

KENTLANDS MARKET SQUARE

GAITHERSBURG, MARYLAND





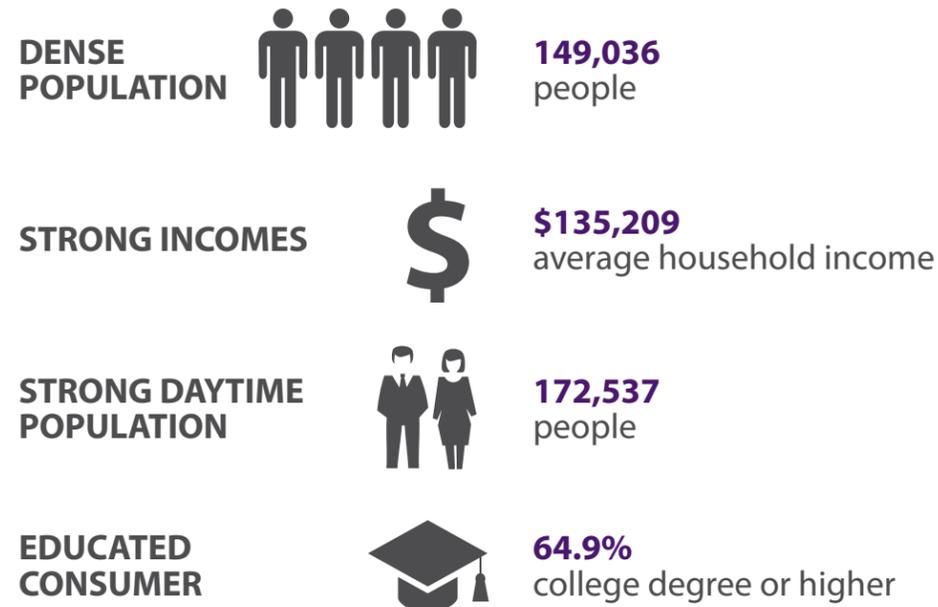
Kentlands Market Square

H&R Retail and Kimco Realty are proud to present Kentlands Market Square, located in Montgomery County, MD. Kentlands Market Square is the premier retail and dining destination in the Gaithersburg market.

Location:

- Whole Foods anchored shopping center conveniently located in the heart of the Kentlands trade area.
- In September 2019, Cinopolis opened its first theater in the Washington, DC Metro market at Kentlands Market Square.
- Excellent daytime population with over 172,537 people in the primary trade area.
- 250,000 square foot restaurant and retail shopping center.
- Proven retail and restaurant sales in high volume retail trade area.

