



THE SHOPS AT SENECA MEADOWS

20600 SENECA MEADOWS PARKWAY | GERMANTOWN, MD 20876



1,500 - 3,299 SF SPACES AVAILABLE

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PROPERTY HIGHLIGHTS

- Located at I-270 and Father Hurley Boulevard in Germantown, MD.
- Seneca Meadows Parkway provides access from both Father Hurley Boulevard and Route 118.
- This development has both high average income (above \$155,000) and a high daytime population.
- GLA: 211,903 SF

THE SHOPS AT SENECA MEADOWS

Wegmans Bank of America
Panera Cafe Rio
BREAD MEXICAN GRILL
Bray & Scarff
Appliance & Kitchen Specialists

NEELSVILLE V/C

Giant
ULTA
POTBELLY
BGR
noodles
ME Massage Envy
CLUB PILATES

MILESTONE CENTER

TARGET
ALDI
THE HOME DEPOT
BEST BUY
KOHLS
Michaels
TJ-maxx
BIG LOTS!
Staples
PETSMART
Pep Boys
Walmart

GERMANTOWN T/C

SAFeway
FedEx Office
Capital One
& pizza
PM Pediatrics
Care when you need us.

REGAL

TOPGOLF

GERMANTOWN COMMONS

Giant DSW
petco
BED BATH & BEYOND
five BELOW

GERMANTOWN PLAZA

LOTTE Market
planet fitness
DUNKIN'

CVS

Fairfield IHop
Red Robin
LONGHORN
SEÑOR TEQUILA'S

Panera TRUIST
the Greene Turtle TACO BELL
Chick-fil-A TD Bank
CARRABBA'S
Walgreens

MC MONTGOMERY COLLEGE

MIDDLEBROOK SQUARE

M KFC TACO BELL

HOLY CROSS
GERMANTOWN HOSPITAL

FOX CHAPEL S/C

GW Supermarket
GOLD'S GYM

9,861 AAWDT

OBSERVATION DRIVE

576 MULTI-FAMILY UNITS

NEELSVILLE V/C



THE SHOPS AT SENECA MEADOWS



300,000 SF
OFFICE SPACE

RIDGE ROAD 38,321 AAWDT

SECOND LEVEL PARKING
1,000 TOTAL

Wegmans
124,600 SF

11,391 AAWDT

MILESTONE CENTER



27

Onellife
FITNESS
63,000 SF

6,522 AAWDT

FUTURE PHASE

OBSERVATION DRIVE

SENECA MEADOWS PARKWAY

200,000 SF
OFFICE SPACE

WASHINGTON NATIONAL PIKE 138,210 AAWDT





Tenants Include

1	Wegmans	124,650 SF
2	Veterinary Clinic	2,000 SF
3A	AVAILABLE	3,299 SF
3B	Smoothie King	1,201 SF
4	Siriwan Thai	2,219 SF
5	Beer & Wine	2,531 SF
6	Bubbles Salon	1,250 SF
7	T-Mobile	1,500 SF

8	AVAILABLE	1,500 SF
9	Nothing Bundt Cakes	1,500 SF
10	Bella Nails	2,100 SF
11	FloorMax	2,400 SF
12	Bray & Scarff	5,249 SF
13	Cafe Rio	3,257 SF
14	Montgomery County Liquors	6,500 SF
15	Mattress Firm	4,622 SF
16	AVAILABLE	3,218 SF

17	Crest Cleaners	1,929 SF
18	For Eyes Optical	1,202 SF
19	Hair Cuttery	1,802 SF
20	Panera Bread	5,085 SF
22	Bank of America	3,548 SF
SECOND LEVEL		
21	Office Tenant	29,341 SF



Tapestry Profile

The Shops at Seneca Meadows | Ring of 5 miles

Source: This infographic contains data provided by Esri (2025). © 2026 Esri



72,055

Households



38.0 ↓

Median Age

4.0% lower than
United States.



\$120K ↑

Median HH Income

47.5% higher than
United States.



\$551.4K ↑

Median Home Value

48.8% higher than
United States.



4.6

Home Value to
Income Ratio

Median home value
divided by median
household income



Tapestry

Top 5 segments by household count

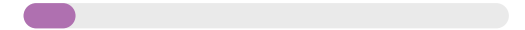
L2 Professional Pride > 10.4K | **14.4%**



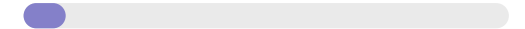
F5 Uptown Lights > 9,635 | **13.4%**



D3 Modern Minds > 7,719 | **10.7%**



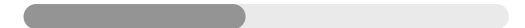
C5 Diverse Horizons > 6,256 | **8.7%**



L3 Top Tier > 5,076 | **7.0%**



Other 33.0K | **45.7%**



Professional Pride accounts for 14.4% of households in the area which is **12.3% higher** than the U.S.



Diversity Index

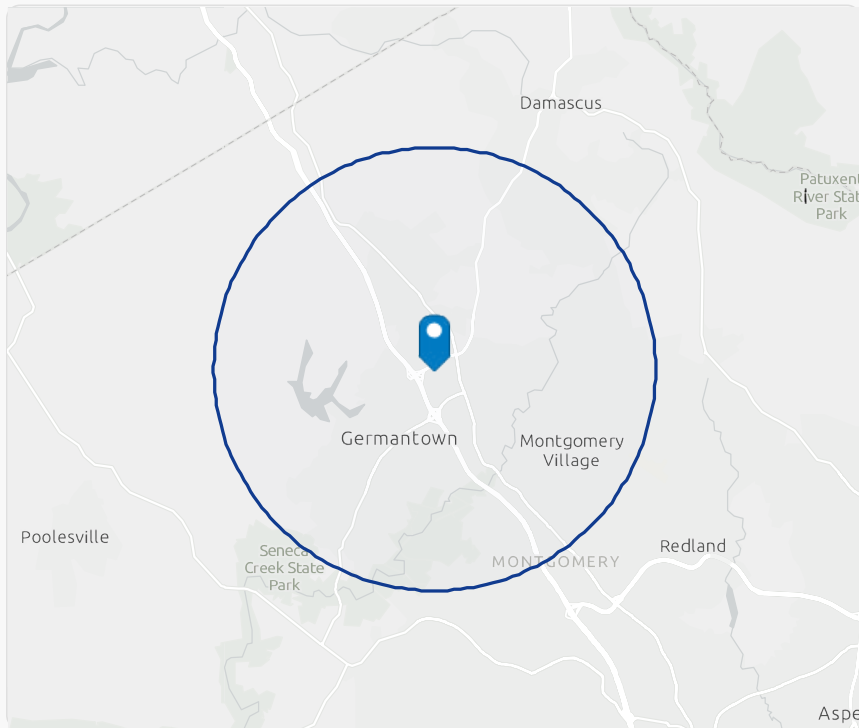
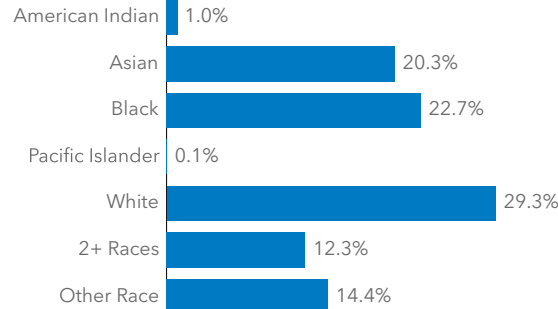
86.8



0

100

Population by Race



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