



KENTLANDS MARKET SQUARE





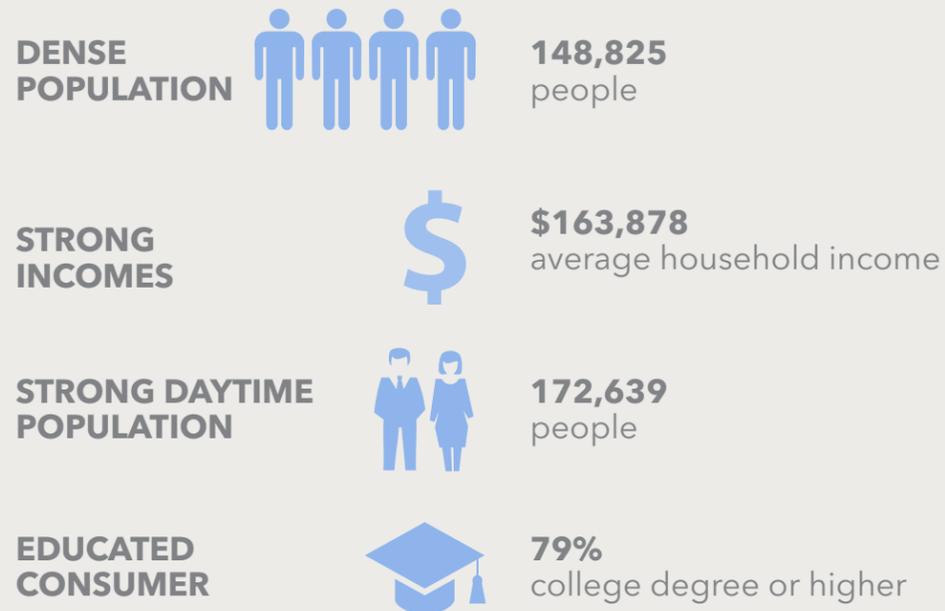
KENTLANDS MARKET SQUARE

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



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

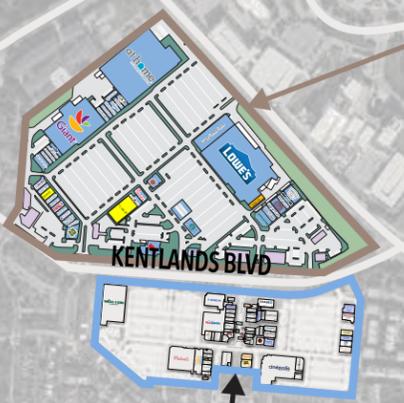


19,191 AAWDT

QUINCE ORCHARD RD

KENTLANDS SQUARE S/C

- LOWE'S
- Giant
- Starbucks
- CAVA
- CVS
- SHAKE SHACK



270

MUDDY BRANCH RD

234,781 AAWDT

RIO WASHINGTONIAN CENTER

- TARGET
- TRUE FOOD KITCHEN
- amc
- DICK'S SPORTING GOODS
- KOHL'S
- BARNES & NOBLE
- bluemercury
- TOUS les JOURS



370

38,711 AAWDT GREAT SENECA HWY

119

DOWNTOWN CROWN

- LA FITNESS
- Harris Teeter
- lululemon
- WARBY PARKER
- SEPHORA
- MADISON REED
- CLUB PILATES



231,641 AAWDT

270

KENTLANDS MARKET SQUARE

- WHOLE FOODS MARKET
- Michael's
- PETSMART
- cinépolis LUXURY CINEMAS
- CHOPT
- SKIN & SPIRIT

