Shady Grove Pad Site

8645 Zetts Avenue, Gaithersburg, MD 20877

OVERVIEW

Premier pad site situated near one of the busiest intersections in Montgomery County is now available for lease. Nestled in the dynamic submarket of Northern Rockville and moments away from Gaithersburg, this area features an abundance of office supply (14M sq. ft.), retail (2.8M sq. ft.), and a dense population of 135,184 within a 3-mile radius. Further, the pad site offers outstanding signage and visibility on the highly trafficked Shady Grove Road with convenient access to I-370, I-270, and Route 355.

CENTER TYPE

Pad Site
0.57 AC

TRAFFIC COUNTS

Shady Grove Rd – 40,450 VPD
Route 355 – 44,372 VPD

COUNTY

Montgomery County

JOIN NEARBY

QDOBA MEXICAN EATS
allcare
DUNKIN' DONUTS
BURGER KING
Checkers CRAZY GOOD FOOD

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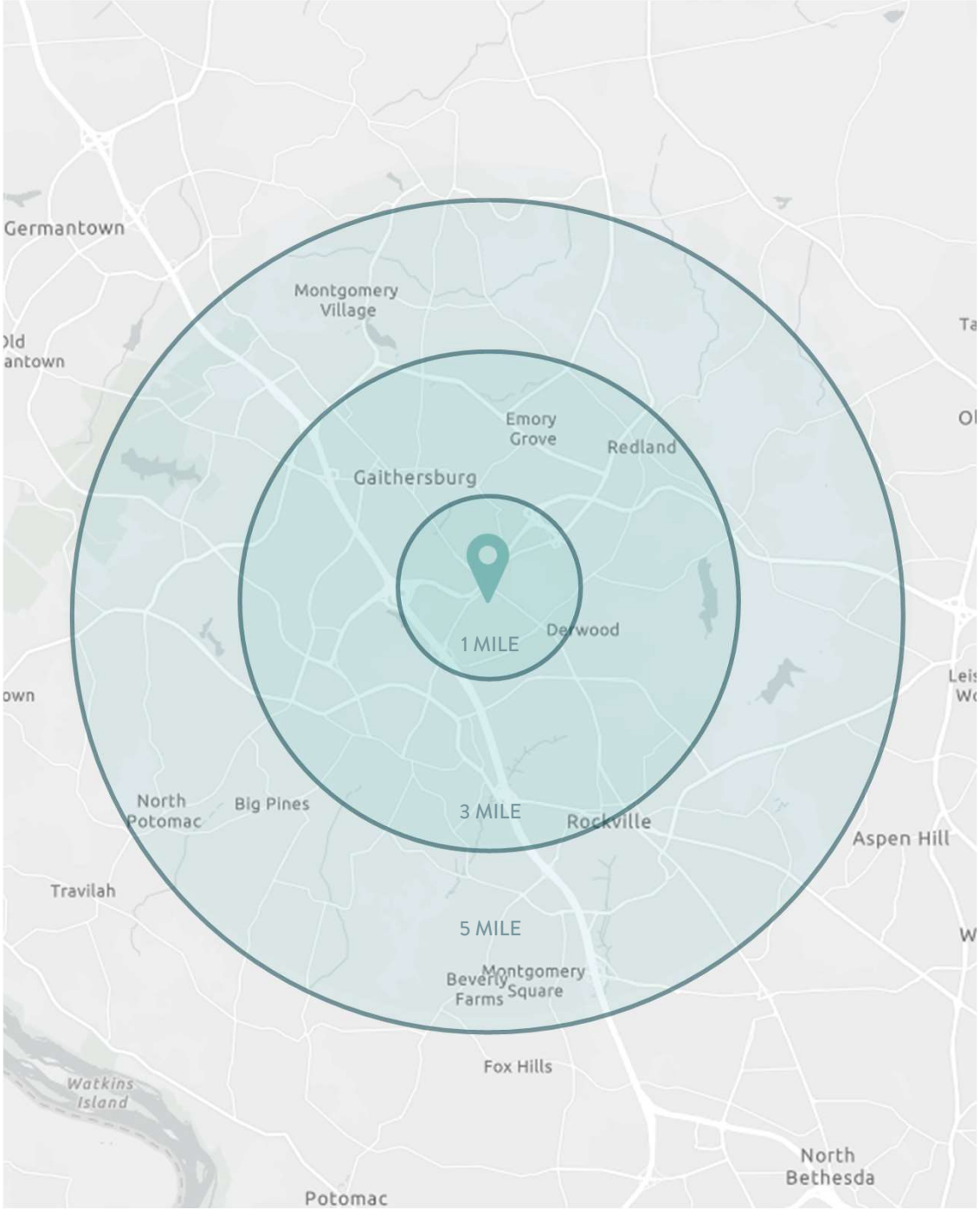
CONTACT US