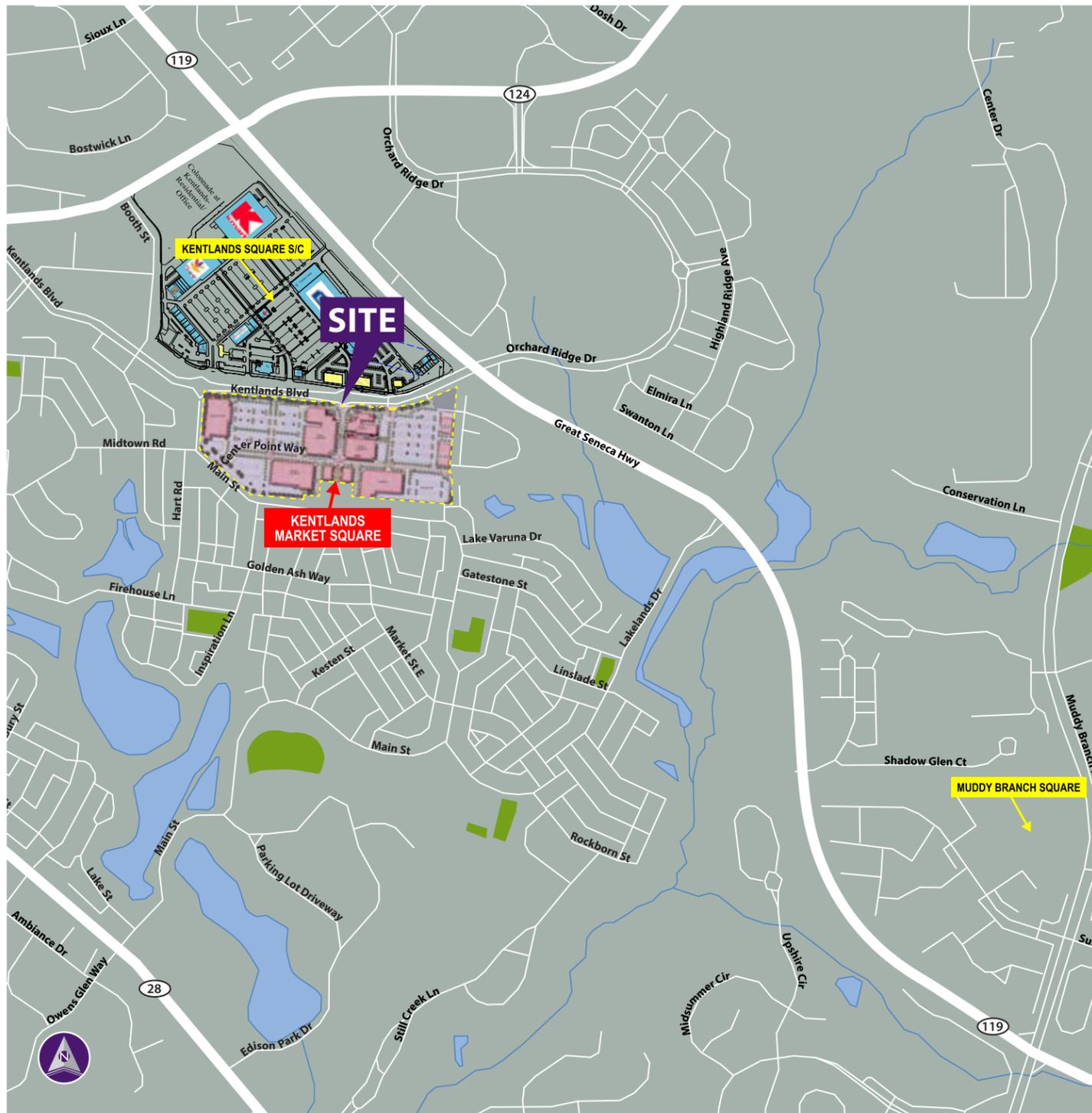
The Market: Excellent demographics within the trade area



37.7 Million SF of Retail GLA in Gaithersburg, MD market



\$1.89B Total retail expenditure in the primary trade area



Kentlands Market Square

Kentlands Market Square is centrally located in the heart of the residential, office, and retail market in Gaithersburg, MD. Kentlands Market Square is anchored by Whole Foods, Michael's, Petsmart and Cinépolis with over 250,000 square feet of retail GLA. It is the premier neighborhood shopping destination with over 140,000 people located in the primary retail trade area.



