



# KENTLANDS MARKET SQUARE





# KENTLANDS

## MARKET SQUARE

H&R Retail and Kimco Realty are proud to present Kentlands Market Square, located in Montgomery County, Maryland. As the premier retail and dining destination in the Gaithersburg market, Kentlands Market Square offers an exceptional experience for shoppers and diners alike.

### 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, D.C. Metro market at Kentlands Market Square.
- Strong daytime population with over **172,000** people in the primary trade area.
- **250,000**-square-foot restaurant and retail shopping center with proven high-volume sales.
- Excellent demographics throughout the surrounding trade area, supporting strong retail and restaurant performance.

### The Market

DENSE  
POPULATION



**148,825**  
people

STRONG  
INCOMES



**\$163,878**  
average household income

STRONG DAYTIME  
POPULATION



**172,639**  
people

EDUCATED  
CONSUMER



**79%**  
college degree or higher



37.7 Million SF of Retail GLA  
in the Gaithersburg, MD market

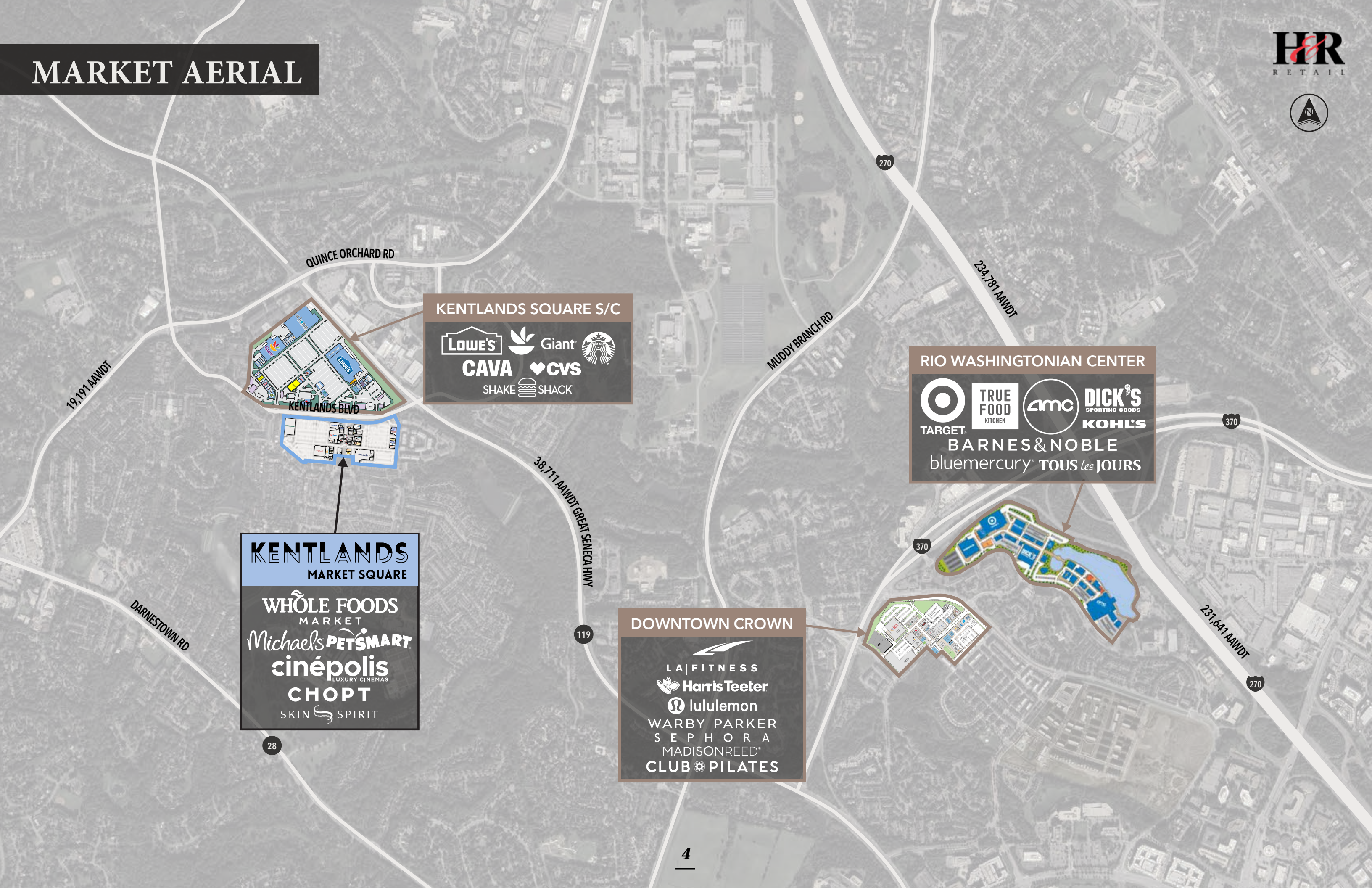


**\$1.7B** Total retail expenditure  
in the primary trade area

# THE TENANTS



# MARKET AERIAL



KENTLANDS SQUARE S/C

LOWE'S

CAVA

SHAKE

Giant

CVS

SHACK

Starbucks

RIO WASHINGTONIAN CENTER

TARGET

TRUE FOOD KITCHEN

amc

DICK'S SPORTING GOODS

KOHL'S

BARNES & NOBLE

bluemercury

TOUS les JOURS

KENTLANDS  
MARKET SQUARE

WHOLE FOODS MARKET

Michael's

PETSMART

cinépolis LUXURY CINEMAS

CHOPT

SKIN & SPIRIT

DOWNTOWN CROWN

LA FITNESS

Harris Teeter

lululemon

WARBY PARKER

SEPHORA

MADISON REED

CLUB PILATES

