KENTLANDS MARKET SQUARE
GAITHERSBURG, MARYLAND

JOIN
WHOLE FOODS MARKET
Cinépolis

KIMCO™ REALTY

H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

INTRODUCTION

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, Cinepolis opened it's first theater in the Washington, DC Metro market at Kentlands Market Square.
- Excellent daytime population with over 161,626 people in the primary trade area.
- 250,000 square foot restaurant and retail shopping center.
- Proven retail and restaurant sales in high volume retailtrade area.

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

DENSE POPULATION — **151,432** people

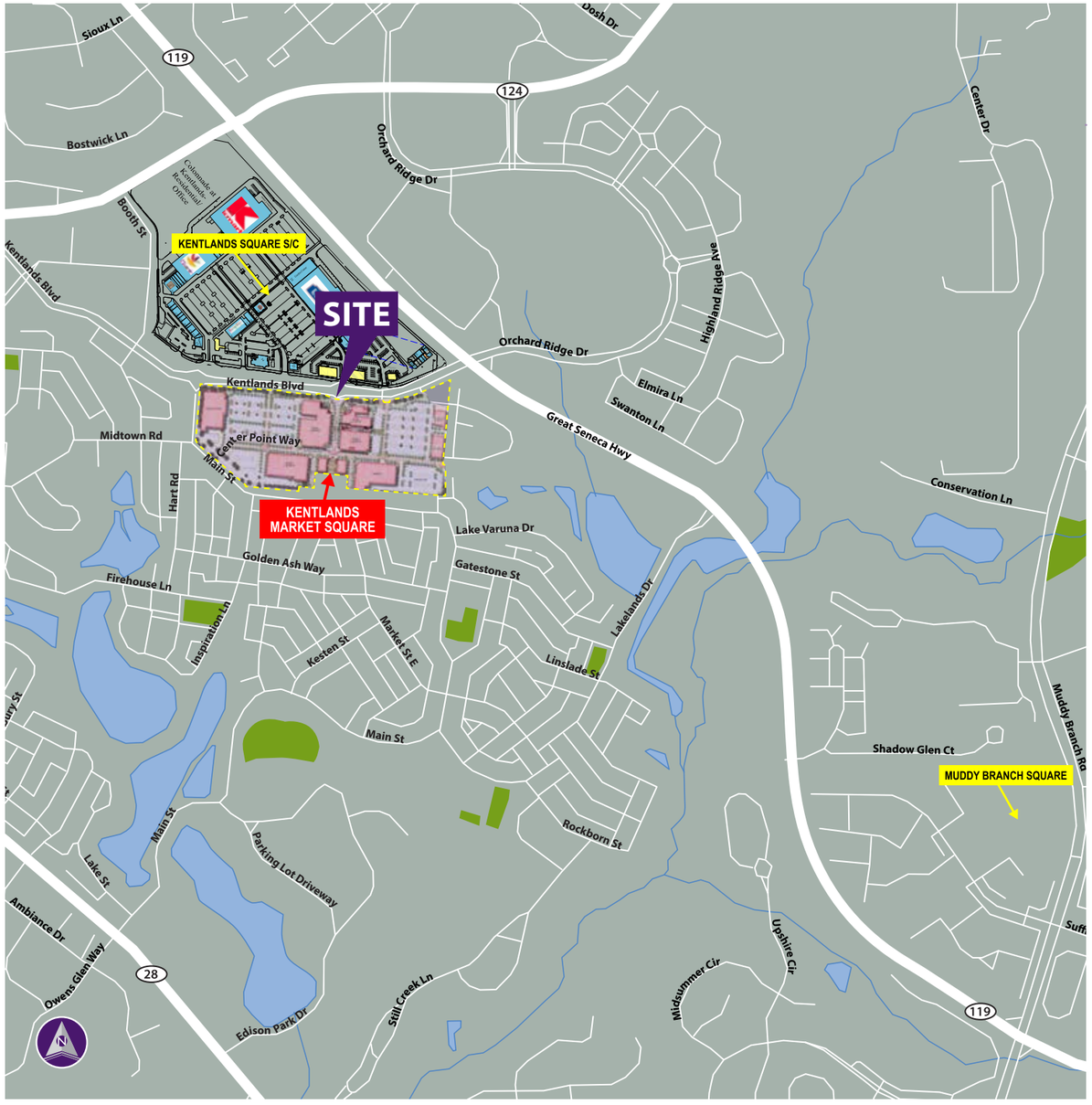
STRONG INCOMES — **$140,824** average household income

