

232 Main Street

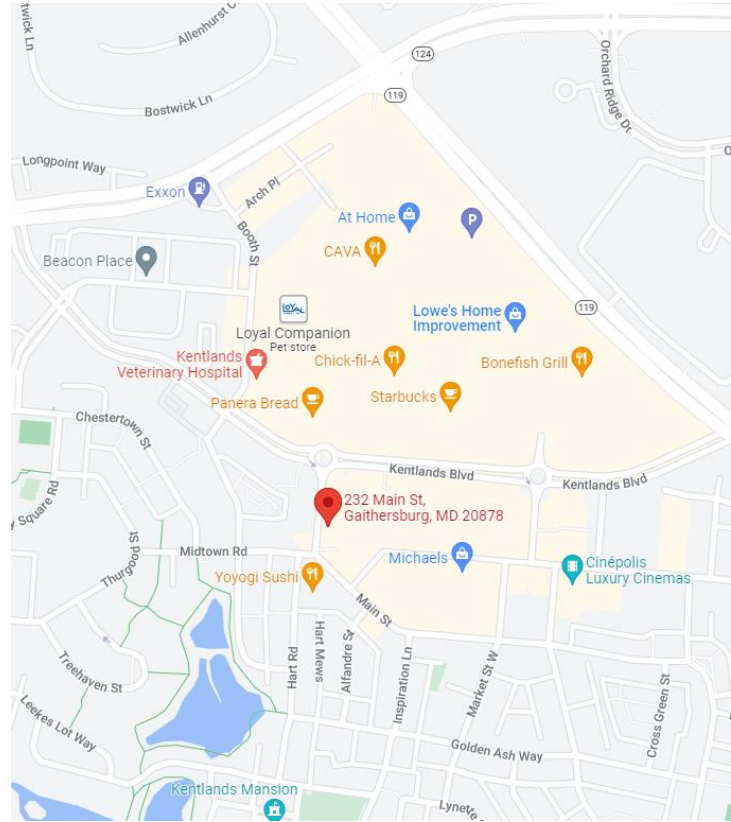
Gaithersburg, MD 20878

Retail and Office for Lease

CapStar
Commercial Realty



438 N Frederick Ave # 450 Gaithersburg, MD



1st Floor Retail Space

Asking Rent:	\$33.00/SF
Space Size:	900 SF
Lease Type:	NNN
Est. NNN Exp.:	\$5.00/SF + Utilities
Lease Term:	5-10 Years

Lower-Level Retail/ Office Space

Asking Rent:	\$18.00/SF
Space Size:	900 SF
Lease Type:	NNN
Est. NNN Exp.:	\$5.00/SF + Utilities
Lease Term:	5-10 Years

Presented By:

Richard Huang

C: 541-580-3278

rhuang@capstarco.com

John Lin

C: 240-644-2317

Jlin@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced and are not necessarily to scale. All information should be verified prior to purchase or lease.

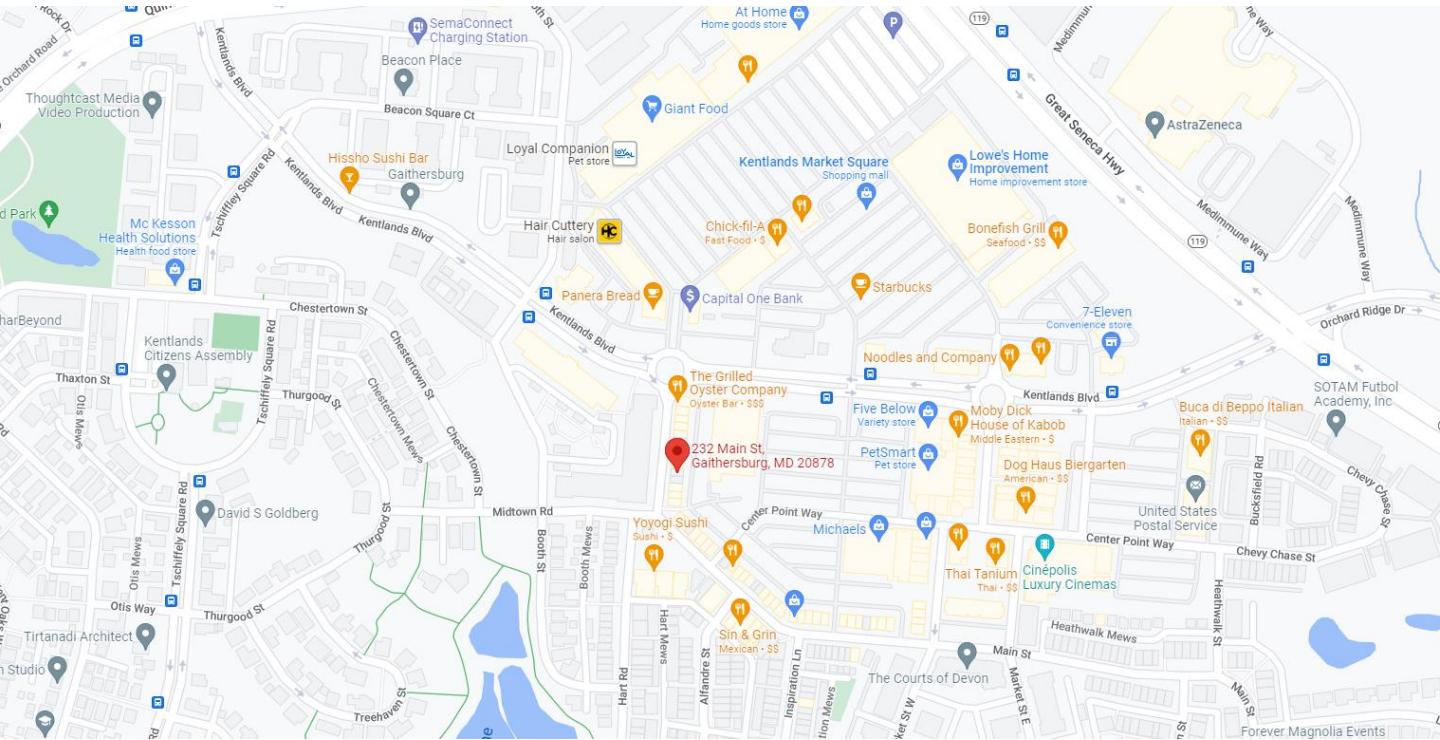
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Location Description

