



KOHL'S PAD SITE - GROUND LEASE ONLY

20918 FREDERICK ROAD | GERMANTOWN, MD (STORE# 265)



AREA ANCHORS

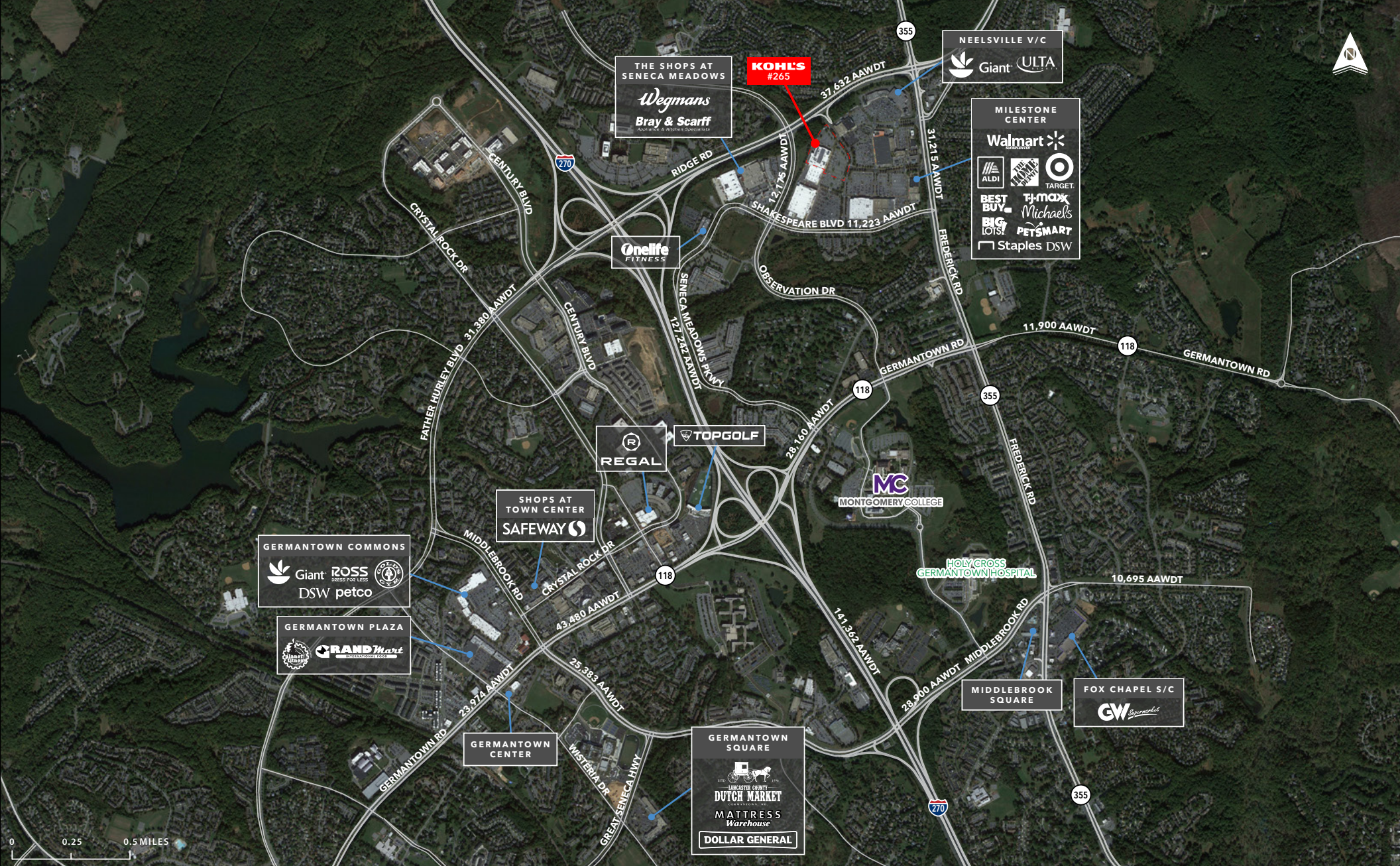
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

PROPERTY HIGHLIGHTS

- Up to 1 acre pad (location is approximate)
- 37,632 AAWDT
- Co-tenants include: Walmart, Target, Best Buy, PetSmart, Big Lots, The Home Depot, Michaels, Aldi, Staples, TJ Maxx

DEMOGRAPHICS (2024)

	TOTAL POPULATION	AVERAGE HH INCOME	NUMBER OF HOUSEHOLDS	CONSUMER SPENDING
1 MILE	13,054	\$159,394	4,535	\$197.2M
3 MILE	115,356	\$152,569	38,767	\$1.6B
5 MILE	225,560	\$154,189	76,387	\$3.2B



Please contact

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