STRONG DAYTIME POPULATION — **161,626** people

EDUCATED CONSUMER — **67.2%** college degree or higher

37.7 Million SF of Retail GLA in Gaithersburg, MD market

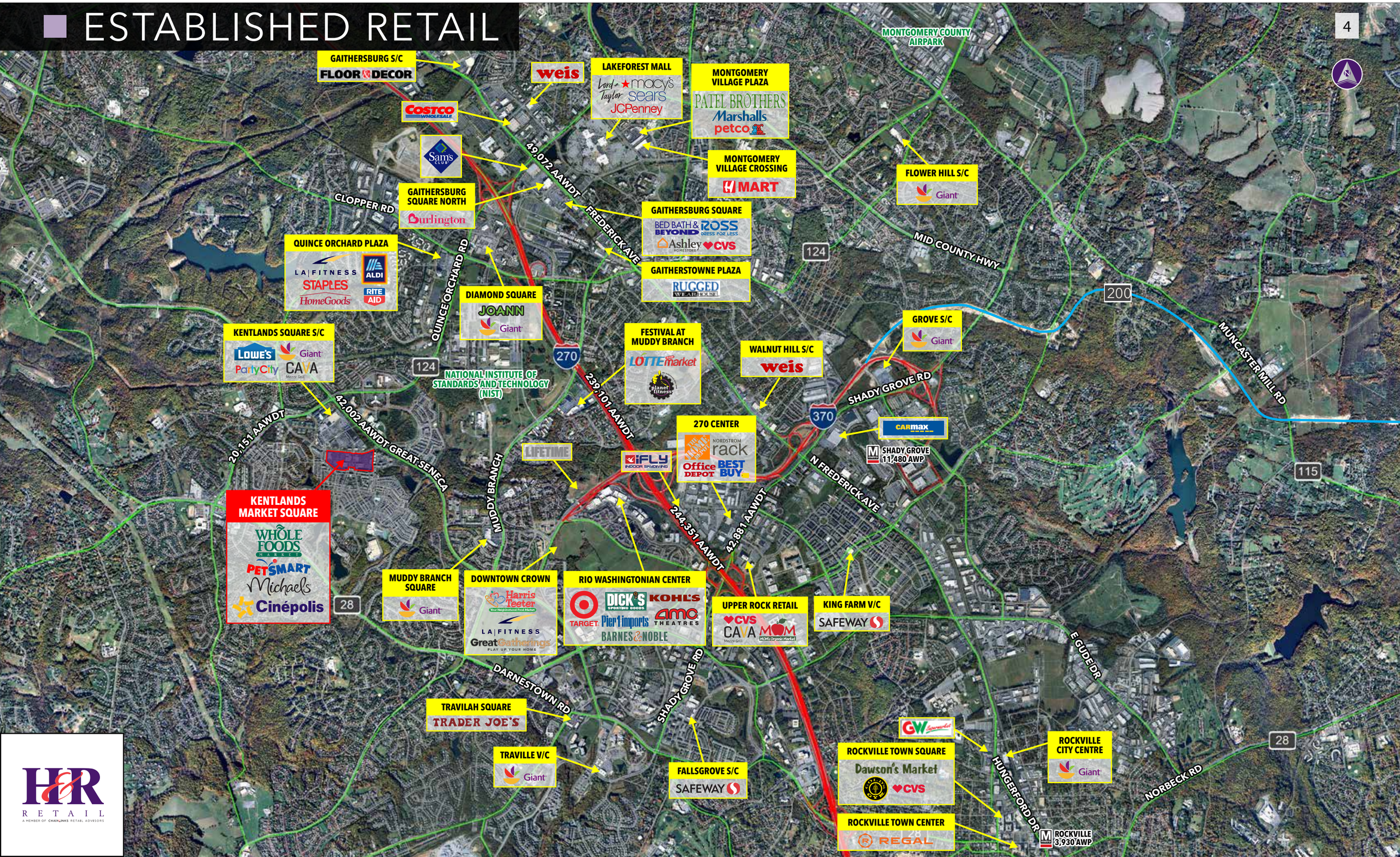
$1.49B Total retail expenditure in the primary trade area