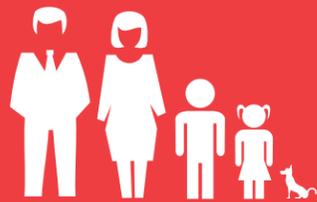
ESTABLISHED RETAIL



CHAINLINKS
RETAIL ADVISORS

PRIMARY TRADE AREA HIGHLIGHTS

54,511



HOUSEHOLDS

172,537



DAYTIME POPULATION

149,036



POPULATION

\$135,209

AVERAGE HOUSEHOLD INCOME

SITE



GERMANTOWN

ROCKVILLE

CURRENT SITE PLAN



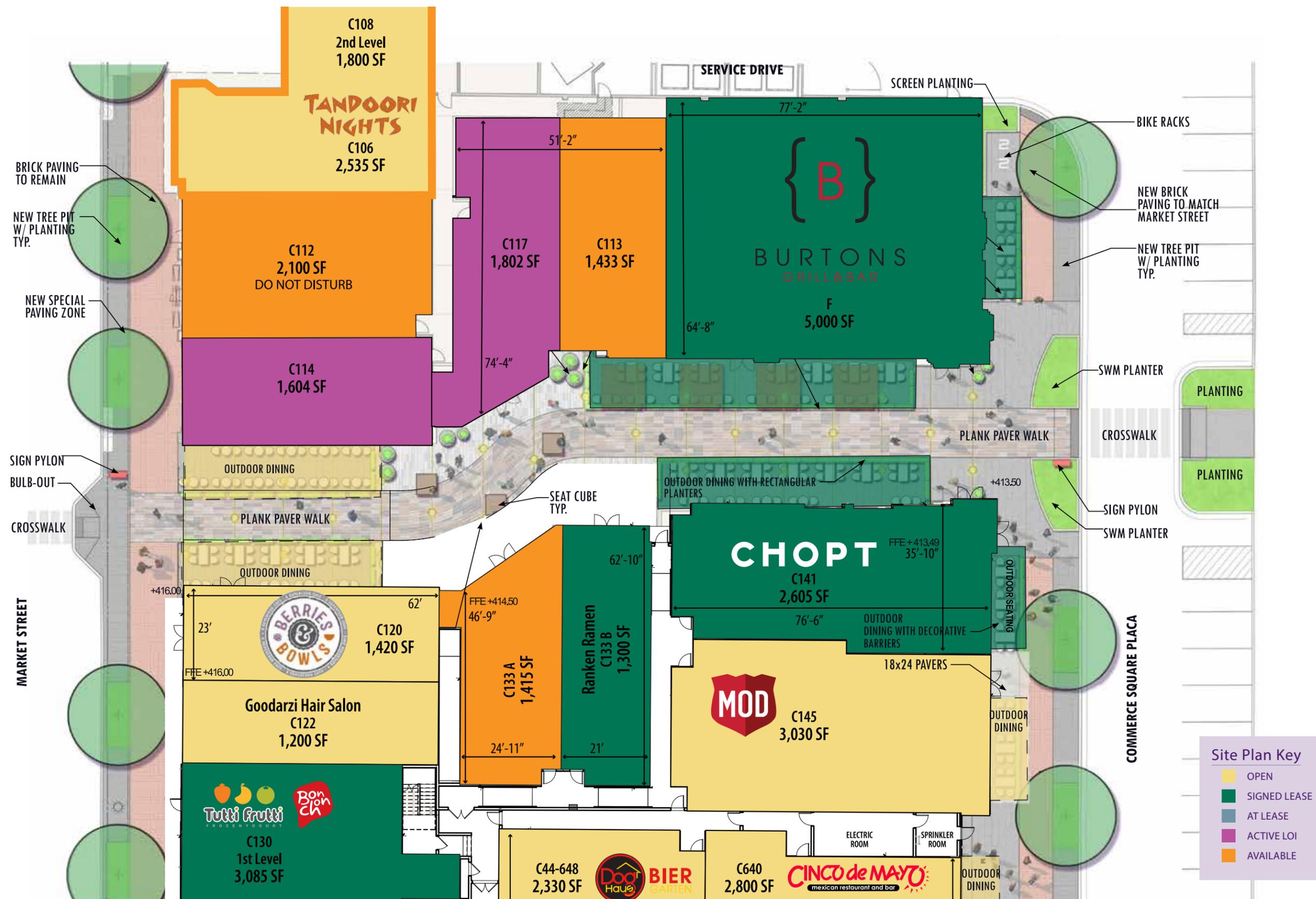
UNIT	TENANT	SIZE
A115	Kentlands Dentistry	1,800
A136	Whole Foods Market	35,868
B105	Moby Dick	1,575
B107	Next Day Blinds Corporation	1,612
B109	AT&T Wireless	1,200
B109A	Daviko Gems, Inc.	1,200
B111	Bath & Floor Stiles, Inc.	1,676
B113	Occasions Boutique	1,200
B115	AVAILABLE (2nd Level)	1,800
B119	Games Workshop	900
B121	Starbucks Coffee	2,017
B200	Floor Rio - Abbey Carpet	3,000
B202	Five Below	7,500
B220	PetSmart	18,741
B706	Kenaki - Sushi Counter	1,875
B718	Colonial Opticians	1,782
B720	Sport Clips	1,019
B724	Allure Nails	2,544
C106	Tandoori Nights	2,535
C108	AVAILABLE (2nd Level)	1,515
C112	AVAILABLE (do not disturb)	2,100