# ZOOM IN AERIAL



QUINCE ORCHARD RD

19,191 AAWDT

38,711 AAWDT GREAT SENECA HWY

124

KENTLANDS SQUARE S/C

119

**KENTLANDS  
MARKET SQUARE**

KENTLANDS BLVD

## LEGEND

-  KIMCO
-  SAUL CENTERS

SITE PLAN

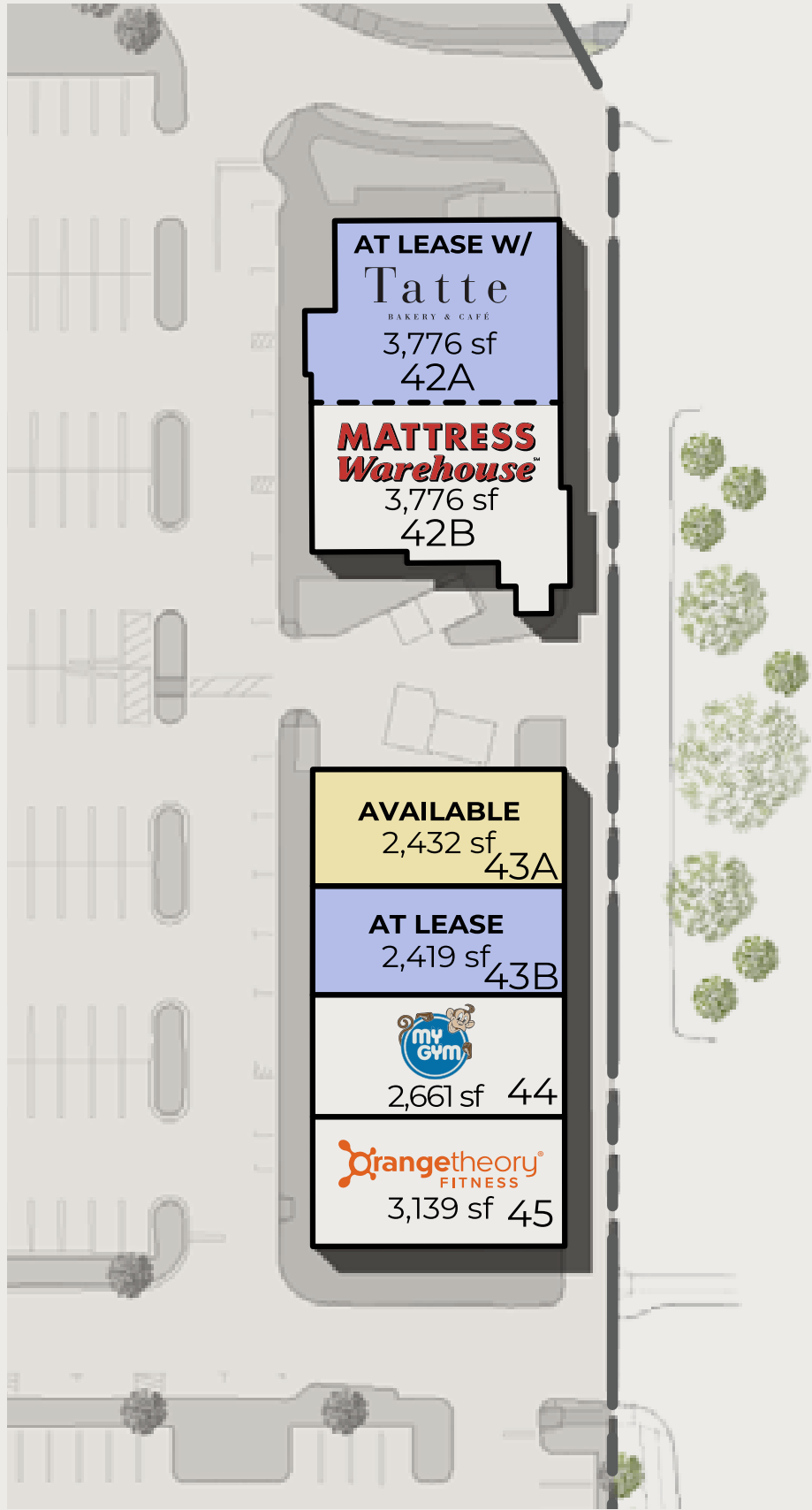


LEGEND

- AVAILABLE
- AT LEASE

| UNIT | TENANT                    | SIZE   | UNIT | TENANT                 | SIZE   | UNIT | TENANT                  | SIZE  | UNIT | TENANT             | SIZE  | UNIT | TENANT                  | SIZE   | UNIT  | TENANT                  | SIZE    |
|------|---------------------------|--------|------|------------------------|--------|------|-------------------------|-------|------|--------------------|-------|------|-------------------------|--------|-------|-------------------------|---------|
| 1    | Whole Foods Market        | 35,868 | 12   | Warhammer              | 900    | 22   | Bach to Rock            | 2,100 | 37   | Berries & Bowls    | 1,420 | 45   | Orangetheory Fitness    | 3,139  | 55    | Haagen-Dazs             | 1,197   |
| 2    | Five Below                | 10,500 | 13   | Java Nation            | 2,017  | 23   | Vine Alley              | 1,604 | 38   | My Big Finds       | 1,415 | 46   | Brews & Barrels         | 4,150  | 56    | Tea Spa Wellness Center | 1,322   |
| 4    | Moby Dick                 | 1,575  | 14   | Kenaki - Sushi Counter | 1,875  | 28   | Chopt                   | 2,605 | 39   | Ranken Ramen       | 1,300 | 47   | Tea Spa Wellness Center | 2,150  | 57    | Foundry Fitness         | 1,896   |