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

ESTABLISHED RETAIL



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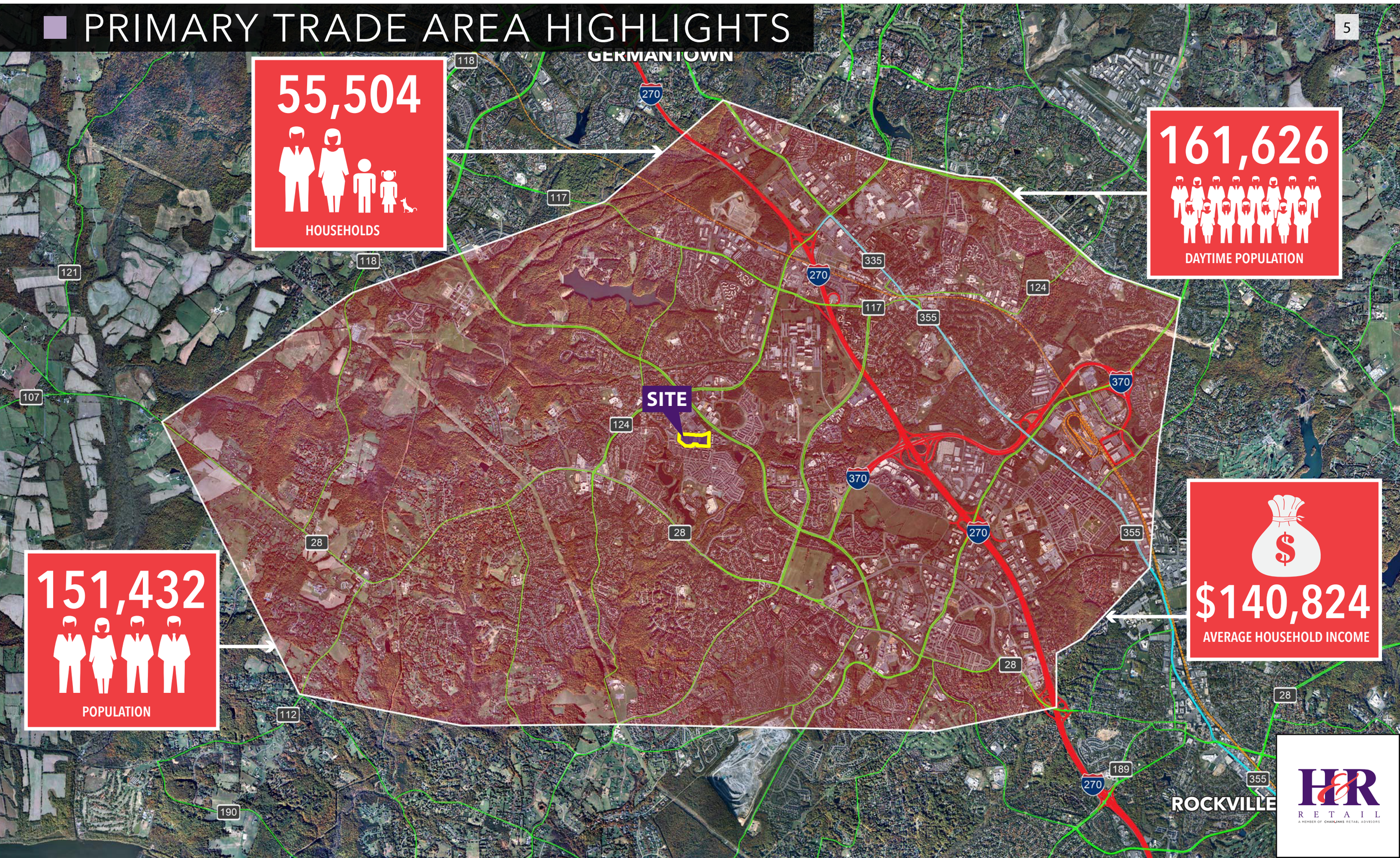
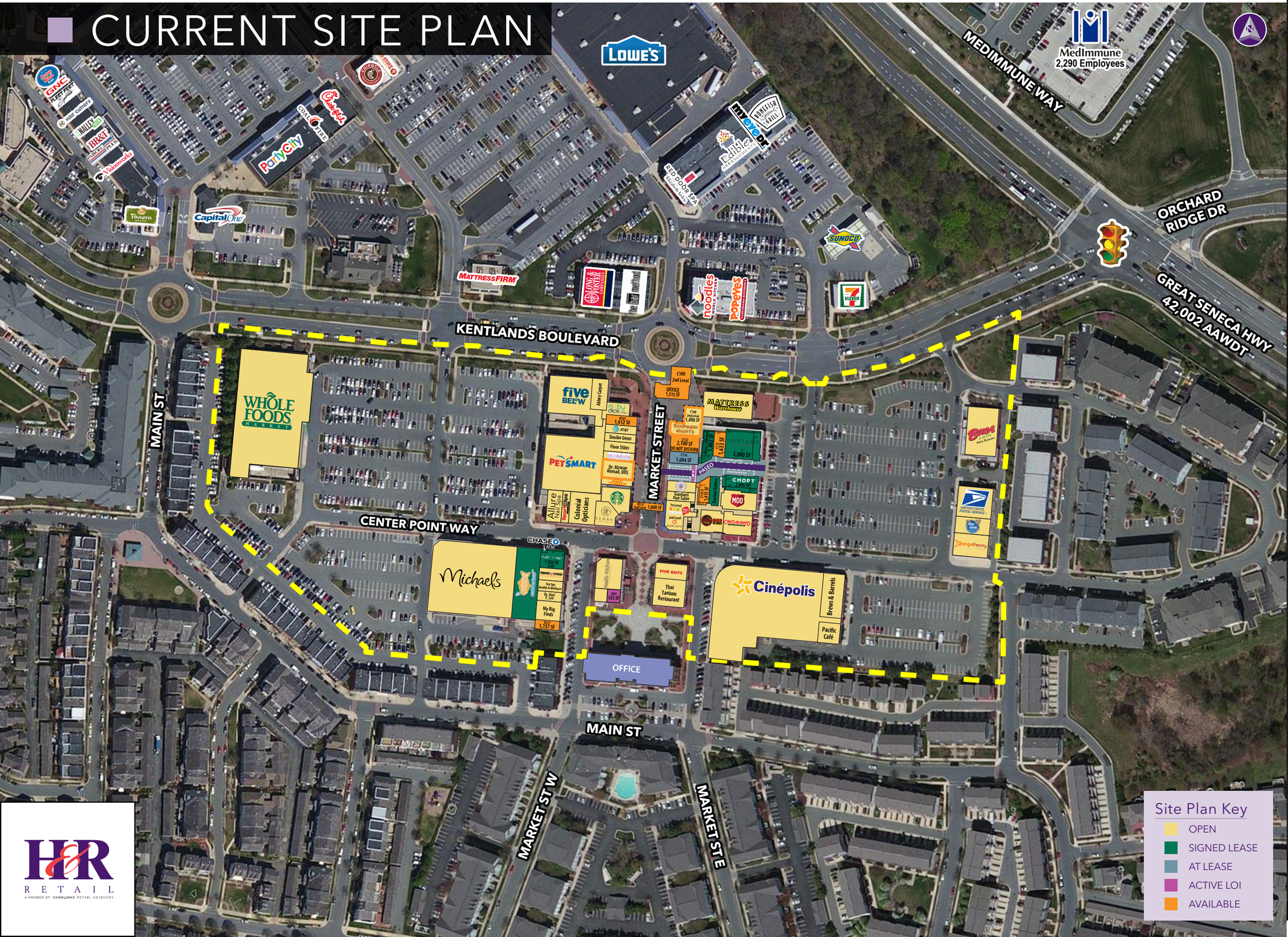
PRIMARY TRADE AREA HIGHLIGHTS