C113	AVAILABLE	1,433
C114	Active LOI	1,604
C117	Active LOI	1,802
C120	Berries & Bowls	1,420
C122	Goodarzi Hair Salon	1,200
C130	Tutti Fruiti & Bon Chon	3,085
C133 A	AVAILABLE	1,415
C133 B	Ranken Ramen	1,300
C141	Chopt	2,605
C145	MOD Pizza	3,030
C178	Mattress Warehouse	5,000
C640	Cinco de Mayo	2,800
C644-648	Dog Haus Bier Garten	2,330
C653	Salon Lofts (2nd Level)	3,614
F	Burton's Grill	5,000
D201	Active LOI	1,925
D205	Foundry Fitness	1,896
D209	Tea Spa Wellness Center	1,322
D211	Karl E. Lee, D.M.D., P.C.	1,197
D215	My Big Finds	2,286
D217	Two Left Feet Dance, LLC	1,157
D801	Goldfish Swimschool	8,628
D815	Michaels	23,296
E621	Pacifica Café	2,150
E625	Brews & Barrels	4,150
E629	Cinépolis	34,052
F122	Buca Di Beppo	7,553
G618	U.S. Postal Service	4,665
G620	My Gym	2,661
G622	Orangetheory Fitness	3,139
H705	Vasilis Kitchen Fresh Mediterr	4,341
I201	Active LOI	325
J653	Five Guys Burgers and Fries	2,296
J657	Thai Tanium	3,704
TOTAL		242,149