| 5    | AT LEASE                  | 1,612  | 15   | Colonial Opticians     | 1,782  | 29   | Andy's Pizza            | 3,030 | 40   | Neals Bagels       | 1,433 | 48   | Cinépolis               | 34,052 | 58    | Fleet Feet              | 1,925   |
| 6    | Potomac Cookie            | 1,200  | 16   | Bearded Goat           | 1,019  | 30   | Cinco de Mayo           | 2,800 | 41   | Prime IV           | 1,802 | 49   | Five Guys               | 2,296  | 59    | Goldfish Swimschool     | 8,628   |
| 7    | Daviko Gems, Inc.         | 1,200  | 17   | Allure Nails           | 2,544  | 31   | Salon Lofts (2nd Level) | 3,614 | 42A  | AT LEASE           | 3,776 | 50   | Thai Tanium             | 3,704  | 60    | Michaels                | 23,296  |
| 8    | Bath & Floor Stiles, Inc. | 1,676  | 18   | PetSmart               | 18,741 | 32   | Carmen's Italian Ice    | 1,542 | 42B  | Mattress Warehouse | 3,776 | 51   | Lapu Lapu               | 325    | 61    | Dog Haus Bier Garten    | 2,330   |
| 9    | StretchLAB                | 1,197  | 19   | Chase Bank             | 5,000  | 32A  | Kung Fu Tea             | 1,000 | 43A  | AVAILABLE          | 2,432 | 52   | Vasilis Kitchen         | 4,341  | 62    | Burton's Grill          | 5,000   |
| 10   | Kentlands Dentistry       | 1,588  | 20   | Tandoori Nights        | 2,535  | 32B  | Bon Chon                | 1,543 | 43B  | AT LEASE           | 2,419 | 53   | Rue+Roe                 | 1,157  | TOTAL |                         | 242,810 |
| 11   | Kimco Realty Corporation  | 1,800  | 21   | Vacant                 | 1,515  | 36   | Goodarzi Hair Salon     | 1,200 | 44   | My Gym             | 2,661 | 54   | Skin Spirit             | 2,286  |       |                         |         |