CURRENT SITE PLAN



UNIT	TENANT	SIZE
A115	Kentlands Dentistry	1,800
A136	Whole Foods Market	35,868
B105	Moby Dick	1,575
B107	AVAILABLE	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	At Lease	1,604
C117	Brio's Chicken	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	Fleet Feet	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	AVAILABLE	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

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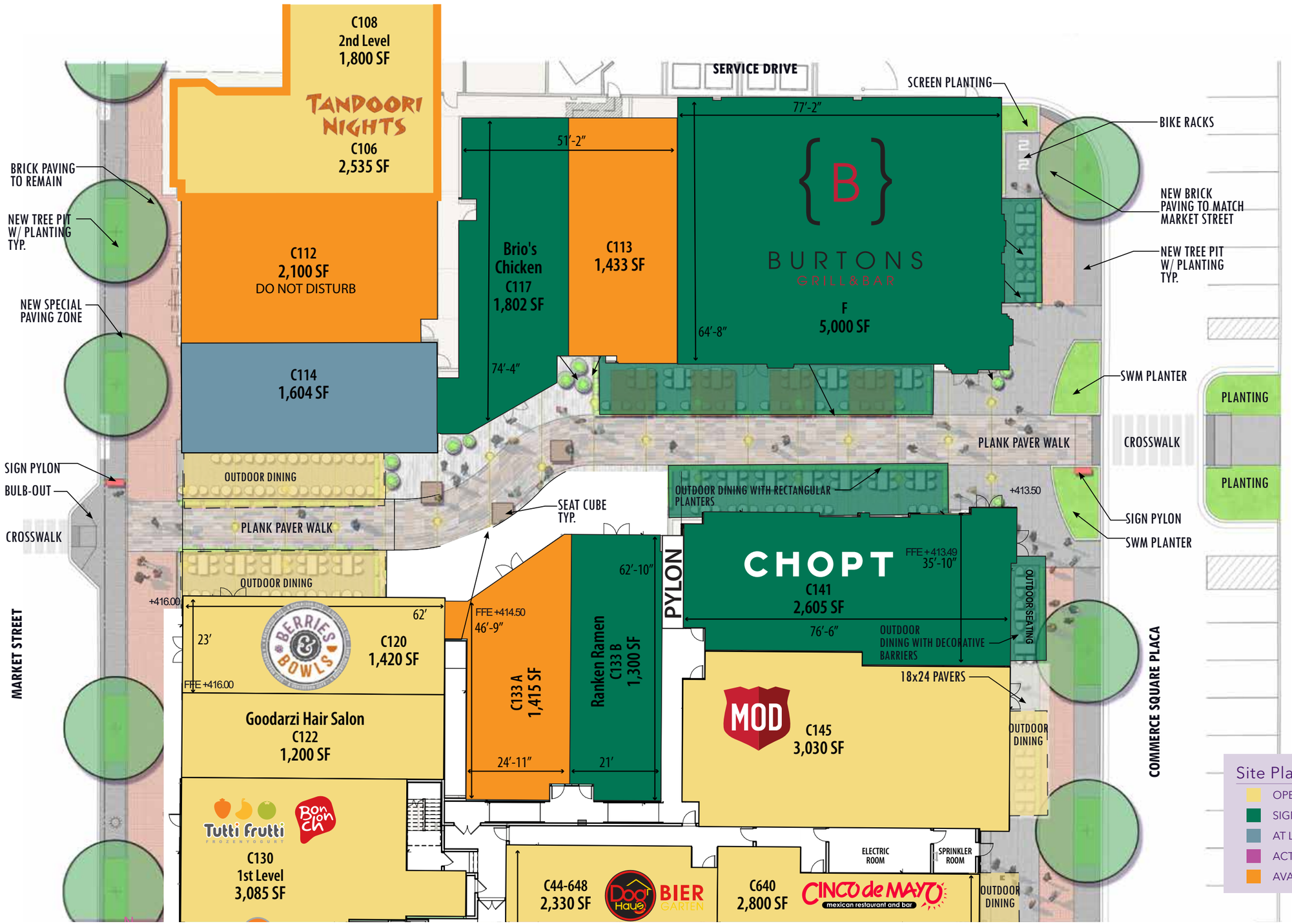
EAST SIDE: PASEO DESIGN PLAN



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BLOCK F: FUTURE REDEVELOPMENT PLAN