Site Plan Key

- OPEN
- SIGNED LEASE
- AT LEASE
- ACTIVE LOI
- AVAILABLE



EAST SIDE: PASEO DESIGN PLAN



■ BLOCK F: FUTURE REDEVELOPMENT PLAN



■ RENDERINGS

View of Market Street looking North



View of Paseo towards Market Street



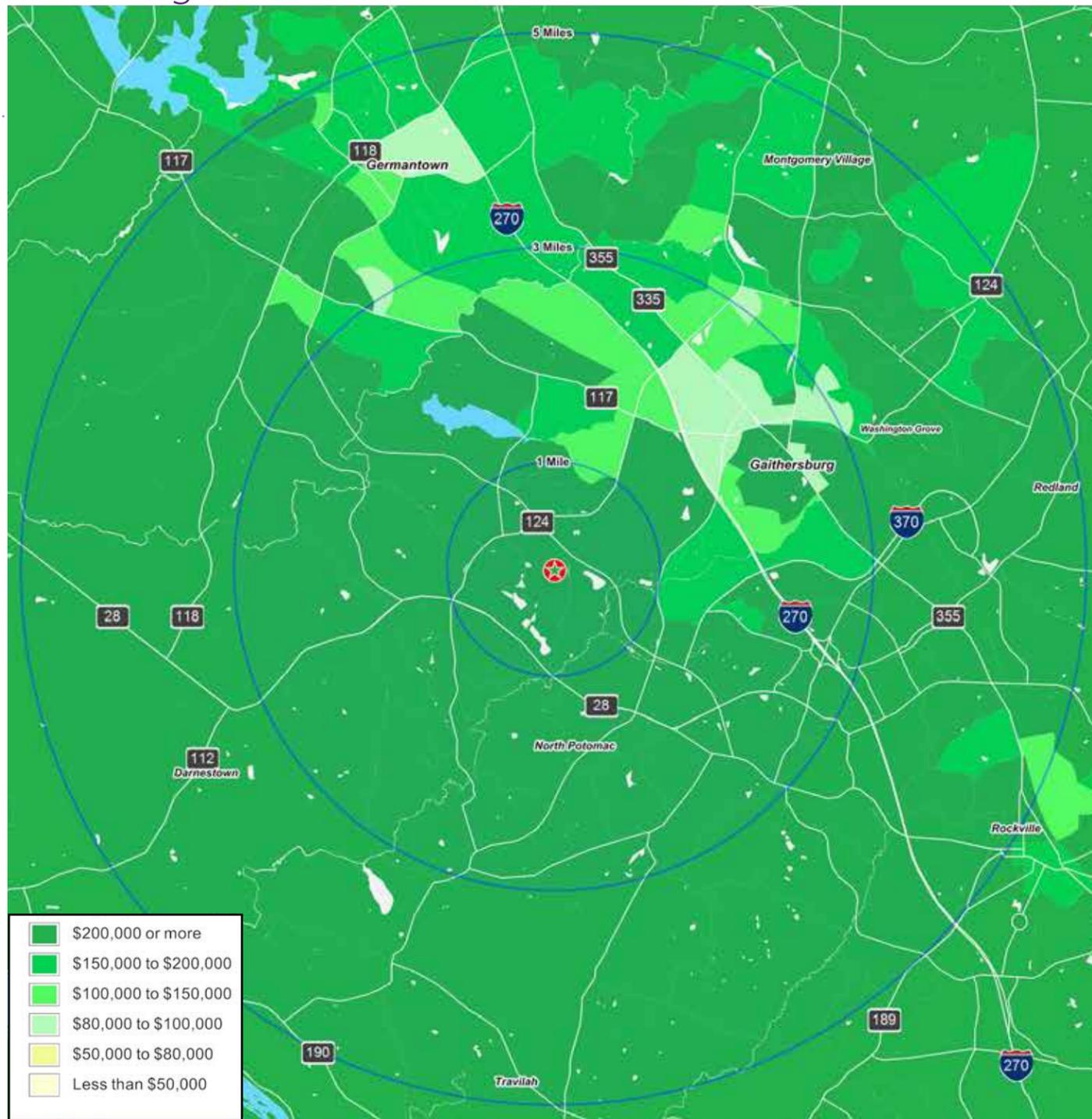
View of Paseo from Market Street



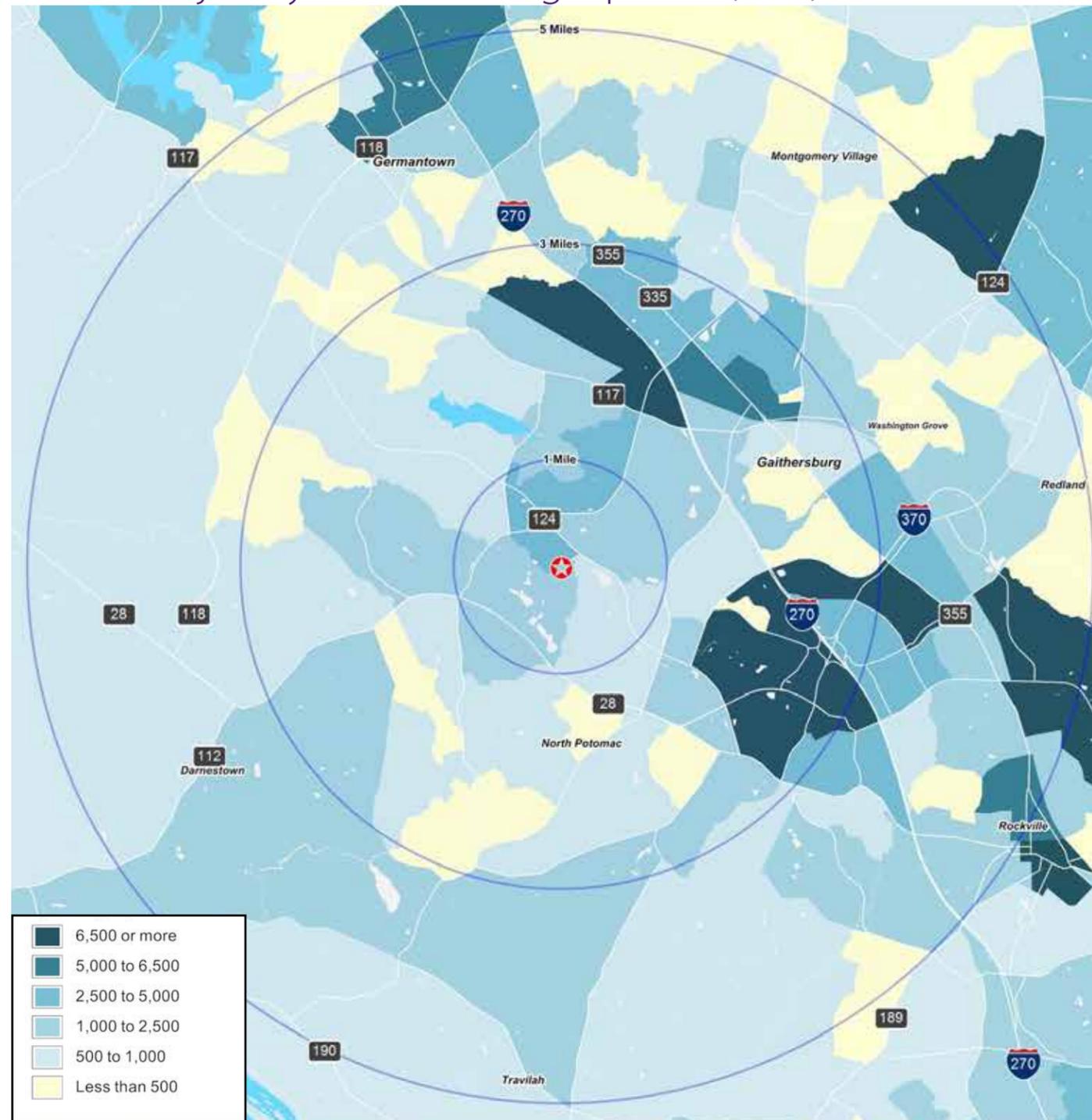


TRADE AREA HIGHLIGHTS

Average Household Income



Est. Adj. Daytime Demographics (16+)



FULL DEMOGRAPHIC PROFILE

2019 and 2024 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 39.12195/-77.23501

Kentlands Market Square	1 MILES	3 MILE S	5 MILES
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POPULATION SUMMARY			
2000 Total Population	12,444	87,339	225,343
2010 Total Population	17,338	97,866	266,236
2019 Total Population	18,271	112,799	291,316
2019 Group Quarters	2	783	1,782
2024 Total Population	18,706	121,975	305,760
2019-2024 Annual Rate	0.47%	1.58%	0.97%
2019 Total Daytime Population	15,769	137,056	275,774
Workers	7,492	85,625	142,201
Residents	8,277	51,431	133,573

2019 POPULATION BY AGE			
Population Age 0 - 4	6.2%	6.1%	6.4%
Population Age 5 - 9	7.5%	6.6%	6.9%
Population Age 10 - 14	8.0%	7.2%	7.2%
Population Age 15 - 24	9.4%	11.4%	11.5%
Population Age 25 - 34	10.6%	14.0%	14.0%
Population Age 35 - 44	15.3%	14.6%	14.9%
Population Age 45 - 54	14.9%	13.9%	14.0%
Population Age 55 - 64	13.1%	12.7%	12.5%
Population Age 65 - 74	9.4%	8.0%	7.9%
Population Age 75 - 84	4.0%	3.5%	3.2%
Population Age 85 +	1.4%	1.9%	1.4%
Population Age 18 +	74.6%	76.3%	75.6%
Median Age	40.5	38.1	37.6