The property is located in Kentlands, one of the finest neighborhood in Gaithersburg. It is at 232 Main Street, between Kentlands Blvd and Midtown Rd. Minutes to Route 119 (Great Seneca Hwy) and Route 124 (Quince Orchard Rd). It is 9 mins or 3.8 miles away from I-270. It is close to Kentlands Square Shopping Center, Kentlands Market Square, and Kentlands Place. These shopping centers are anchored by Giant Food, At Home, Lowe's Home Improvement, Party City, Whole Food Market, Michaels, PetSmart, Cinopolis Luxury Cinemas, Orangetheory Fitness, and more. It is 10 mins or 3 miles away from RIO Lakefront.

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MARKET ANALYSIS

Demographics

	1 mile	3 miles
Population	16,233	108,269
Households	6,310	39,805
Median Age	42.1	39.7
Median HH Income	\$145,391	\$105,760
Daytime Employees	9,338	64,644
Population Growth 2022-2027	-0.71%	1.52%
Household Growth 2022-2027	-0.62%	1.54%

Market Rent 2022 Q2

Washington DC	Gaithersburg	232 Main Street
\$38.69 / SF	\$28.37 / SF	\$18.00-33.00 / SF

Property Highlights

- The property is within the City of Gaithersburg MXD zoning.
- Front and Back Level Entrances.
- Easy access to I-270, Route 119, Route 124, and Route 28.
- Surface Off-street Parking and Street Parking available.

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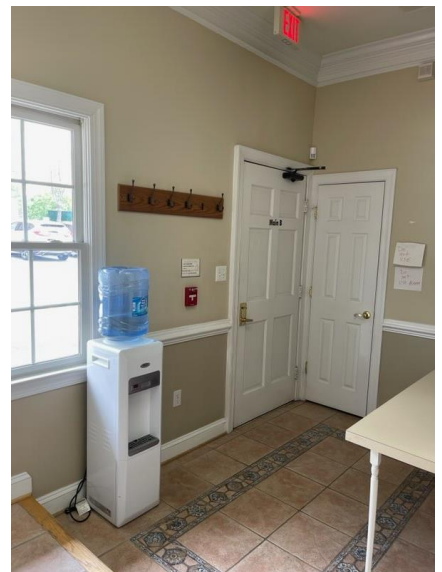
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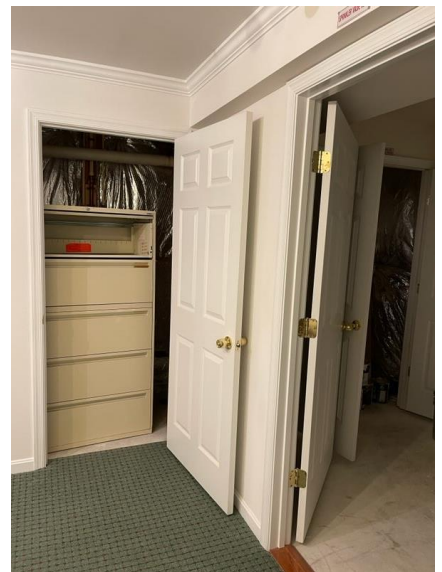
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Lower-Level Retail/Office



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