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RENDERINGS

View of Market Street looking North

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PASEO

View of Paseo towards Market Street

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RENDERINGS

View of Paseo from Market Street

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CINEPOLIS

Entrance of Cinepolis

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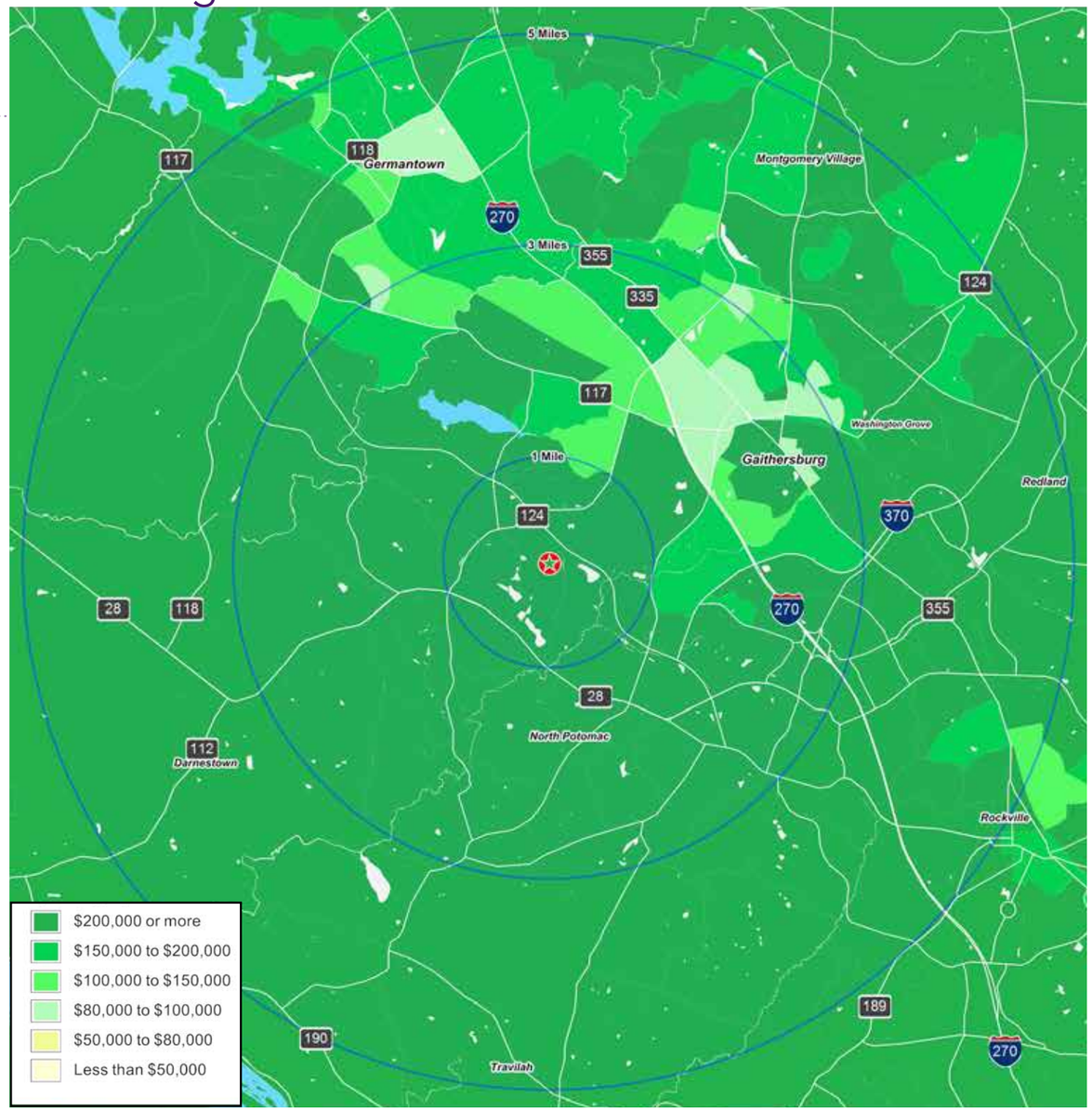
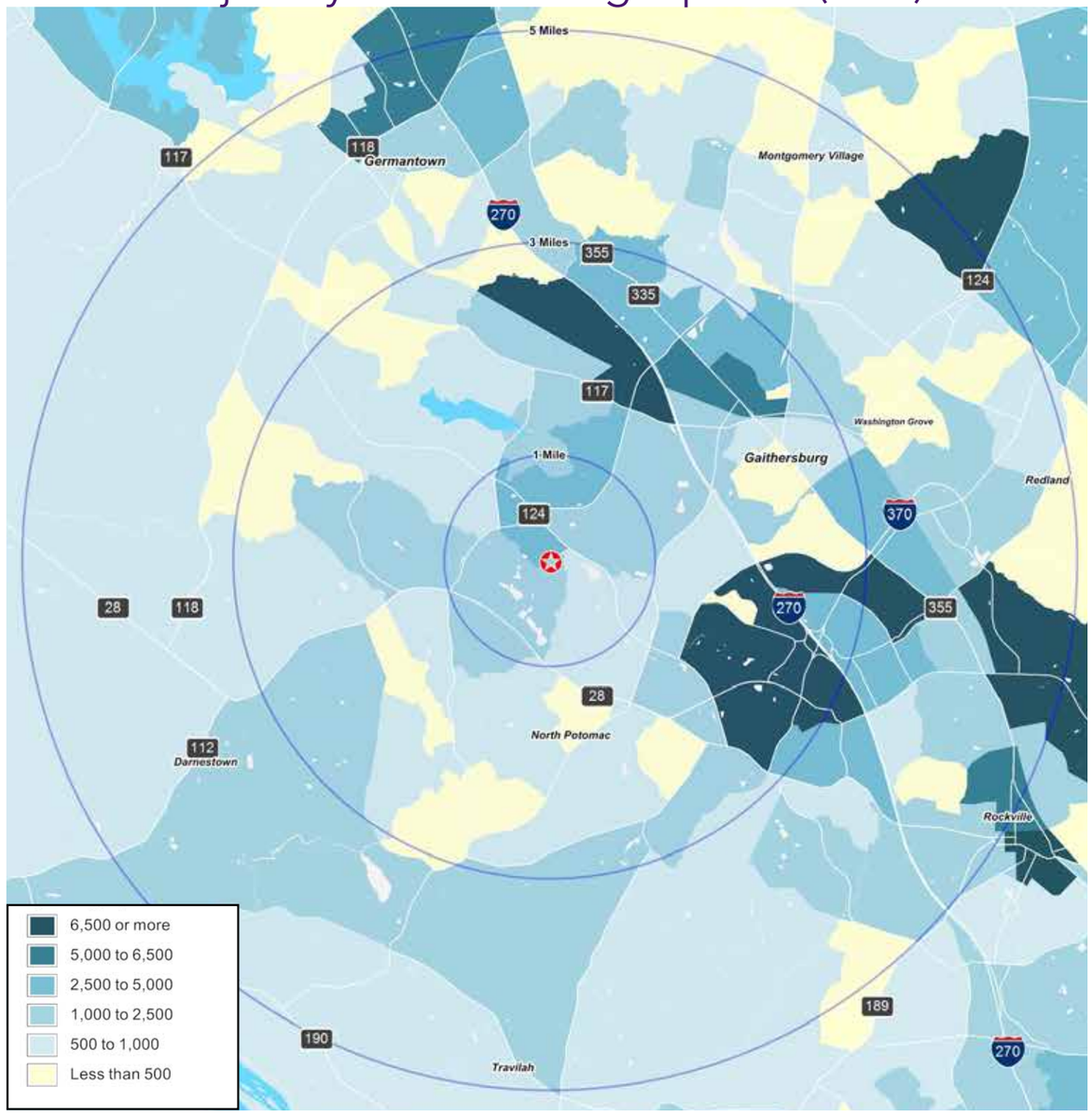
TRADE AREA HIGHLIGHTS