2019 POPULATION BY SEX			
Male Population	8,726	54,669	141,271
Female Population	9,545	58,131	150,045

2019 POPULATION BY RACE/ETHNICITY			
White Alone	64.8%	47.2%	45.7%
Black Alone	7.7%	15.0%	18.5%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	20.5%	23.6%	21.2%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	2.6%	8.9%	9.0%
Two or More Races	4.3%	4.9%	5.1%
Hispanic Origin	10.1%	21.1%	22.5%
Diversity Index	61.7	79.9	81.2

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2019 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	14,302	90,356	231,528
Never Married	23.7%	31.5%	32.4%
Married	62.0%	55.6%	55.2%
Widowed	3.3%	3.8%	3.8%
Separated or Divorced	11.1%	9.2%	8.6%

2019 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	12,579	77,464	198,072
Less than 9th Grade	1.2%	5.4%	5.1%
9th - 12th Grade, No Diploma	1.6%	4.1%	4.3%
High School Graduate	6.2%	10.5%	12.3%
GED/Alternative Credential	0.5%	1.0%	1.5%
Some College, No Degree	10.6%	12.4%	13.8%
Associate Degree	4.0%	5.4%	6.5%
Bachelor's Degree	33.9%	28.7%	27.2%
Graduate/Professional Degree	42.0%	32.5%	29.3%

HOUSEHOLDS SUMMARY			
2000 Households	4,762	31,427	80,184
2000 Average Household Size	2.61	2.75	2.79
2010 Households	6,875	35,991	94,416
2010 Average Household Size	2.52	2.70	2.80
2019 Households	7,177	41,528	102,711
2019 Average Household Size	2.55	2.70	2.82
2024 Households	7,314	45,117	107,816
2024 Average Household Size	2.56	2.69	2.82
2019-2024 Annual Rate	0.38%	1.67%	0.97%
2010 Families	4,709	25,106	67,791
2010 Average Family Size	3.07	3.20	3.27
2019 Families	4,894	28,289	72,741
2019 Average Family Size	3.11	3.23	3.31
2024 Families	4,992	30,300	75,804
2024 Average Family Size	3.12	3.24	3.32
2019-2024 Annual Rate	0.40%	1.38%	0.83%

HOUSING UNIT SUMMARY			
2019 Housing Units	7,454	43,117	106,686
Owner Occupied Housing Units	74.8%	53.9%	61.1%
Renter Occupied Housing Units	21.5%	42.4%	35.2%
Vacant Housing Units	3.7%	3.7%	3.7%

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2019 HOUSEHOLDS BY INCOME			
<\$15,000	2.9%	5.6%	5.1%
\$15,000 - \$24,999	2.3%	4.1%	3.9%
\$25,000 - \$34,999	2.2%	5.5%	5.4%
\$35,000 - \$49,999	4.6%	7.4%	7.8%
\$50,000 - \$74,999	10.6%	14.5%	14.8%
\$75,000 - \$99,999	10.5%	11.7%	12.6%
\$100,000 - \$149,999	21.4%	19.2%	19.8%
\$150,000 - \$199,999	16.7%	12.1%	12.5%
\$200,000+	28.8%	19.9%	18.1%
Average Household Income	\$167,622	\$136,754	\$134,376
Median Household Income	\$135,728	\$102,125	\$100,717
Per Capita Income	\$65,069	\$50,268	\$47,478

