

FOR LEASE

Montgomery County, MD

CONCEPTUAL
ONLY

NEW MEDICAL OFFICE

18201 HILLCREST AVENUE | OLNEY, MD 20832

PRE-LEASING
NOW UNDERWAY!

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NEW MEDICAL OFFICE BUILDING

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832

BUILDING SIZE

10,220 SF ± (2 stories)

LOT SIZE

.52 Acres ±

ZONING

CRT (Commercial Residential Transitional)

DELIVERY DATE

2nd Quarter 2024 (Anticipated)

RENTAL RATE

\$42.75 psf, Net of Utilities

HIGHLIGHTS

- ▶ New construction that can accommodate up to 10,220 sf ± of medical office on two floors
- ▶ 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
- ▶ 5 minute drive to MD-200 (ICC)
- ▶ Nearby retailers include Giant Food, T.J. Maxx, Sally Beauty, HomeGoods, Chick-fil-A & more!



CONCEPTUAL
ONLY

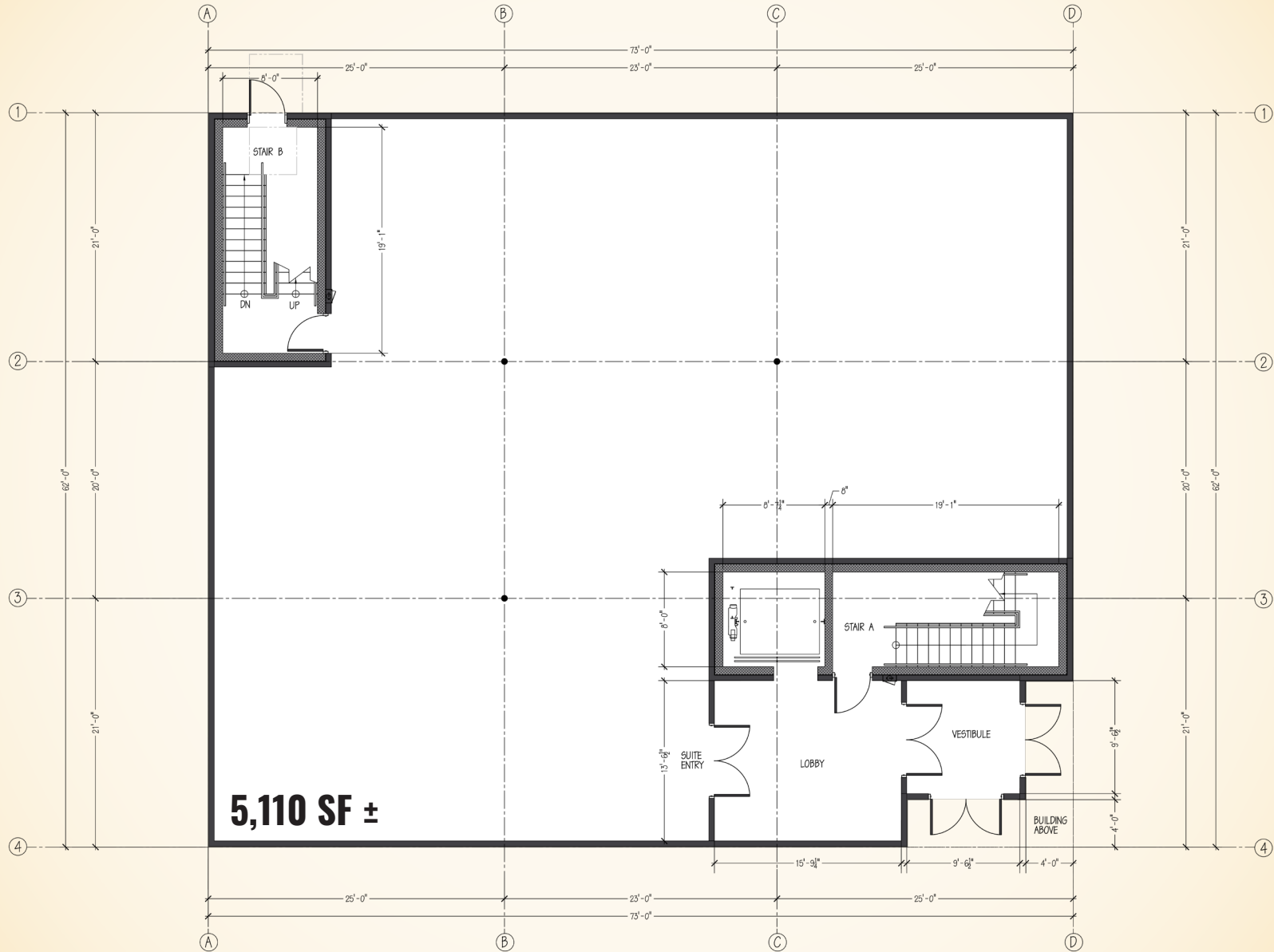


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1ST FLOOR PLAN (CONCEPTUAL)

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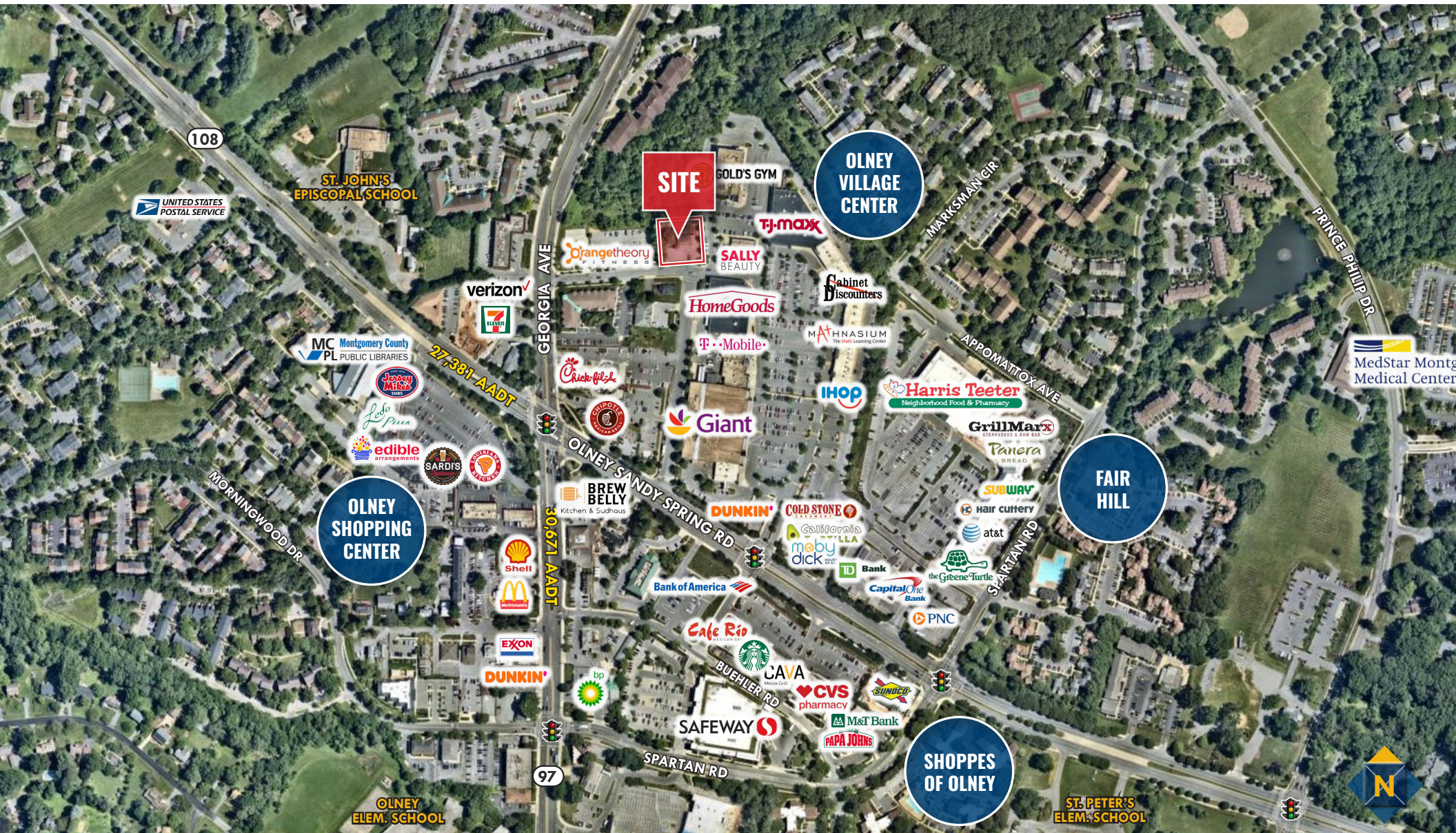


