



KENTLANDS MARKET SQUARE

201 MARKET STREET W | GAITHERSBURG, MD 20878



JOIN
WHOLE FOODS
MARKET



JUST SIGNED
POTOMAC
COOKIE co.





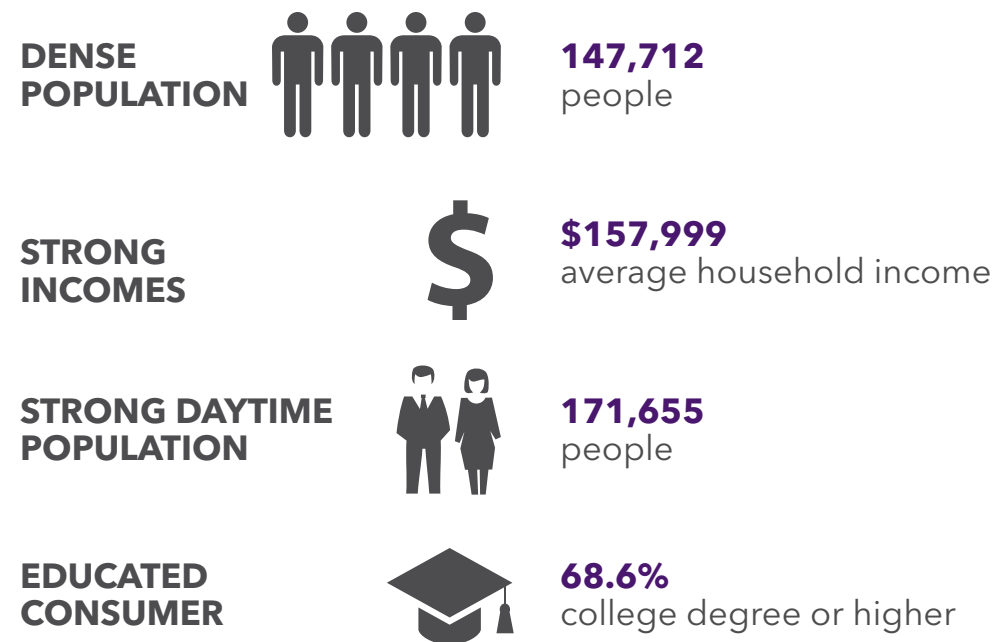
Kentlands Market Square

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, Cinépolis opened its first theater in the Washington, DC Metro market at Kentlands Market Square.
- Excellent daytime population with over 171,000 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.

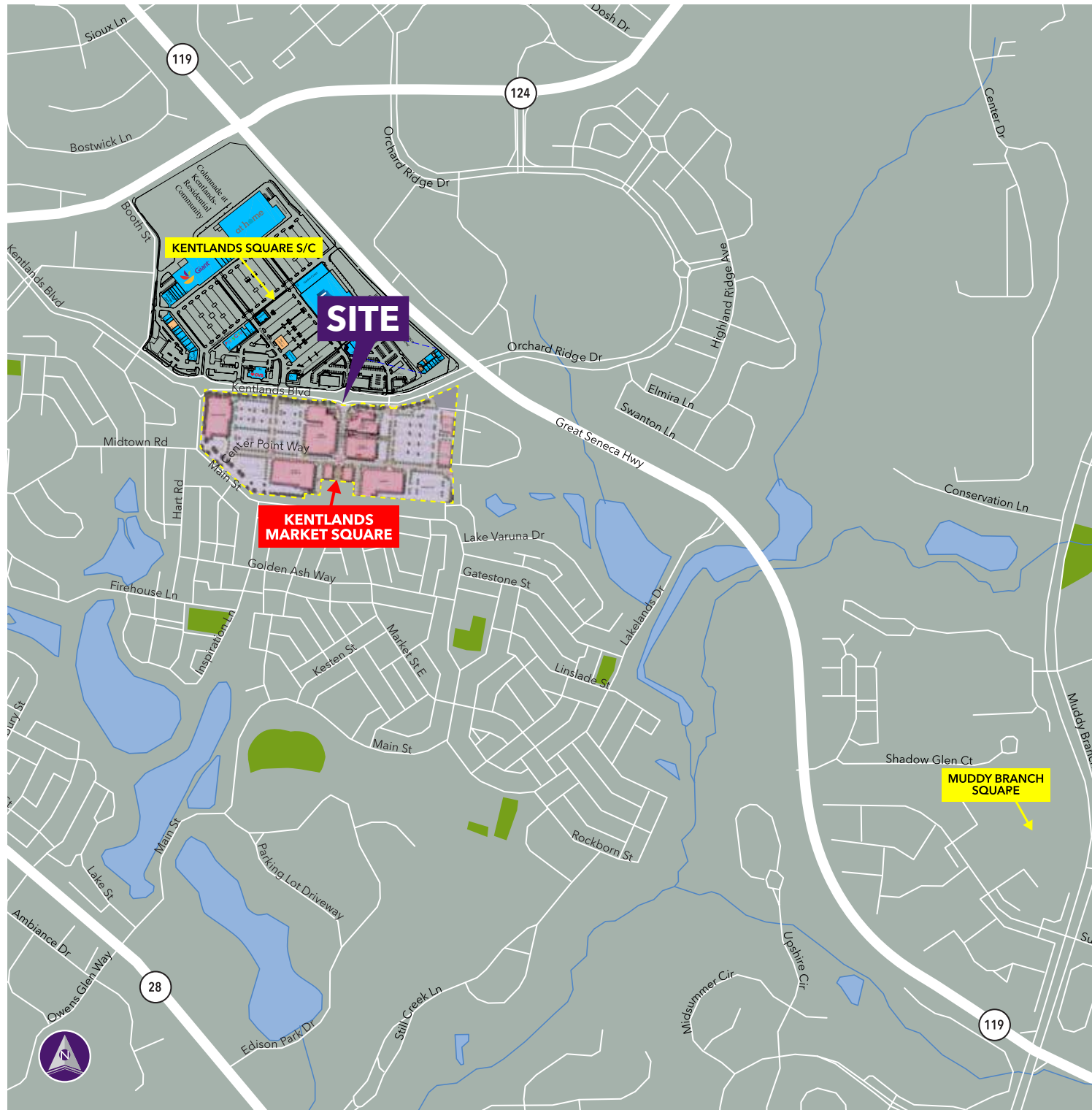
■ **The Market:** Excellent demographics within the trade area