2019 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	5,577	23,252	65,178
<\$50,000	0.4%	0.9%	1.1%
\$50,000 - \$99,999	0.3%	0.9%	1.0%
\$100,000 - \$149,999	0.5%	2.1%	2.6%
\$150,000 - \$199,999	0.2%	1.6%	4.1%
\$200,000 - \$249,999	1.5%	4.1%	6.8%
\$250,000 - \$299,999	4.0%	6.9%	9.9%
\$300,000 - \$399,999	24.9%	17.5%	18.5%
\$400,000 - \$499,999	14.9%	12.9%	14.0%
\$500,000 - \$749,999	32.6%	34.0%	26.1%
\$750,000 - \$999,999	17.9%	13.6%	10.4%
\$1,000,000 +	2.5%	4.1%	3.9%
Average Home Value	\$568,325	\$561,711	\$515,694

2019 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	10,121	62,448	160,654
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	3.9%	5.6%	6.2%
Manufacturing	4.0%	3.6%	3.5%
Wholesale Trade	2.1%	1.7%	1.5%
Retail Trade	5.6%	6.8%	7.7%
Transportation/Utilities	1.7%	3.3%	3.8%
Information	2.6%	2.1%	2.4%
Finance/Insurance/Real Estate	7.0%	6.6%	6.6%
Services	61.6%	60.2%	57.8%
Public Administration	11.4%	9.9%	10.5%

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2019 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	88.6%	74.9%	72.6%
Management/Business/Financial	28.9%	22.4%	20.8%
Professional	43.1%	34.8%	32.3%
Sales	7.4%	7.7%	8.3%
Administrative Support	9.2%	10.0%	11.1%
Services	5.8%	14.8%	16.1%
Blue Collar	5.6%	10.2%	11.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	1.3%	3.6%	4.0%
Installation/Maintenance/Repair	0.6%	1.6%	1.8%
Production	1.2%	1.7%	1.8%
Transportation/Material Moving	2.4%	3.3%	3.6%

2019 CONSUMER SPENDING			
Apparel & Services: Total \$	\$29,398,615	\$140,693,053	\$341,603,752
Average Spent	\$4,096.23	\$3,387.91	\$3,325.87
Education: Total \$	\$23,650,518	\$109,716,057	\$267,279,732
Average Spent	\$3,295.32	\$2,641.98	\$2,602.25
Entertainment/Recreation: Total \$	\$43,710,536	\$204,922,877	\$497,417,526
Average Spent	\$6,090.36	\$4,934.57	\$4,842.88
Food at Home: Total \$	\$66,275,562	\$323,487,479	\$783,899,173
Average Spent	\$9,234.44	\$7,789.62	\$7,632.09
Food Away from Home: Total \$	\$50,170,357	\$240,446,569	\$584,310,397
Average Spent	\$6,990.44	\$5,789.99	\$5,688.88
Health Care: Total \$	\$74,681,613	\$350,882,700	\$847,963,075
Average Spent	\$10,405.69	\$8,449.30	\$8,255.82
HH Furnishings & Equipment: Total \$	\$29,131,857	\$135,308,902	\$328,344,823
Average Spent	\$4,059.06	\$3,258.26	\$3,196.78
Personal Care Products & Services: Total \$	\$12,247,485	\$57,577,353	\$139,476,191
Average Spent	\$1,706.49	\$1,386.47	\$1,357.95
Shelter: Total \$	\$251,518,700	\$1,231,277,308	\$2,995,997,294
Average Spent	\$35,045.10	\$29,649.33	\$29,169.20
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$32,577,320	\$150,458,521	\$363,402,551
Average Spent	\$4,539.13	\$3,623.06	\$3,538.11
Travel: Total \$	\$32,141,061	\$149,300,504	\$363,791,493
Average Spent	\$4,478.34	\$3,595.18	\$3,541.89
Vehicle Maintenance & Repairs: Total \$	\$14,583,593	\$69,554,139	\$168,288,747
Average Spent	\$2,031.99	\$1,674.87	\$1,638.47



KENTLANDS MARKET SQUARE



H&R

R E T A I L

RETAIL KNOWLEDGE ■ REAL ADVANTAGE

Retail Availability:

250,000 Square Feet of Total Retail Store Space

For Retail Leasing Information, Please Contact:

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