# SITE PLAN



SPACE 42

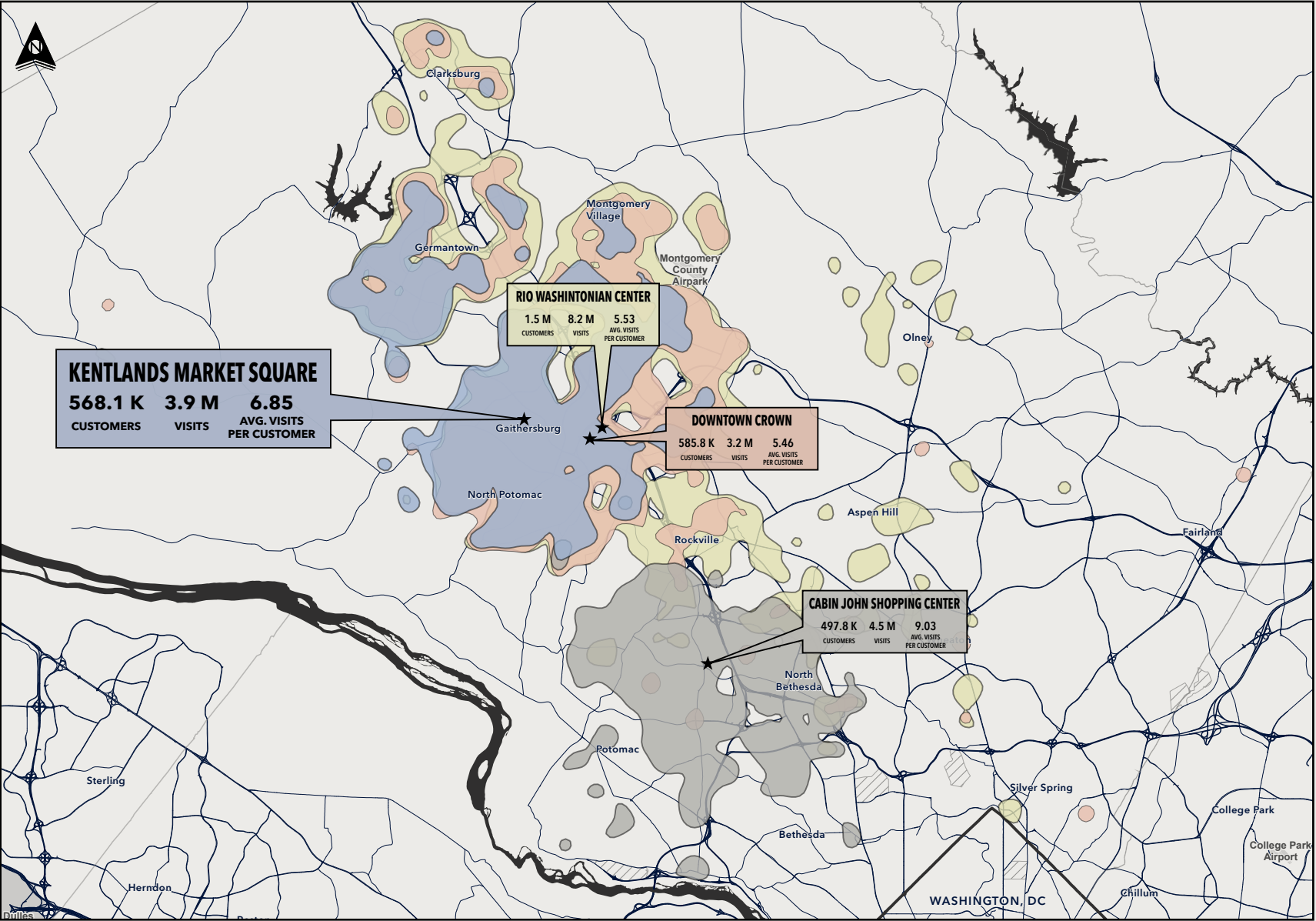




# KENTLANDS

## MARKET SQUARE

|                                                                                                                               | 3-Mile Radius | 5-Mile Radius                                                                                                                                | 10-Mile Radius |
|-------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Population                                                                                                                    | 110,543       | 291,977                                                                                                                                      | 680,692        |
| Average Household Income                                                                                                      | \$168,266     | \$162,336                                                                                                                                    | \$186,426      |
| Median Household Income                                                                                                       | \$123,235     | \$121,331                                                                                                                                    | \$138,616      |
| Income Above \$150,000                                                                                                        | 41.4%         | 40.5%                                                                                                                                        | 46.9%          |