Average Household Income



Est. Adj. Daytime Demographics (16+)



FULL DEMOGRAPHIC PROFILE

2020 and 2025 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
POPULATION SUMMARY			
2000 Total Population	12,444	87,339	225,343
2010 Total Population	17,338	97,866	266,236
2020 Total Population	**18,031**	**113,882**	**291,415**
2020 Group Quarters	2	771	1,777
2025 Total Population	18,596	118,914	298,773
2020-2025 Annual Rate	0.62%	0.87%	0.50%
2020 Total Daytime Population	**18,397**	**124,150**	**284,056**
Workers	9,985	70,371	145,761
Residents	8,412	53,779	138,295
2020 POPULATION BY AGE			
Population Age 0 - 4	6.1%	6.1%	6.4%
Population Age 5 - 9	7.5%	6.5%	6.8%
Population Age 10 - 14	8.2%	7.3%	7.3%
Population Age 15 - 24	9.7%	11.5%	11.5%
Population Age 25 - 34	10.4%	13.9%	14.0%
Population Age 35 - 44	15.1%	14.6%	14.9%
Population Age 45 - 54	15.0%	13.9%	13.8%
Population Age 55 - 64	13.0%	12.6%	12.4%
Population Age 65 - 74	9.4%	8.2%	8.1%
Population Age 75 - 84	4.2%	3.6%	3.4%
Population Age 85 +	1.5%	1.9%	1.4%
Population Age 18 +	74.4%	76.2%	75.6%
Median Age	**40.6**	**38.1**	**37.7**
2020 POPULATION BY SEX			
Male Population	8,618	55,227	141,323
Female Population	9,413	58,656	150,092
2020 POPULATION BY RACE/ETHNICITY			
White Alone	64.7%	47.0%	45.6%
Black Alone	7.8%	15.1%	18.6%
American Indian Alone	0.2%	0.4%	0.4%
Asian Alone	20.4%	23.4%	21.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.6%	9.1%	9.2%
Two or More Races	4.3%	4.9%	5.1%
Hispanic Origin	10.3%	21.5%	22.8%
Diversity Index	62.0	80.2	81.4

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2020 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	14,107	91,209	231,749
Never Married	24.3%	31.3%	31.9%
Married	60.1%	55.8%	55.7%
Widowed	3.9%	3.4%	3.6%
Separated or Divorced	11.7%	9.5%	8.9%
2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	12,366	78,084	198,254
Less than 9th Grade	1.3%	4.5%	4.8%
9th - 12th Grade, No Diploma	1.8%	3.7%	3.8%
High School Graduate	5.9%	10.2%	11.7%
GED/Alternative Credential	0.6%	1.3%	1.4%
Some College, No Degree	9.4%	12.2%	13.7%
Associate Degree	3.5%	5.3%	6.3%
Bachelor's Degree	33.1%	29.1%	27.8%
Graduate/Professional Degree	44.4%	33.6%	30.3%
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
2020 Households	**7,089**	**41,986**	**102,916**
2020 Average Household Size	2.54	2.69	2.81
2025 Households	7,345	43,677	104,983
2025 Average Household Size	2.53	2.70	2.83
2019-2024 Annual Rate	0.71%	0.79%	0.40%
2010 Families	4,703	25,204	68,017
2010 Average Family Size	3.07	3.20	3.27
2020 Families	4,836	28,553	72,746
2020 Average Family Size	3.10	3.22	3.31
2025 Families	5,004	29,624	74,155
2025 Average Family Size	3.09	3.24	3.32
2020-2025 Annual Rate	0.69%	0.74%	0.38%
HOUSING UNIT SUMMARY			
2020 Housing Units	**7,354**	**43,437**	**107,092**
Owner Occupied Housing Units	74.7%	53.3%	60.2%
Renter Occupied Housing Units	21.7%	43.4%	35.9%
Vacant Housing Units	3.6%	3.3%	3.9%

