



SHOPPES OF OLNEY

3110-3140 OLNEY SANDY SPRING ROAD | OLNEY, MD 20832



1,172 SF AVAILABLE

PLEASE CONTACT

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PROPERTY HIGHLIGHTS

- Located off the intersection of Georgia Avenue (MD Route 97) and Olney Sandy Spring Road (MD Route 108) with access from both roads
- Unparalleled visibility from Olney Sandy Spring Road (MD Route 108)
- Anchored by one of the top performing **CVS** stores in the Washington DC Metropolitan market
- Shadow anchored by **SAFEGWAY** and **Onelife FITNESS**
- Easy access to the Intercounty Connector (ICC)/ MD 200 (~2 miles)
- Multiple access points throughout the property, including a full movement traffic light
- Olney is an affluent trade area with household incomes of \$177k within a 3 mile radius

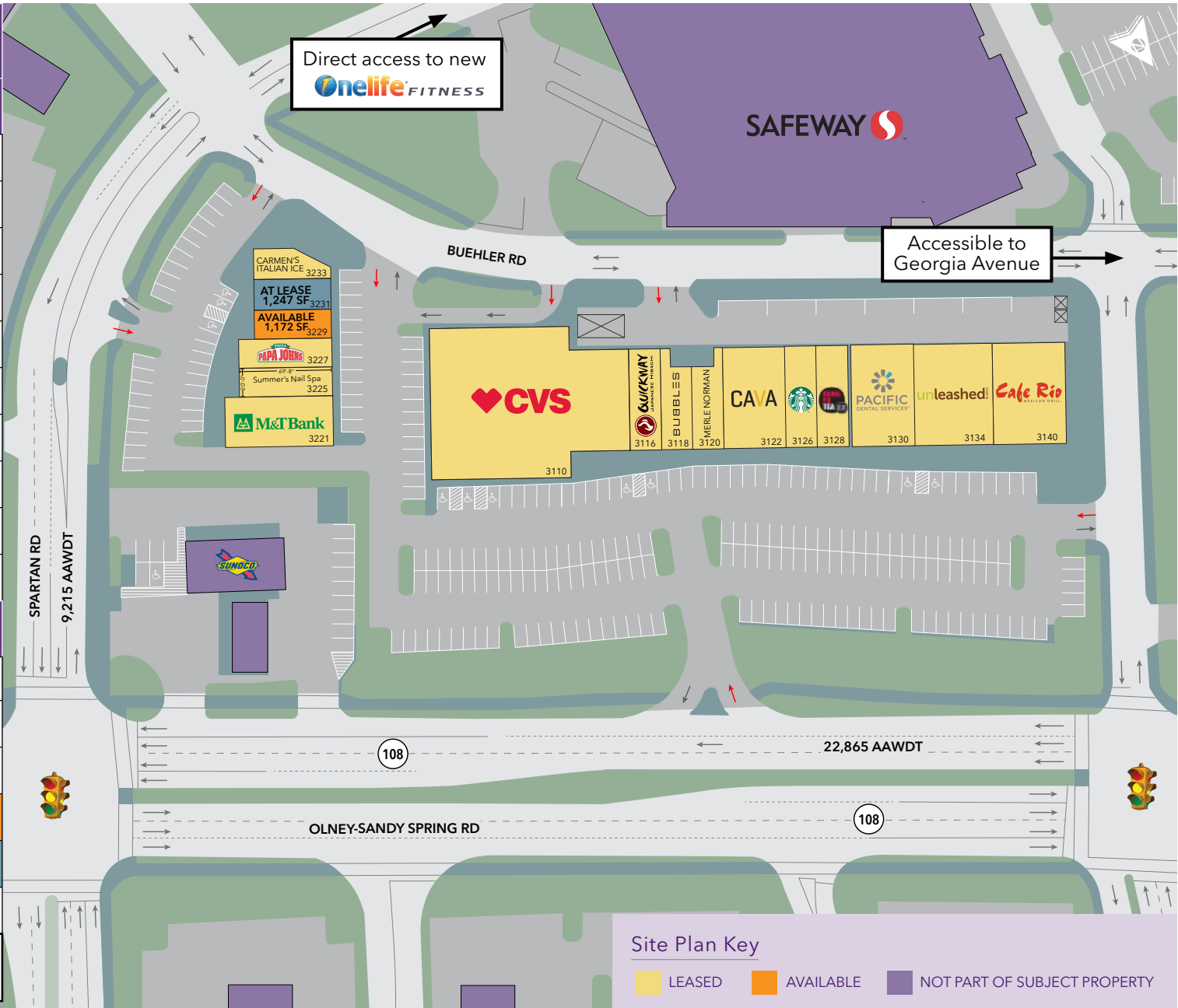
DEMOGRAPHICS

	POPULATION	HH INCOME	EMPLOYEES
1 MILE	13,598	\$169,683	7,169
3 MILES	43,674	\$206,310	14,323
5 MILES	119,540	\$175,078	34,099



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

Space #	Tenant Name	GROSS FLOOR AREA (SF)
GARDENS (34,398 SF)		
3110	CVS Pharmacy	13,291
3116	Quickway Hibachi	1,535
3118	Bubbles	1,335
3120	Merle Norman	1,335
3122	CAVA	3,070
3126	Starbucks	1,535
3128	Kung Fu Tea	1,043
3130	Pacific Dental Services	3,568
3134	Unleashed	4,051
3140	Café Rio	3,635
PAD (8,995 SF)		
3221	M&T Bank	2,726
3225	Summer's Nail Spa	1,397
3227	Papa John's Pizza	1,351
3229	AVAILABLE	1,172
3231	AT LEASE	1,247
3233	Carmen's Italian Ice	1,102
TOTAL		43,393





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