37.7 Million SF of Retail GLA in Gaithersburg, MD market

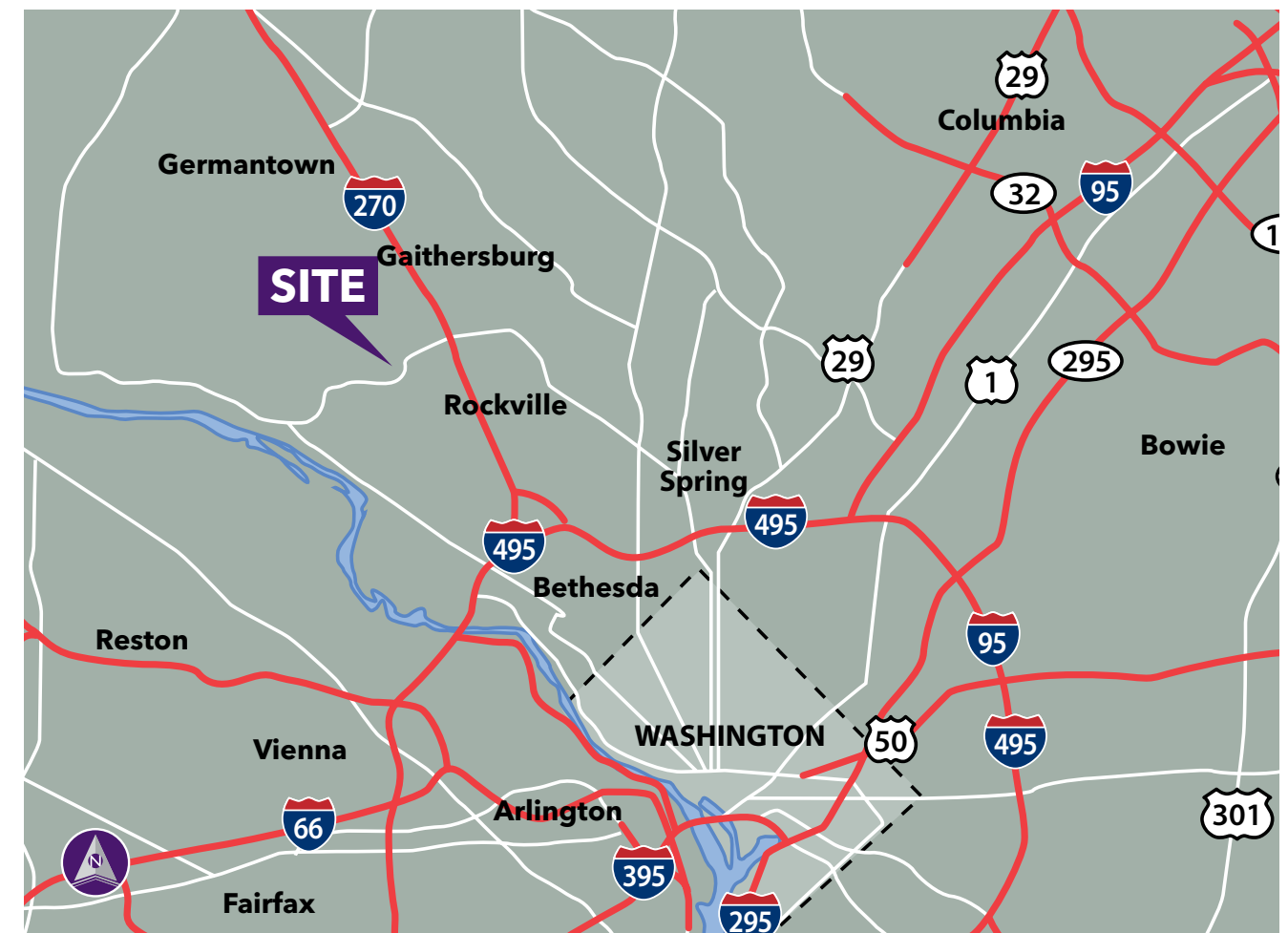


\$1.7B Total retail expenditure in the primary trade area

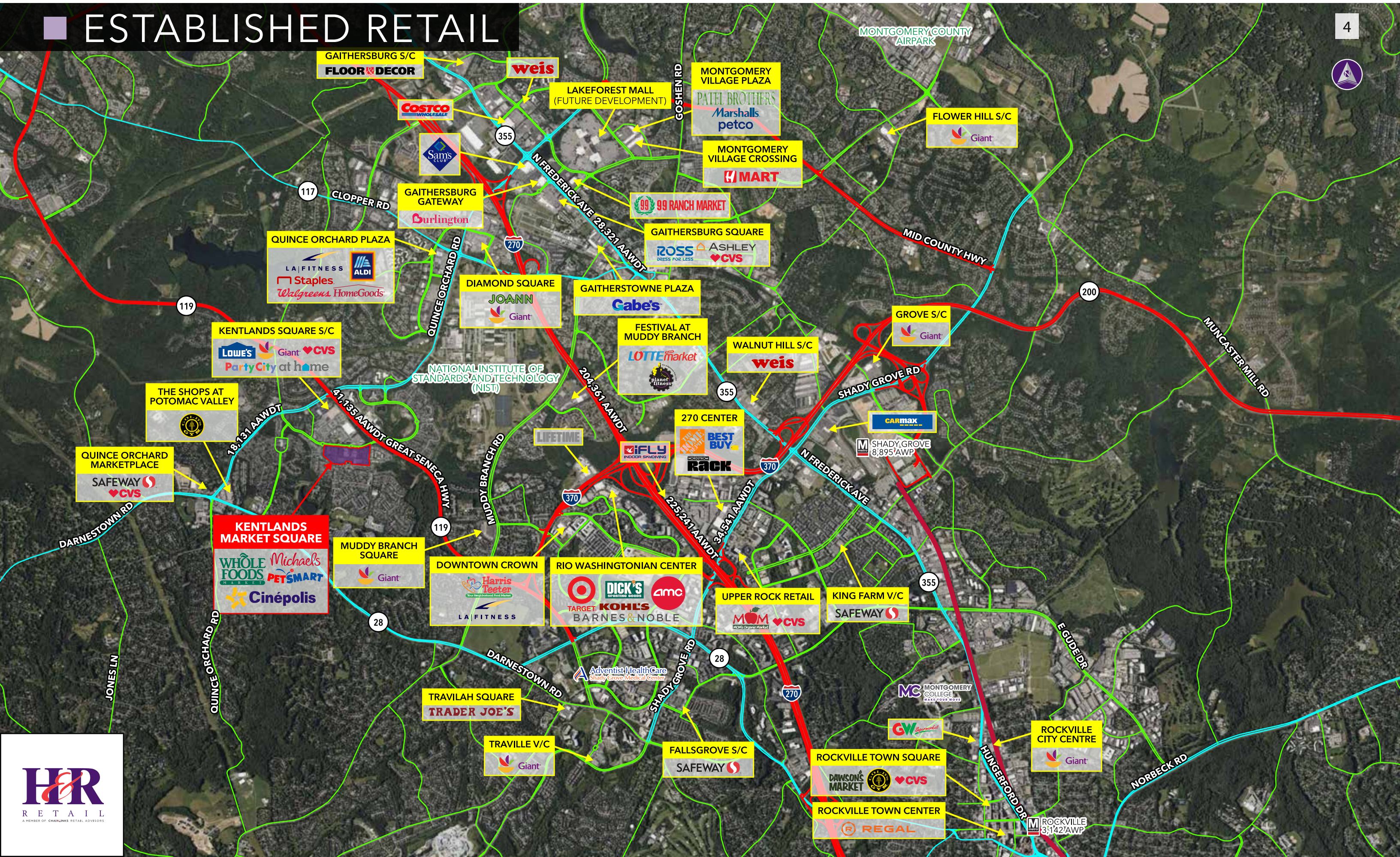


Kentlands Market Square

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 150,000 people located in the primary retail trade area.




