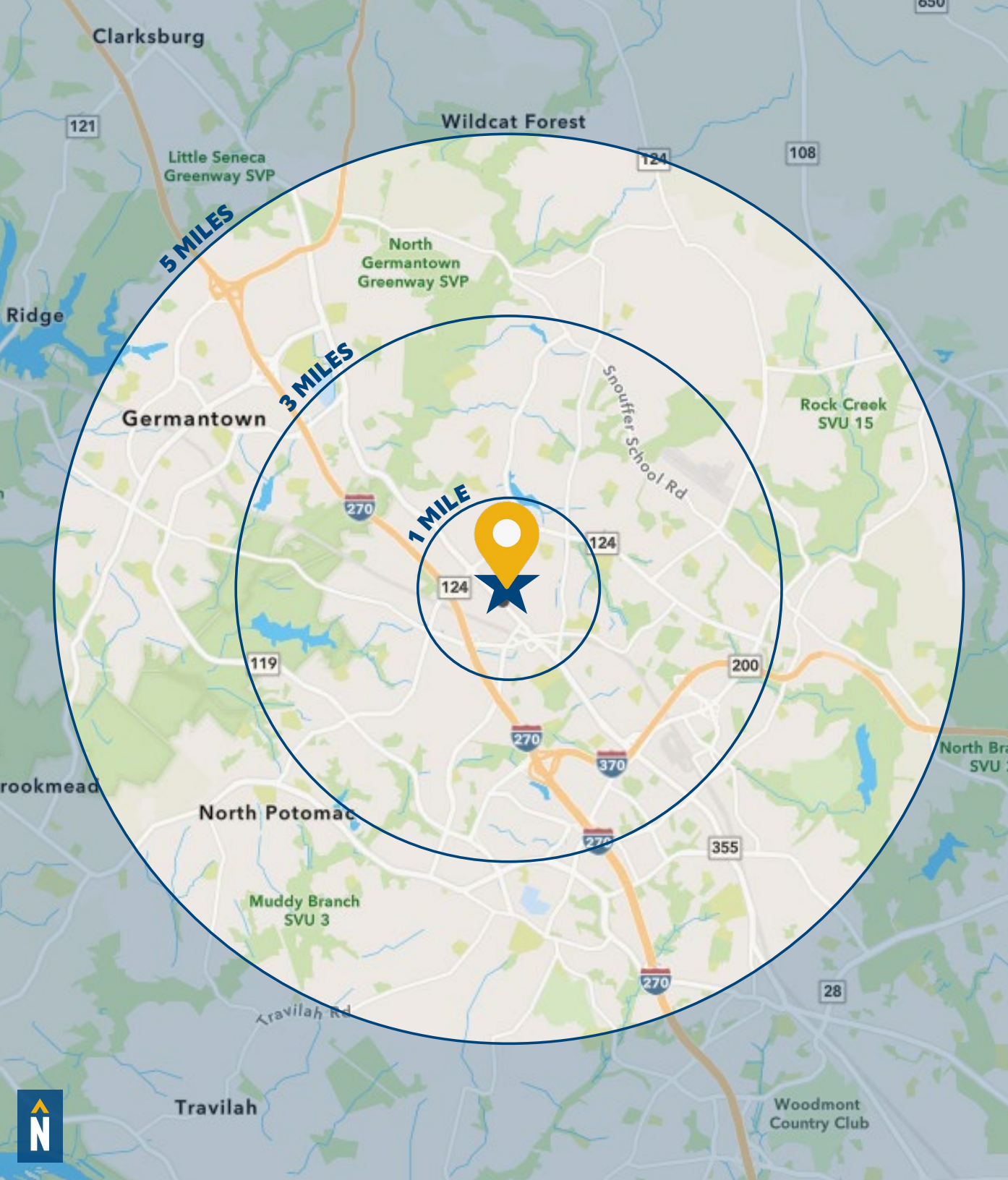
39,941 AADT

N FREDERICK AVE

SITE

355





DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



26,347

161,886

305,810

DAYTIME POPULATION



34,175

155,714

302,213

AVERAGE HOUSEHOLD INCOME



\$92,327

\$131,062

\$148,935

NUMBER OF HOUSEHOLDS



9,899

58,829

109,820

MEDIAN AGE



36

37

37.7

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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