



Neighborhood Retail Center
fronting heavily trafficked
East Gude Drive
(32,917 VPD)

Major Renovations:

PHASE 1:

Site improvements,
Circulation enhancements,
Additional curb-cut on E. Gude Dr
COMPLETE

PHASE 2:

Renovation of retail façade,
Storefronts along E. Gude Dr,
Construction of self-storage facility
behind retail strip

COMMENCED 01/2023



Pre-Renovation images, fronting E. Gude Drive

Available Space:

| UNIT | SIZE | RATE | CONDITION | AVAILABLE |
|------------|----------|-------------|-----------|--------------|
| 1300-1302* | 3,000 SF | \$35.00 NNN | Shell | June 1, 2023 |
| 1312 | 1,500 SF | \$35.00 NNN | Shell | June 1, 2023 |

** Units can be subdivided*

For Leasing Opportunities Contact:

Greg Klein Office: 301.795.1450 • GKlein@PromarkPartners.com

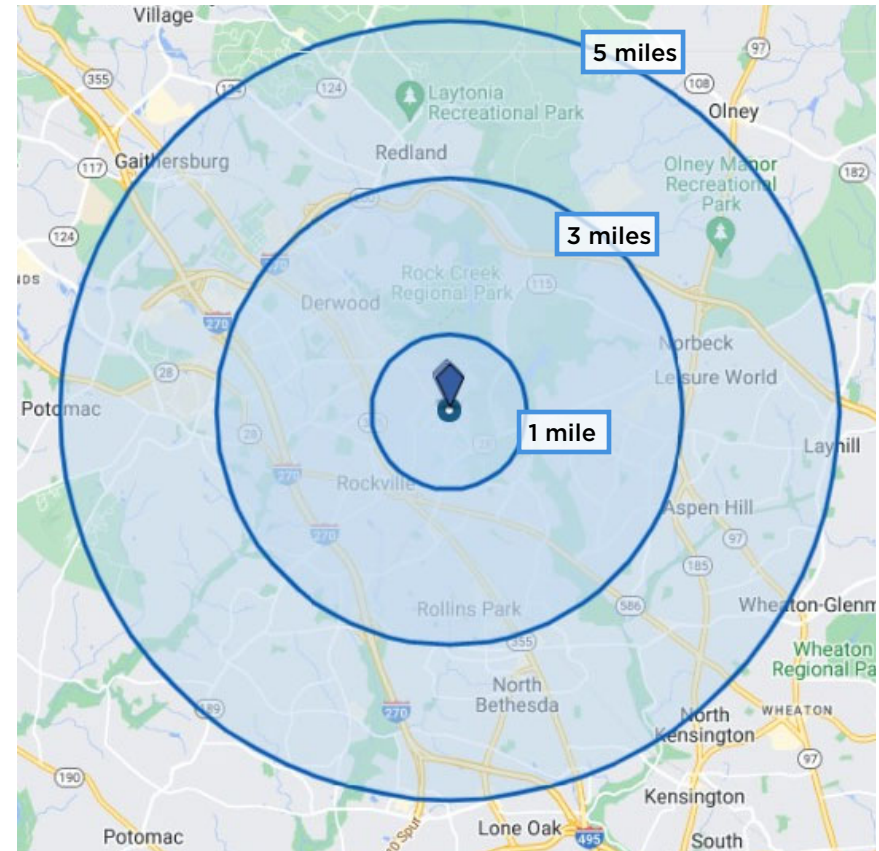
451 Hungerford Drive • Suite 700 • Rockville, MD 20850 • 301.795.1400 • www.PromoarkPartners.com

2022 Demographics

| | 1 mile | 3 miles | 5 miles |
|-------------------------|-----------|-----------|-----------|
| Population | 5,207 | 104,337 | 333,147 |
| Daytime Employment | 8,073 | 72,047 | 165,744 |
| Households | 1,649 | 38,418 | 121,499 |
| Avg Household Income | \$118,702 | \$138,492 | \$134,067 |
| Median Household Income | \$88,976 | \$110,963 | \$103,644 |
| Median Age | 38.5 | 41.3 | 41.2 |

2022 Daily Traffic Counts

| Collection Street | Cross Street | Traffic | Distance fr Property |
|-------------------|-----------------|---------|----------------------|
| East Gude Drive | - | 32,717 | 0.04 mi |
| Southlawn Ln | Lofstrand Ln SW | 7,929 | 0.12 mi |
| Southlawn Lane | Lofstrand Ln SW | 7,896 | 0.12 mi |
| Southlawn Ln | E Gude Dr S | 10,729 | 0.19 mi |
| Southlawn Ln | Lofstrand Ln NE | 7,383 | 0.25 mi |
| E Gude Dr | Taft St NW | 38,495 | 0.31 m |



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