ESTABLISHED RETAIL



PRIMARY TRADE AREA HIGHLIGHTS

55,624



HOUSEHOLDS

171,655



DAYTIME POPULATION

147,712

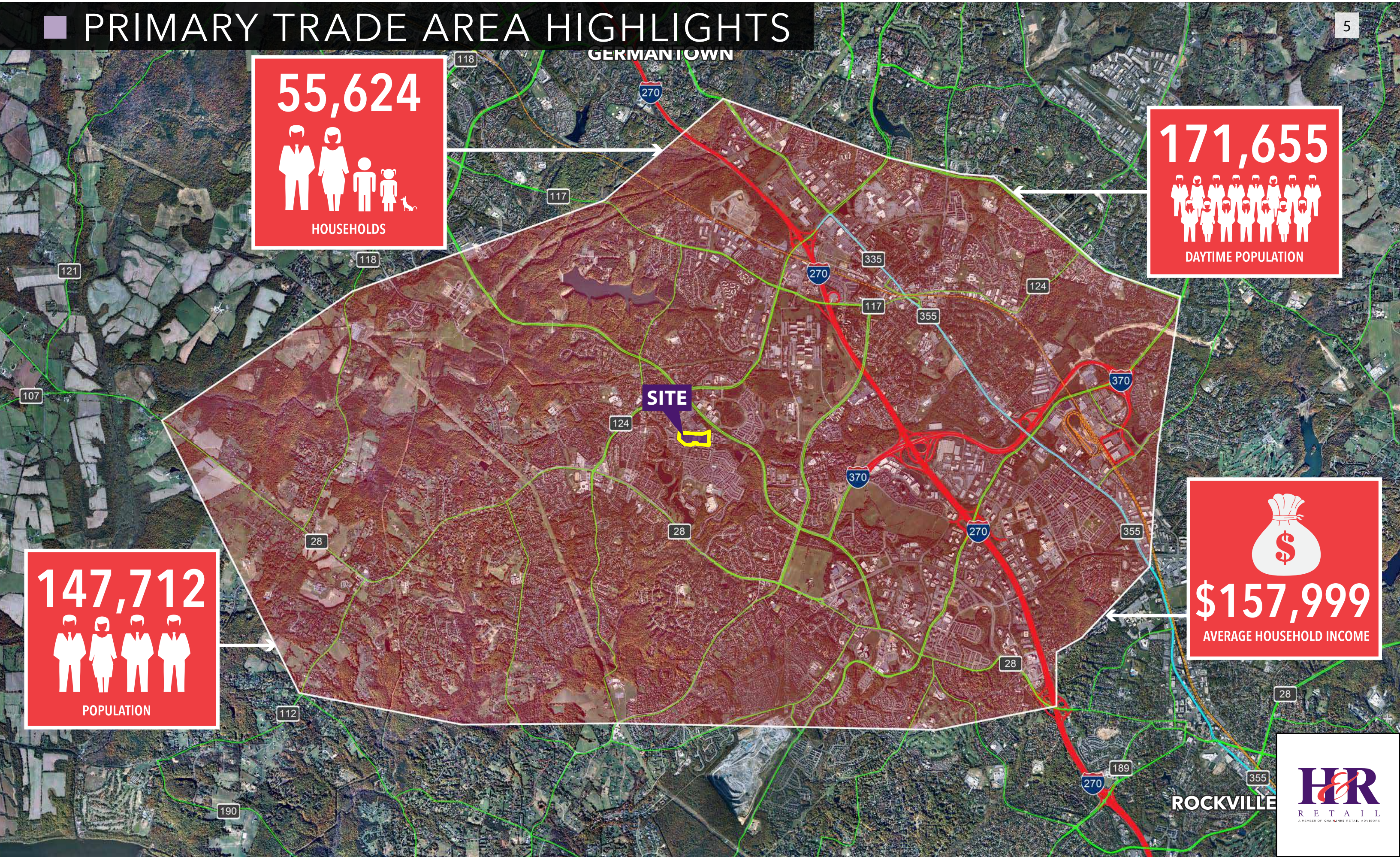


POPULATION

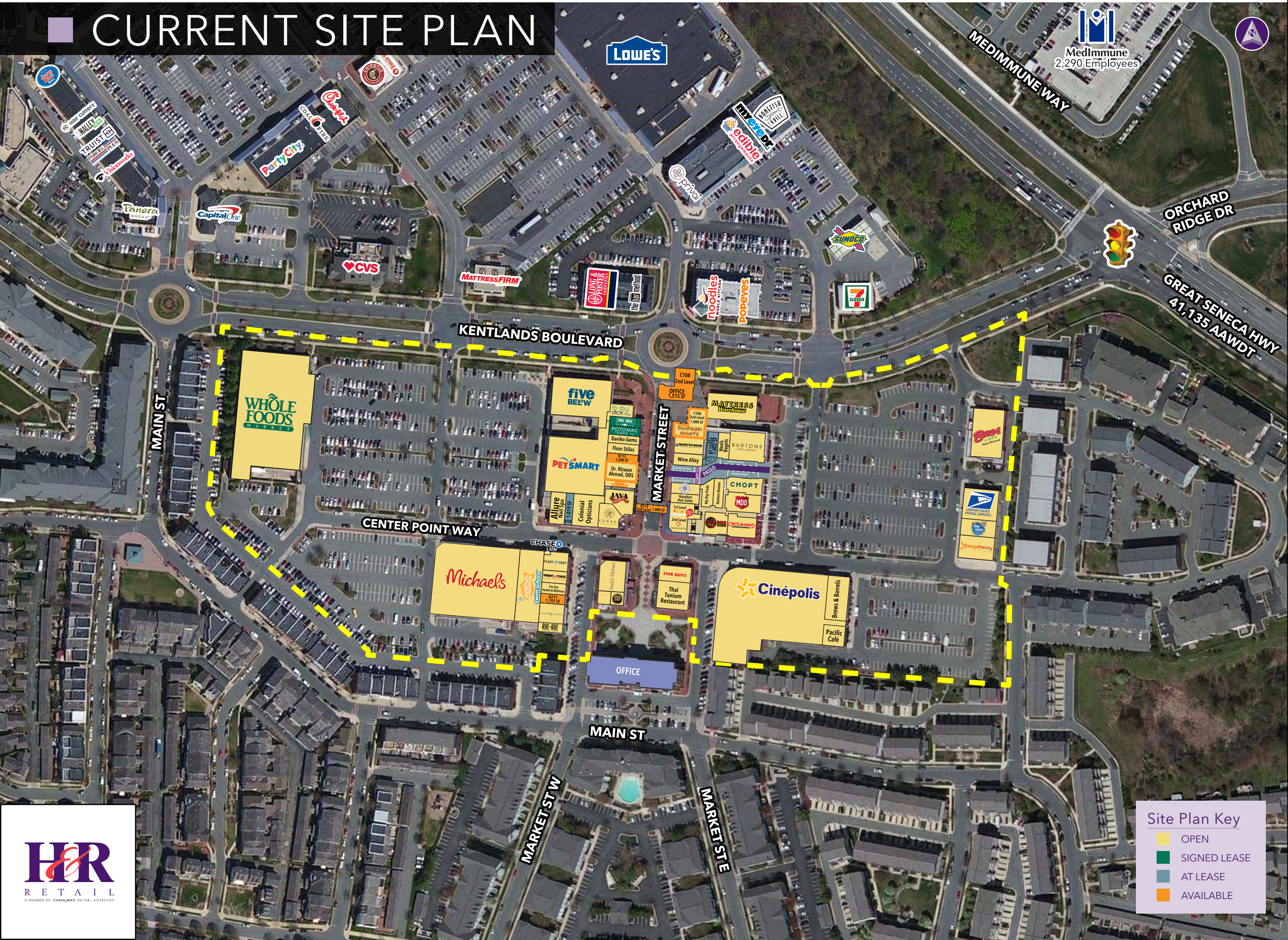


\$157,999

AVERAGE HOUSEHOLD INCOME



CURRENT SITE PLAN



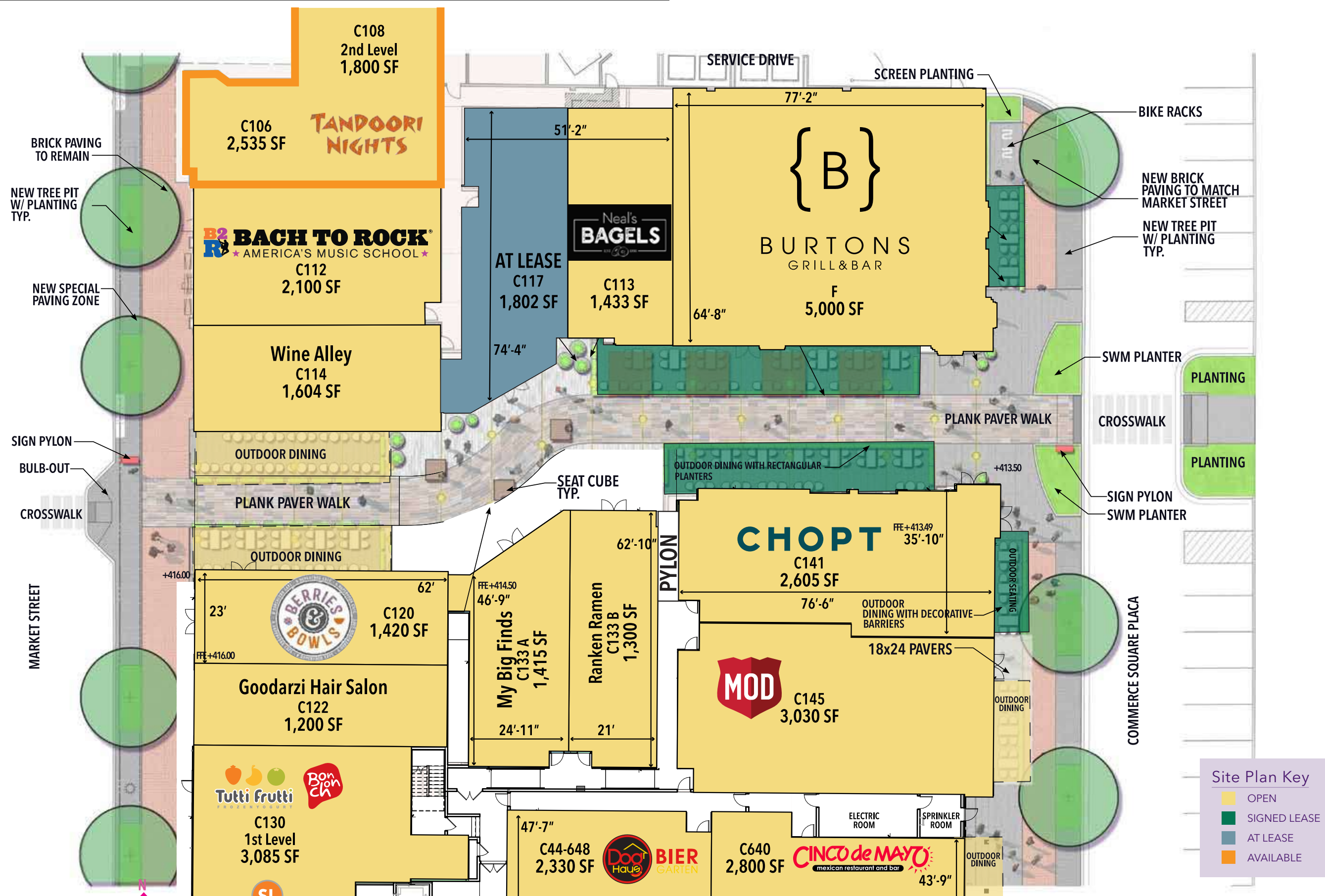
| UNIT | TENANT | SIZE |
|----------|---------------------------|---------|
| A115 | Kentlands Dentistry | 1,800 |
| A136 | Whole Foods Market | 35,868 |
| B105 | Moby Dick | 1,575 |
| B107 | Poke Bros | 1,612 |
| B109 | Potomac Cookie | 1,200 |
| B109A | Daviko Gems, Inc. | 1,200 |
| B111 | Bath & Floor Stiles, Inc. | 1,676 |
| B113 | AVAILABLE | 1,200 |
| B115 | AVAILABLE (2nd Level) | 1,800 |
| B119 | Games Workshop | 900 |
| B121 | Java Nation | 2,017 |
| B200-202 | Five Below | 10,500 |
| B220 | PetSmart | 18,741 |
| B706 | Kenaki - Sushi Counter | 1,875 |
| B718 | Colonial Opticians | 1,782 |
| B720 | AT LEASE | 1,019 |
| B724 | Allure Nails | 2,544 |
| C106 | Tandoori Nights | 2,535 |
| C108 | AVAILABLE (2nd Level) | 1,515 |
| C112 | Bach to Rock | 2,100 |
| C113 | Neals Bagels | 1,433 |
| C114 | Wine Alley | 1,604 |
| C117 | AT LEASE | 1,802 |
| C120 | Berries & Bowls | 1,420 |
| C122 | Goodarzi Hair Salon | 1,200 |
| C130 | Tutti Fruiti & Bon Chon | 3,085 |
| C133 A | My Big Finds | 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 | Fleet Feet | 1,925 |
| D205 | Foundry Fitness | 1,896 |
| D209 | Tea Spa Wellness Center | 1,322 |
| D211 | AVAILABLE | 1,197 |
| D215 | Skin Spirit | 2,286 |
| D217 | Rue+Roe | 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 | 4,341 |
| I201 | Lapu Lapu | 325 |
| J653 | Five Guys | 2,296 |
| J657 | Thai Tanium | 3,704 |
| TOTAL | | 242,149 |