Kentlands Market Square	1 MILES	3 MILE S	5 MILES
2020 HOUSEHOLDS BY INCOME			
<$15,000	3.7%	6.2%	5.8%
$15,000 - $24,999	2.3%	3.7%	3.5%
$25,000 - $34,999	2.0%	5.0%	4.9%
$35,000 - $49,999	3.9%	6.9%	7.3%
$50,000 - $74,999	9.2%	12.8%	13.4%
$75,000 - $99,999	10.9%	12.1%	12.8%
$100,000 - $149,999	21.5%	20.2%	20.7%
$150,000 - $199,999	15.5%	11.4%	11.9%
$200,000+	31.1%	21.6%	19.8%
Average Household Income	**$172,743**	**$141,836**	**$139,123**
Median Household Income	$139,104	$105,456	$103,788
Per Capita Income	$67,087	$52,224	$49,268
2020 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	5,490	23,144	64,493
<$50,000	0.4%	1.1%	1.3%
$50,000 - $99,999	0.2%	0.8%	0.8%
$100,000 - $149,999	0.6%	1.9%	2.4%
$150,000 - $199,999	0.2%	1.5%	3.7%
$200,000 - $249,999	1.5%	3.4%	6.8%
$250,000 - $299,999	4.1%	7.2%	10.2%
$300,000 - $399,999	24.2%	17.6%	18.7%
$400,000 - $499,999	14.9%	12.7%	14.1%
$500,000 - $749,999	33.2%	34.9%	26.8%
$750,000 - $999,999	16.2%	13.0%	9.8%
$1,000,000 +	3.5%	4.4%	3.9%
Average Home Value	**$582,612**	**$563,204**	**$515,953**
2020 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	9,624	60,403	153,989
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	4.1%	5.9%	6.4%
Manufacturing	4.3%	3.9%	3.8%
Wholesale Trade	2.0%	1.6%	1.5%
Retail Trade	5.4%	6.6%	7.4%
Transportation/Utilities	1.5%	2.8%	3.3%
Information	2.5%	2.0%	2.2%
Finance/Insurance/Real Estate	6.9%	6.7%	6.7%
Services	63.1%	61.3%	59.0%
Public Administration	10.3%	9.1%	9.6%

Kentlands Market Square	1 MILES	3 MILE S	5 MILES
2020 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	**89.3%**	**75.7%**	**73.6%**
Management/Business/Financial	29.2%	22.8%	21.3%
Professional	44.2%	35.8%	33.4%
Sales	6.9%	7.2%	7.8%
Administrative Support	9.1%	9.9%	11.1%
Services	5.2%	13.9%	15.1%
Blue Collar	**5.5%**	**10.4%**	**11.4%**
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	1.4%	4.0%	4.4%
Installation/Maintenance/Repair	0.6%	1.4%	1.6%
Production	1.2%	1.7%	1.8%
Transportation/Material Moving	2.3%	3.2%	3.4%
2020 CONSUMER SPENDING			
Apparel & Services: Total $	$29,021,518	$142,250,311	$341,358,914
Average Spent	$4,093.88	$3,388.04	$3,316.87
Education: Total $	$26,226,162	$126,146,609	$303,805,032
Average Spent	$3,699.56	$3,004.49	$2,951.97
Entertainment/Recreation: Total $	$42,692,551	$205,474,345	$493,332,908
Average Spent	$6,022.37	$4,893.88	$4,793.55
Food at Home: Total $	$67,942,213	$340,702,759	$817,116,524
Average Spent	$9,584.17	$8,114.68	$7,939.65
Food Away from Home: Total $	$50,450,093	$251,075,126	$603,545,591
Average Spent	$7,116.67	$5,979.97	$5,864.45
Health Care: Total $	$71,977,920	$346,441,899	$828,060,476
Average Spent	$10,153.47	$8,251.37	$8,045.98
HH Furnishings & Equipment: Total $	$29,347,501	$139,033,714	$332,995,788
Average Spent	$4,139.86	$3,311.43	$3,235.61
Personal Care Products & Services: Total $	$12,436,777	$60,313,885	$144,366,487
Average Spent	$1,754.38	$1,436.52	$1,402.76
Shelter: Total $	$261,988,549	$1,322,319,644	$3,186,806,637
Average Spent	$36,957.05	$31,494.30	$30,965.12
Support Payments/Cash Contributions/Gifts in Kind: Total $	$30,410,074	$140,591,070	$335,518,057
Average Spent	$4,289.76	$3,348.52	$3,260.12
Travel: Total $	$33,775,805	$162,505,293	$391,527,865
Average Spent	$4,764.54	$3,870.46	$3,804.34
Vehicle Maintenance & Repairs: Total $	$14,415,375	$70,434,994	$168,426,310
Average Spent	$2,033.48	$1,677.58	$1,636.54

KENTLANDS MARKET SQUARE

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