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OLNEY TRADE AREA

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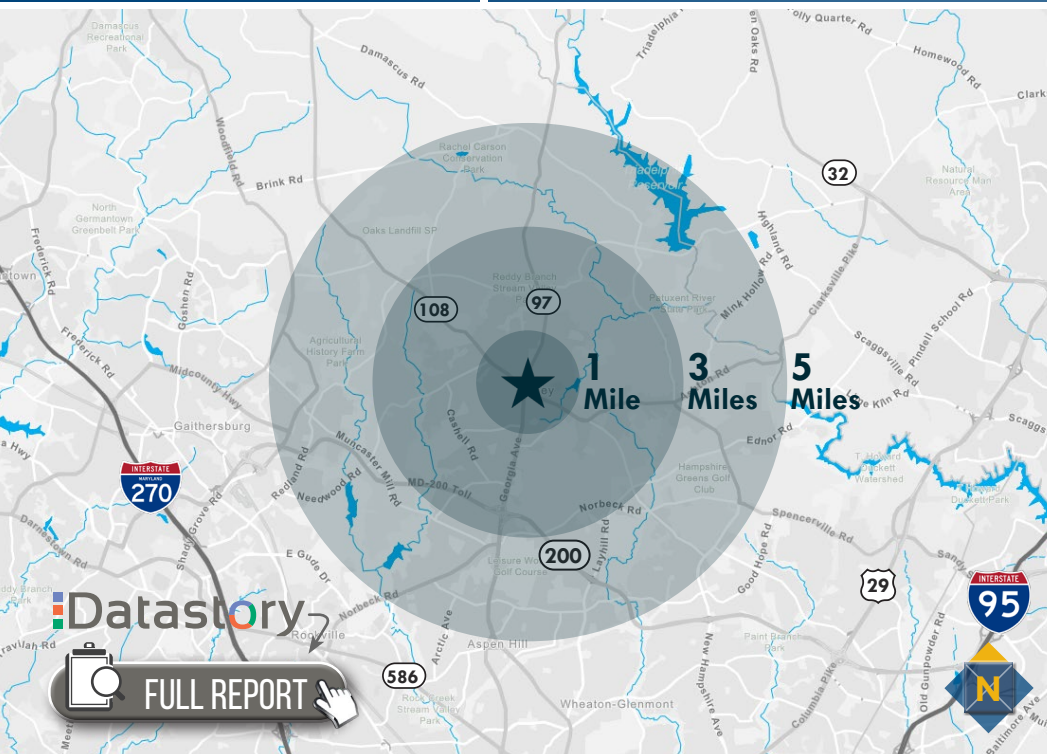


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LOCATION / DEMOGRAPHICS (2020)

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832



RESIDENTIAL POPULATION 14,054 1 MILE 41,182 3 MILES 107,600 5 MILES	NUMBER OF HOUSEHOLDS 5,035 1 MILE 14,070 3 MILES 39,264 5 MILES	AVERAGE HH SIZE 2.78 1 MILE 2.91 3 MILES 2.71 5 MILES	MEDIAN AGE 41.6 1 MILE 44.4 3 MILES 45.6 5 MILES
AVERAGE HH INCOME \$156,184 1 MILE \$186,022 3 MILES \$157,060 5 MILES	EDUCATION (COLLEGE+) 86.7% 1 MILE 84.9% 3 MILES 78.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.2% 1 MILE 91.6% 3 MILES 90.4% 5 MILES	DAYTIME POPULATION 14,102 1 MILE 37,969 3 MILES 94,976 5 MILES

53% SAVVY SUBURBANITES
2 MILES

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

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15% PROFESSIONAL PRIDE
2 MILES

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

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14% PLEASANTVILLE
2 MILES

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

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9% ENTERPRISING PROFESSIONALS
2 MILES

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

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GINNY VERNICK

VICE PRESIDENT
MACKENZIE RETAIL, LLC

410.953.0368

GVERNICK@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 410 Severn Avenue | Annapolis, Maryland 21403 • www.MACKENZIECOMMERCIAL.com

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