Site Plan Key

- OPEN
- SIGNED LEASE
- AT LEASE
- AVAILABLE

EAST SIDE: PASEO DESIGN PLAN

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■ RENDERINGS

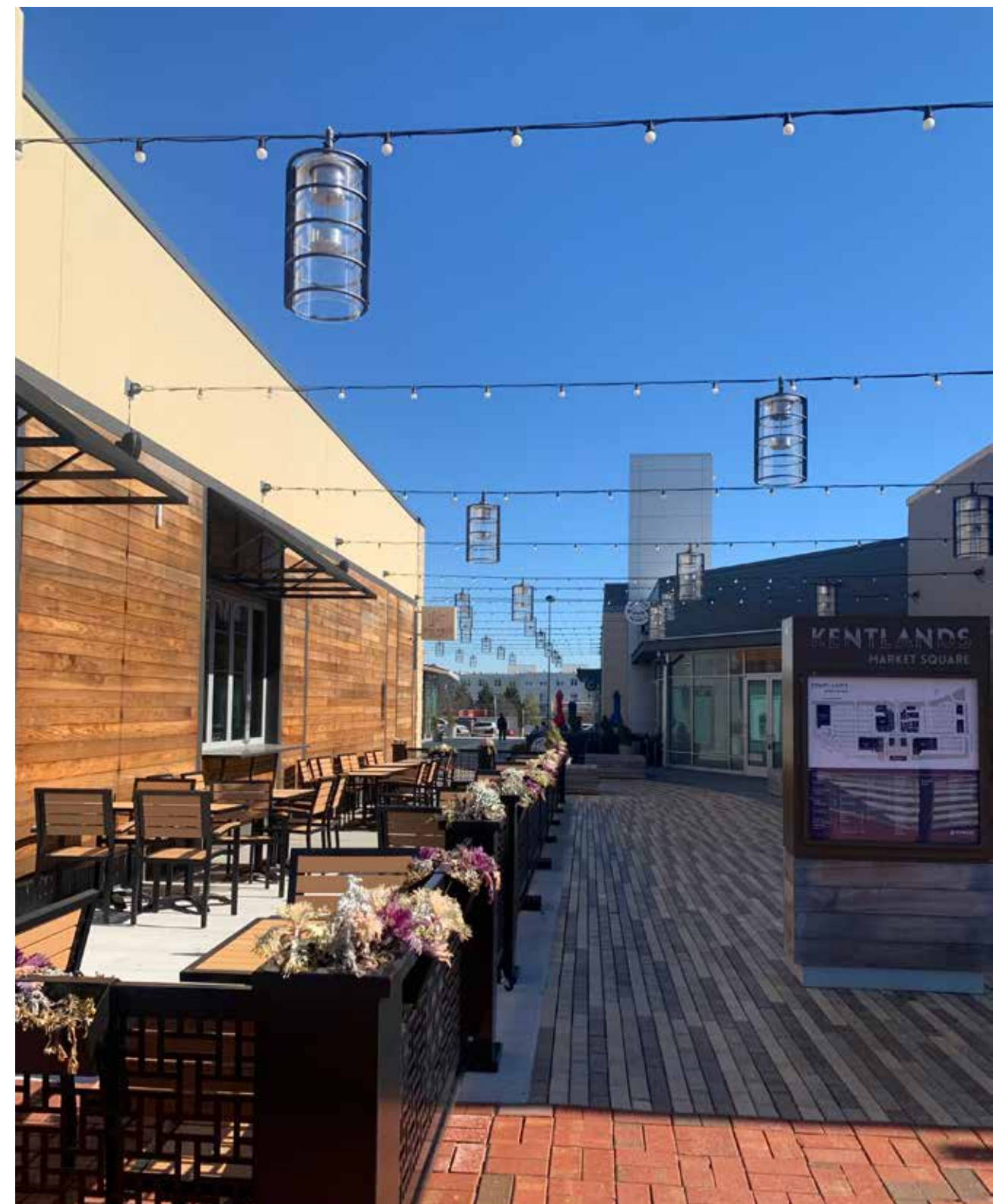
View of Market Street looking North





■ RENDERINGS