301.657.7330
leasing@willardretail.com
willardretail.com

WILLARD



DEMOGRAPHICS

1, 3, 5-MILE RADIUS

RADIUS	HH INCOME	MEDIAN AGE	HOUSEHOLDS	POPULATION
1 Mile	$140,255	41.3	5,439	13,294
3 Mile	$130,713	38.0	49,538	135,184
5 Mile	$149,341	39.3	101,984	286,410

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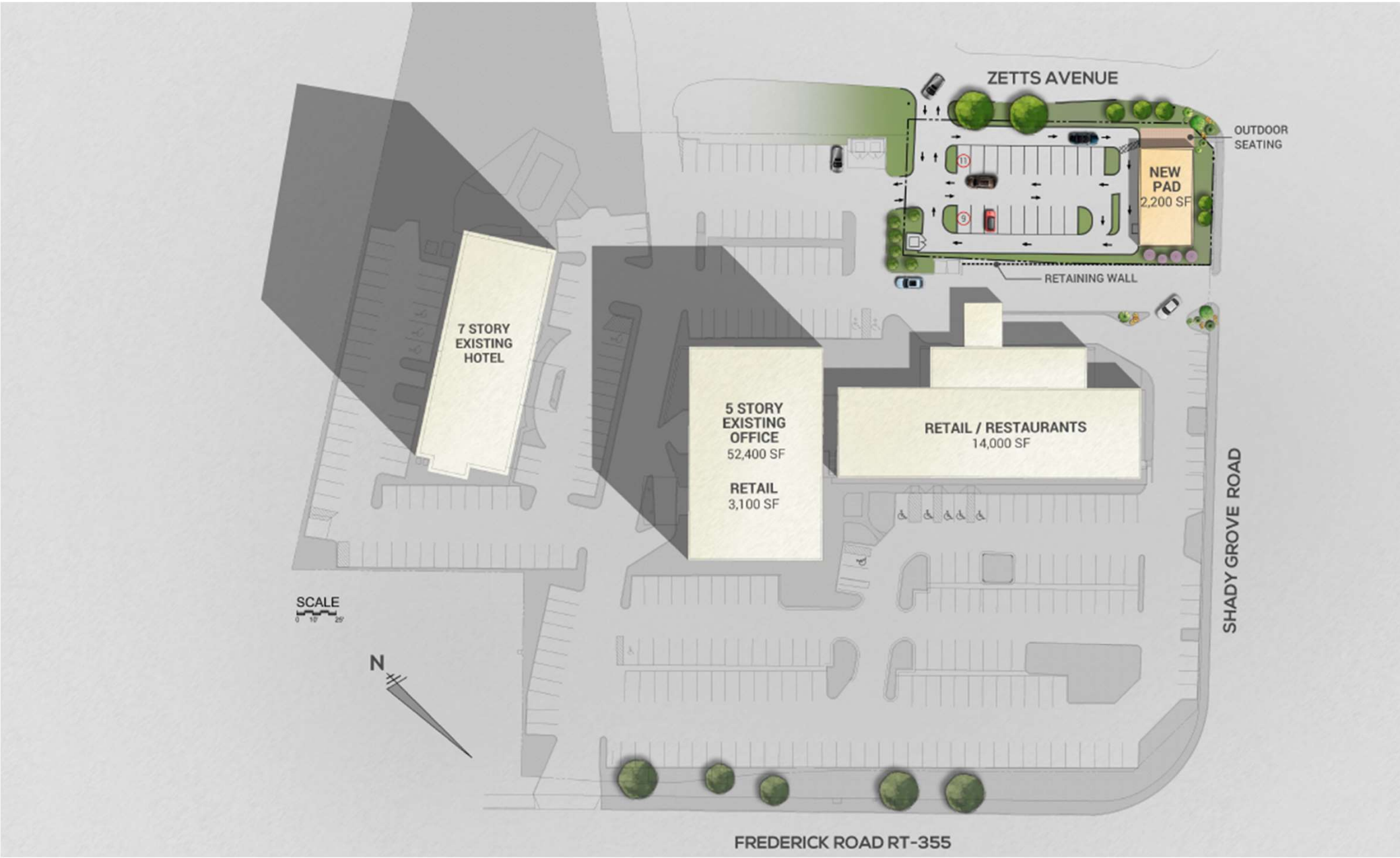
Potential Layout



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