| Median Home Value                                                                                                             | \$713,534     | \$637,858                                                                                                                                    | \$680,878      |
| Total Daytime Population                                                                                                      | 132,565       | 285,905                                                                                                                                      | 664,024        |
| <div>23.8%</div> <div>Top Tier</div> <div>Age 45–64, college educated,<br/>executives, professionals or business owners</div> |               | <div>13.8%</div> <div>Uptown Lights</div> <div>Professional and service occupations,<br/>household incomes are middle tier, tech-savvy</div> |                |



| CENTER                                          | CUSTOMERS | VISITS | AVG. VISITS PER CUSTOMER | AVG. DWELL TIME | VISITS PER SQUARE FEET |
|-------------------------------------------------|-----------|--------|--------------------------|-----------------|------------------------|
| KENTLANDS MARKET SQUARE                         | 568.1 K   | 3.9M   | 6.85                     | 47 min          | 16.09                  |
| RIO WASHINGTONIAN CENTER                        | 1.5M      | 8.2M   | 5.53                     | 81 min          | 3.41                   |
| DOWNTOWN CROWN                                  | 585.8 K   | 3.2M   | 5.46                     | 58 min          | 12.54                  |
| CABIN JOHN SHOPPING CENTER                      | 497.8 K   | 4.5M   | 9.03                     | 33 min          | 18.73                  |
| FEB 1ST, 2025 - JAN 31ST, 2026   VOL: 60% 50 MI |           |        |                          |                 |                        |



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