View of Paseo from Market Street

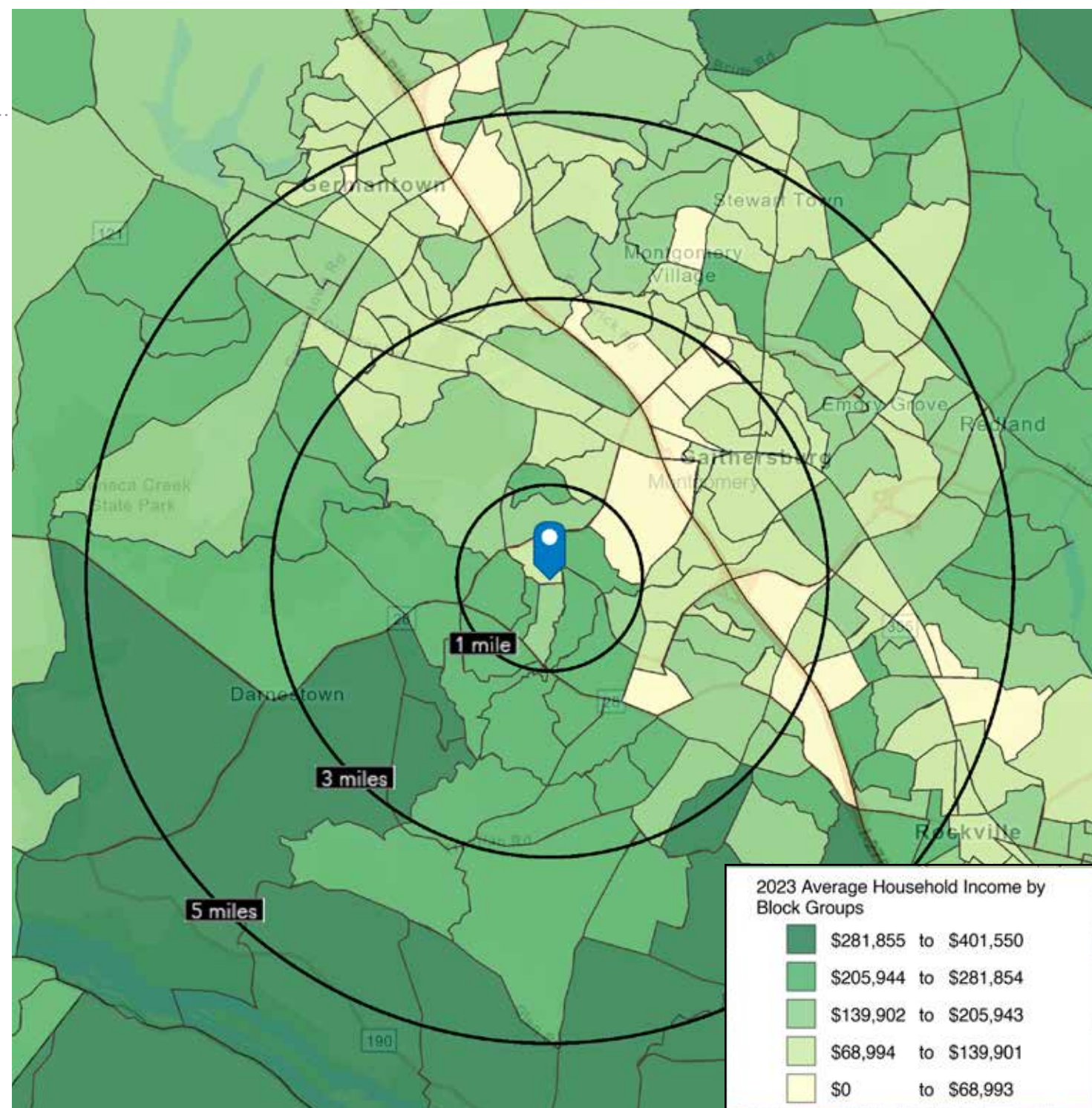




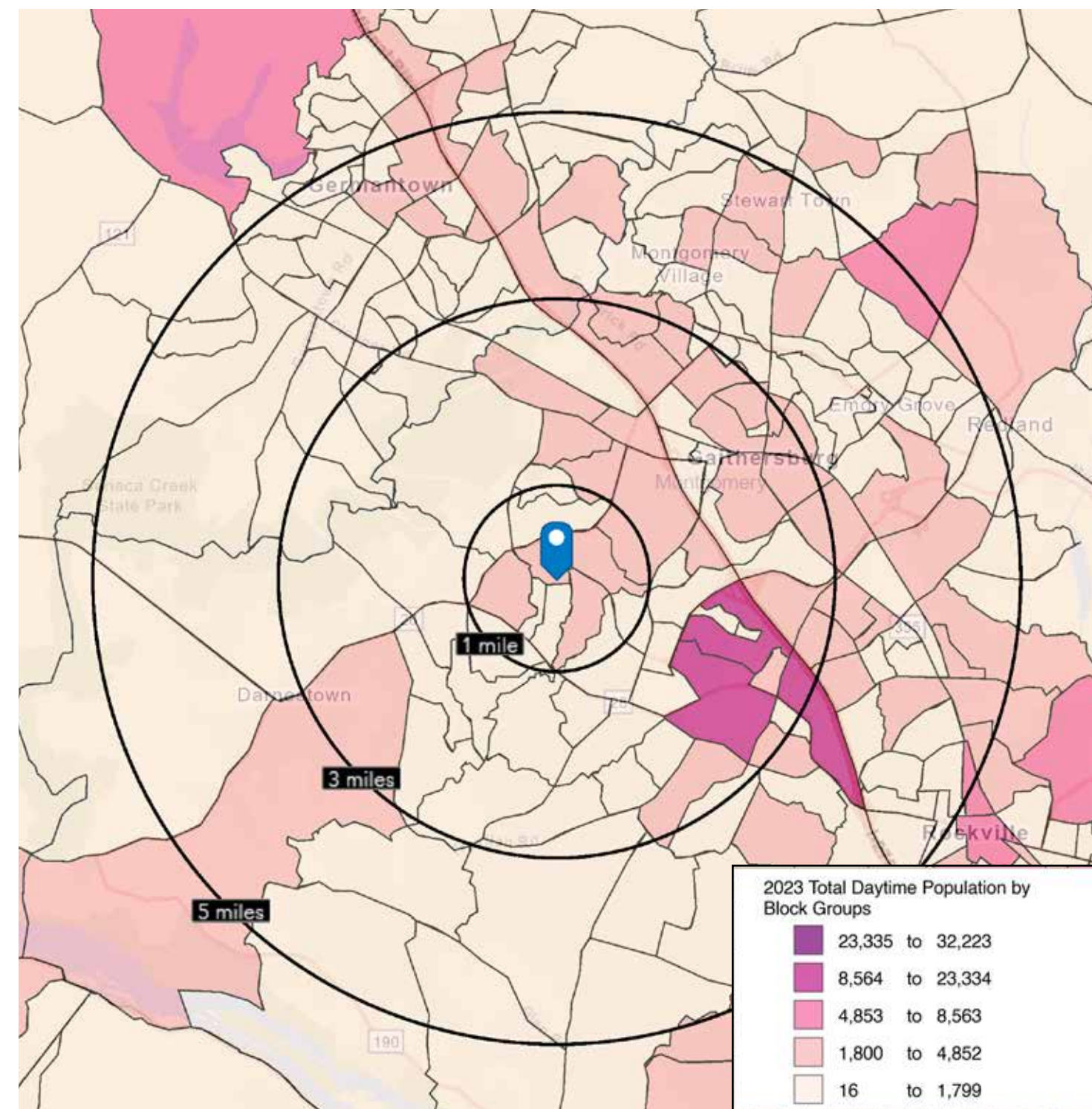
TRADE AREA HIGHLIGHTS

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Average Household Income



Est. Adj. Daytime Demographics (16+)



FULL DEMOGRAPHIC PROFILE

2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 39.12197/-77.23500

| Kentlands Market Square | 1 MILE | 3 MILE S | 5 MILES |
|--------------------------------------|---------------|----------------|----------------|
| POPULATION SUMMARY | | | |
| 2000 Total Population | 12,037 | 87,331 | 225,798 |
| 2010 Total Population | 17,008 | 97,928 | 266,735 |
| 2023 Total Population | 17,351 | 110,736 | 291,511 |
| 2023 Group Quarters | 151 | 846 | 1,646 |
| 2028 Total Population | 17,236 | 110,839 | 293,213 |
| 2023-2028 Annual Rate | -0.13% | 0.02% | 0.12% |
| 2023 Total Daytime Population | 17,014 | 131,627 | 284,587 |
| Workers | 9,217 | 80,687 | 148,334 |
| Residents | 7,797 | 50,940 | 136,253 |

2023 POPULATION BY AGE

| | | | |
|------------------------|-------------|-------------|-------------|
| Population Age 0 - 4 | 5.9% | 5.8% | 6.1% |
| Population Age 5 - 9 | 7.3% | 6.3% | 6.7% |
| Population Age 10 - 14 | 7.9% | 7.1% | 7.2% |
| Population Age 15 - 24 | 9.6% | 11.5% | 11.5% |
| Population Age 25 - 34 | 10.2% | 13.8% | 14.0% |
| Population Age 35 - 44 | 15.8% | 15.0% | 15.3% |
| Population Age 45 - 54 | 14.2% | 13.3% | 13.2% |
| Population Age 55 - 64 | 12.7% | 12.5% | 12.2% |
| Population Age 65 - 74 | 10.2% | 9.0% | 8.8% |
| Population Age 75 - 84 | 4.7% | 4.1% | 3.7% |
| Population Age 85 + | 1.4% | 1.8% | 1.4% |
| Population Age 18 + | 74.9% | 76.9% | 76.1% |
| Median Age | 40.9 | 38.7 | 38.0 |

2023 POPULATION BY SEX

| | | | |
|-------------------|-------|--------|---------|
| Male Population | 8,344 | 53,948 | 142,200 |
| Female Population | 9,007 | 56,788 | 149,311 |

2023 POPULATION BY RACE/ETHNICITY

| | | | |
|------------------------|-------|-------|-------|
| White Alone | 71.3% | 54.1% | 51.9% |
| Black Alone | 6.2% | 13.1% | 16.6% |
| American Indian Alone | 0.2% | 0.3% | 0.4% |
| Asian Alone | 17.1% | 21.4% | 19.4% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 1.9% | 6.9% | 7.3% |
| Two or More Races | 3.3% | 4.1% | 4.4% |
| Hispanic Origin | 7.4% | 16.9% | 18.6% |
| Diversity Index | 53.2 | 73.9 | 76.2 |

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|---------------------------------------|--------|----------|---------|
| 2023 POPULATION 15+ BY MARITAL STATUS | | | |
| Total Population 15+ | 13,676 | 89,469 | 233,189 |
| Never Married | 24.9% | 31.3% | 31.8% |
| Married | 60.0% | 56.2% | 55.9% |
| Widowed | 3.5% | 4.0% | 4.0% |
| Separated or Divorced | 11.7% | 8.5% | 8.2% |

2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

| | | | |
|------------------------------|--------|--------|---------|
| Total | 12,009 | 76,724 | 199,741 |
| Less than 9th Grade | 0.7% | 4.4% | 4.9% |
| 9th - 12th Grade, No Diploma | 1.3% | 3.4% | 3.9% |
| High School Graduate | 4.9% | 11.0% | 13.0% |
| GED/Alternative Credential | 0.6% | 1.3% | 1.7% |
| Some College, No Degree | 9.8% | 10.8% | 12.4% |
| Associate Degree | 5.3% | 6.8% | 6.9% |
| Bachelor's Degree | 37.8% | 31.3% | 28.8% |
| Graduate/Professional Degree | 39.6% | 31.1% | 28.4% |

HOUSEHOLDS SUMMARY

| | | | |
|-----------------------------|--------------|---------------|----------------|
| 2000 Households | 4,641 | 31,341 | 80,407 |
| 2000 Average Household Size | 2.59 | 2.75 | 2.78 |
| 2010 Households | 6,791 | 36,313 | 94,599 |
| 2010 Average Household Size | 2.50 | 2.68 | 2.80 |
| 2023 Households | 6,793 | 42,025 | 104,255 |
| 2023 Average Household Size | 2.53 | 2.61 | 2.78 |
| 2028 Households | 6,747 | 42,079 | 104,918 |
| 2028 Average Household Size | 2.53 | 2.61 | 2.78 |
| 2023-2028 Annual Rate | -0.14% | 0.03% | 0.13% |
| 2010 Families | 4,622 | 25,310 | 67,896 |
| 2010 Average Family Size | 3.06 | 3.18 | 3.27 |
| 2023 Families | 4,549 | 28,128 | 72,710 |
| 2023 Average Family Size | 3.16 | 3.19 | 3.32 |
| 2028 Families | 4,542 | 28,279 | 73,452 |
| 2028 Average Family Size | 3.15 | 3.19 | 3.31 |
| 2023-2028 Annual Rate | -0.03% | 0.11% | 0.20% |

HOUSING UNIT SUMMARY

| | | | |
|-------------------------------|--------------|---------------|----------------|
| 2023 Housing Units | 7,027 | 44,129 | 108,756 |
| Owner Occupied Housing Units | 73.7% | 55.1% | 60.8% |
| Renter Occupied Housing Units | 23.0% | 40.2% | 35.1% |
| Vacant Housing Units | 3.3% | 4.8% | 4.1% |

| Kentlands Market Square | 1 MILE | 3 MILE S | 5 MILES |
|---------------------------------|------------------|------------------|------------------|
| 2023 HOUSEHOLDS BY INCOME | | | |
| <\$15,000 | 4.3% | 6.0% | 5.9% |
| \$15,000 - \$24,999 | 2.0% | 4.3% | 3.9% |
| \$25,000 - \$34,999 | 2.0% | 4.2% | 4.2% |
| \$35,000 - \$49,999 | 3.9% | 6.4% | 7.0% |
| \$50,000 - \$74,999 | 9.2% | 11.7% | 12.3% |
| \$75,000 - \$99,999 | 8.2% | 11.3% | 11.8% |
| \$100,000 - \$149,999 | 17.4% | 18.3% | 19.3% |
| \$150,000 - \$199,999 | 15.1% | 13.0% | 12.8% |
| \$200,000+ | 37.9% | 24.7% | 22.8% |
| Average Household Income | \$197,276 | \$159,087 | \$155,595 |
| Median Household Income | \$157,868 | \$112,386 | \$109,200 |
| Per Capita Income | \$76,123 | \$59,801 | \$55,692 |

2023 OWNER OCCUPIED HOUSING UNITS BY VALUE

| | | | |
|---------------------------|------------------|------------------|------------------|
| Total | 5,177 | 24,288 | 66,067 |
| <\$50,000 | 0.4% | 1.2% | 1.5% |
| \$50,000 - \$99,999 | 0.2% | 0.6% | 0.9% |
| \$100,000 - \$149,999 | 0.2% | 0.8% | 1.1% |
| \$150,000 - \$199,999 | 0.1% | 1.7% | 2.6% |
| \$200,000 - \$249,999 | 1.0% | 2.1% | 3.9% |
| \$250,000 - \$299,999 | 2.4% | 3.3% | 4.6% |
| \$300,000 - \$399,999 | 10.6% | 11.5% | 14.2% |
| \$400,000 - \$499,999 | 11.6% | 8.2% | 10.5% |
| \$500,000 - \$749,999 | 35.6% | 38.6% | 35.2% |
| \$750,000 - \$999,999 | 22.4% | 19.7% | 14.8% |
| \$1,000,000 + | 11.0% | 8.5% | 6.8% |
| Average Home Value | \$753,453 | \$691,845 | \$639,558 |

2023 EMPLOYED POPULATION 16+ BY INDUSTRY

| | | | |
|-------------------------------|-------|--------|---------|
| Total | 9,600 | 60,579 | 157,417 |
| Agriculture/Mining | 0.2% | 0.1% | 0.2% |
| Construction | 2.5% | 5.5% | 6.0% |
| Manufacturing | 6.7% | 4.3% | 3.9% |
| Wholesale Trade | 1.1% | 1.1% | 1.2% |
| Retail Trade | 5.1% | 7.1% | 8.5% |
| Transportation/Utilities | 2.9% | 4.2% | 4.0% |
| Information | 3.5% | 2.4% | 2.2% |
| Finance/Insurance/Real Estate | 7.7% | 5.6% | 5.7% |
| Services | 58.7% | 58.3% | 57.6% |
| Public Administration | 11.6% | 11.2% | 10.7% |

| Kentlands Market Square | 1 MILE | 3 MILE S | 5 MILES |
|--|--------------|--------------|--------------|
| 2023 EMPLOYED POPULATION 16+ BY OCCUPATION | | | |
| White Collar | 87.2% | 76.9% | 74.4% |
| Management/Business/Financial | 31.5% | 22.2% | 21.7% |
| Professional | 42.2% | 39.6% | 37.1% |
| Sales | 6.1% | 6.4% | 6.8% |
| Administrative Support | 7.4% | 8.7% | 8.7% |
| Services | 5.1% | 12.4% | 13.8% |
| Blue Collar | 7.6% | 10.7% | 11.8% |
| Farming/Forestry/Fishing | 0.1% | 0.1% | 0.1% |
| Construction/Extraction | 1.2% | 3.4% | 3.5% |
| Installation/Maintenance/Repair | 0.2% | 1.4% | 1.5% |
| Production | 2.6% | 1.8% | 2.3% |
| Transportation/Material Moving | 3.5% | 4.0% | 4.5% |

2023 CONSUMER SPENDING

| | | | |
|--|---------------|-----------------|-----------------|
| Apparel & Services: Total \$ | \$27,211,776 | \$138,104,264 | \$334,815,954 |
| Average Spent | \$4,005.86 | \$3,286.24 | \$3,211.51 |
| Education: Total \$ | \$24,337,144 | \$120,922,091 | \$292,556,978 |
| Average Spent | \$3,582.68 | \$2,877.38 | \$2,806.17 |
| Entertainment/Recreation: Total \$ | \$45,989,224 | \$226,767,489 | \$550,220,205 |
| Average Spent | \$6,770.09 | \$5,396.01 | \$5,277.64 |
| Food at Home: Total \$ | \$79,705,074 | \$412,601,044 | \$1,000,477,087 |
| Average Spent | \$11,733.41 | \$9,817.99 | \$9,596.44 |
| Food Away from Home: Total \$ | \$46,324,790 | \$233,421,310 | \$566,937,216 |
| Average Spent | \$6,819.49 | \$5,554.34 | \$5,437.99 |
| Health Care: Total \$ | \$83,539,397 | \$414,914,321 | \$1,004,484,105 |
| Average Spent | \$12,297.87 | \$9,873.04 | \$9,634.88 |
| HH Furnishings & Equipment: Total \$ | \$36,611,869 | \$182,357,799 | \$442,844,915 |
| Average Spent | \$5,389.65 | \$4,339.27 | \$4,247.71 |
| Personal Care Products & Services: Total \$ | \$11,797,486 | \$59,726,247 | \$144,840,490 |
| Average Spent | \$1,736.71 | \$1,421.21 | \$1,389.29 |
| Shelter: Total \$ | \$307,579,838 | \$1,579,261,959 | \$3,835,426,053 |
| Average Spent | \$45,278.94 | \$37,579.11 | \$36,788.89 |
| Support Payments/Cash Contributions/ Gifts in Kind: Total \$ | \$38,048,904 | \$181,069,348 | \$438,706,376 |
| Average Spent | \$5,601.19 | \$4,308.61 | \$4,208.01 |
| Travel: Total \$ | \$29,092,866 | \$142,635,817 | \$346,506,455 |
| Average Spent | \$4,282.77 | \$3,394.07 | \$3,323.64 |
| Vehicle Maintenance & Repairs: Total \$ | \$15,193,480 | \$76,290,595 | \$185,322,413 |
| Average Spent | \$2,236.64 | \$1,815.36 | \$1,777.59 |



KENTLANDS MARKET SQUARE



For Retail Leasing Information,
Please Contact:

Ray Schupp

240.482.3611

rschupp@hrretail.com

Bradley Buslik

240.482.3609

bbuslik@hrretail.com

Sebastian Restifo

240.482.3602

srestifo@hrretail.com

Harper Sigman

240.442.2367

hsigman@hrretail.com

H&R Retail, Inc. ■ WASHINGTON, DC

3 Bethesda Metro Center

Suite 620

Bethesda, MD 20814

Telephone: 301.656.3030

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