DARNESTOWN RD

28

ZOOM IN AERIAL



QUINCE ORCHARD RD

19,191 AAWDT

38,711 AAWDT GREAT SENECA HWY

124

KENTLANDS SQUARE S/C

119

**KENTLANDS
MARKET SQUARE**



- LEGEND**
- KIMCO
 - SAUL CENTERS

SITE PLAN

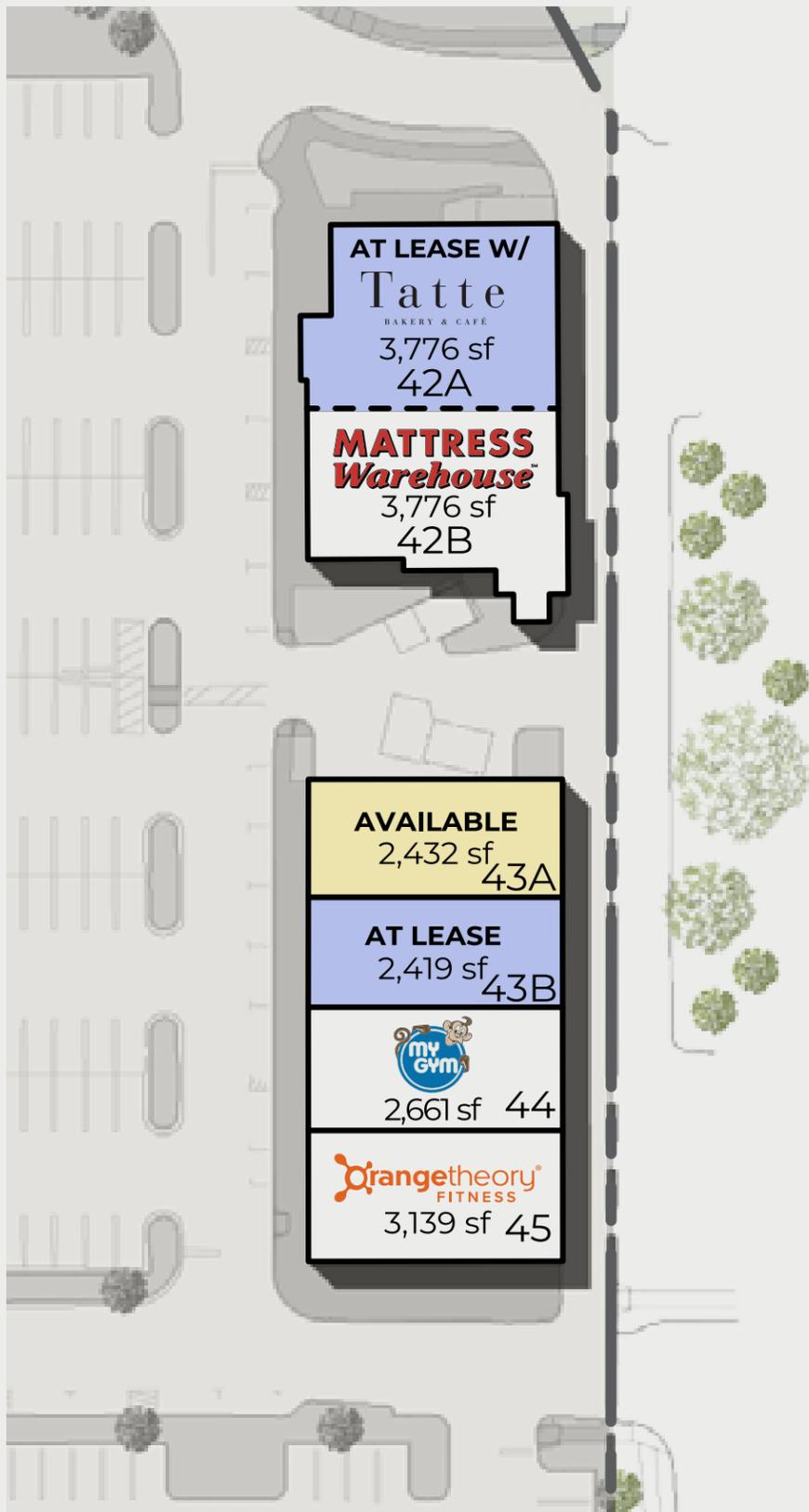


LEGEND

- AVAILABLE
- AT LEASE

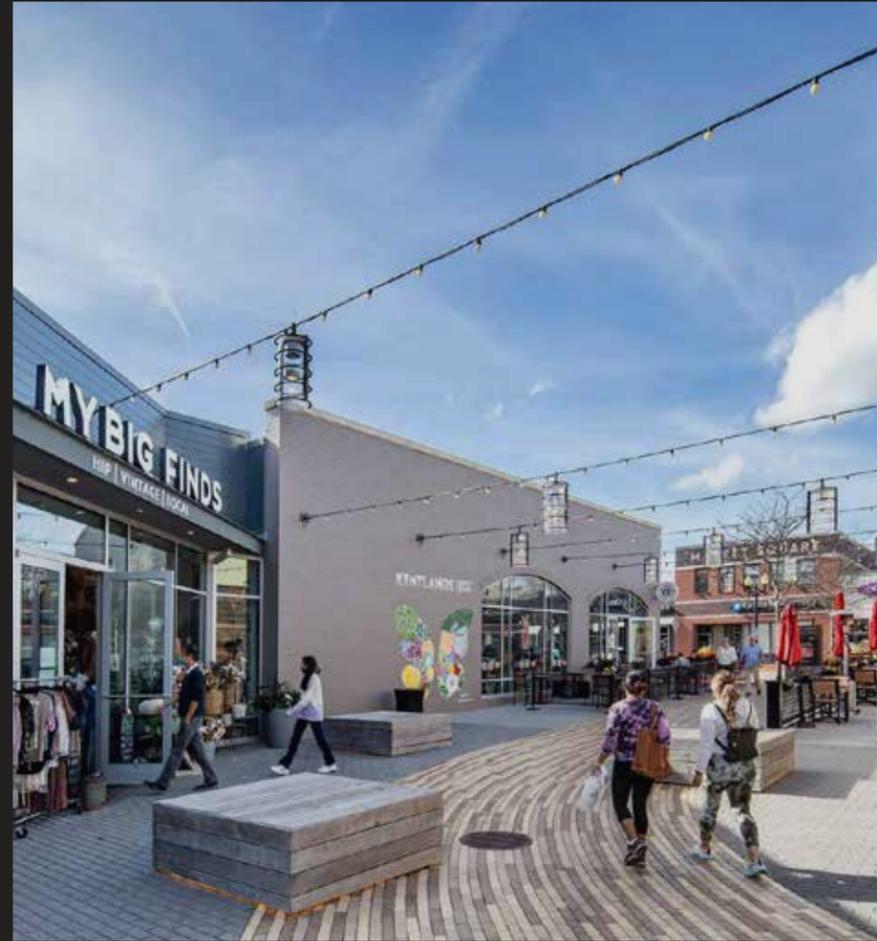
UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
1	Whole Foods Market	35,868	12	Warhammer	900	22	Bach to Rock	2,100	37	Berries & Bowls	1,420	45	Orangetheory Fitness	3,139	55	Haagen-Dazs	1,197
2	Five Below	10,500	13	Java Nation	2,017	23	Vine Alley	1,604	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	AT LEASE	2,800	41	AT LEASE	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			
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			
																TOTAL	242,810

SITE PLAN



SPACE 42

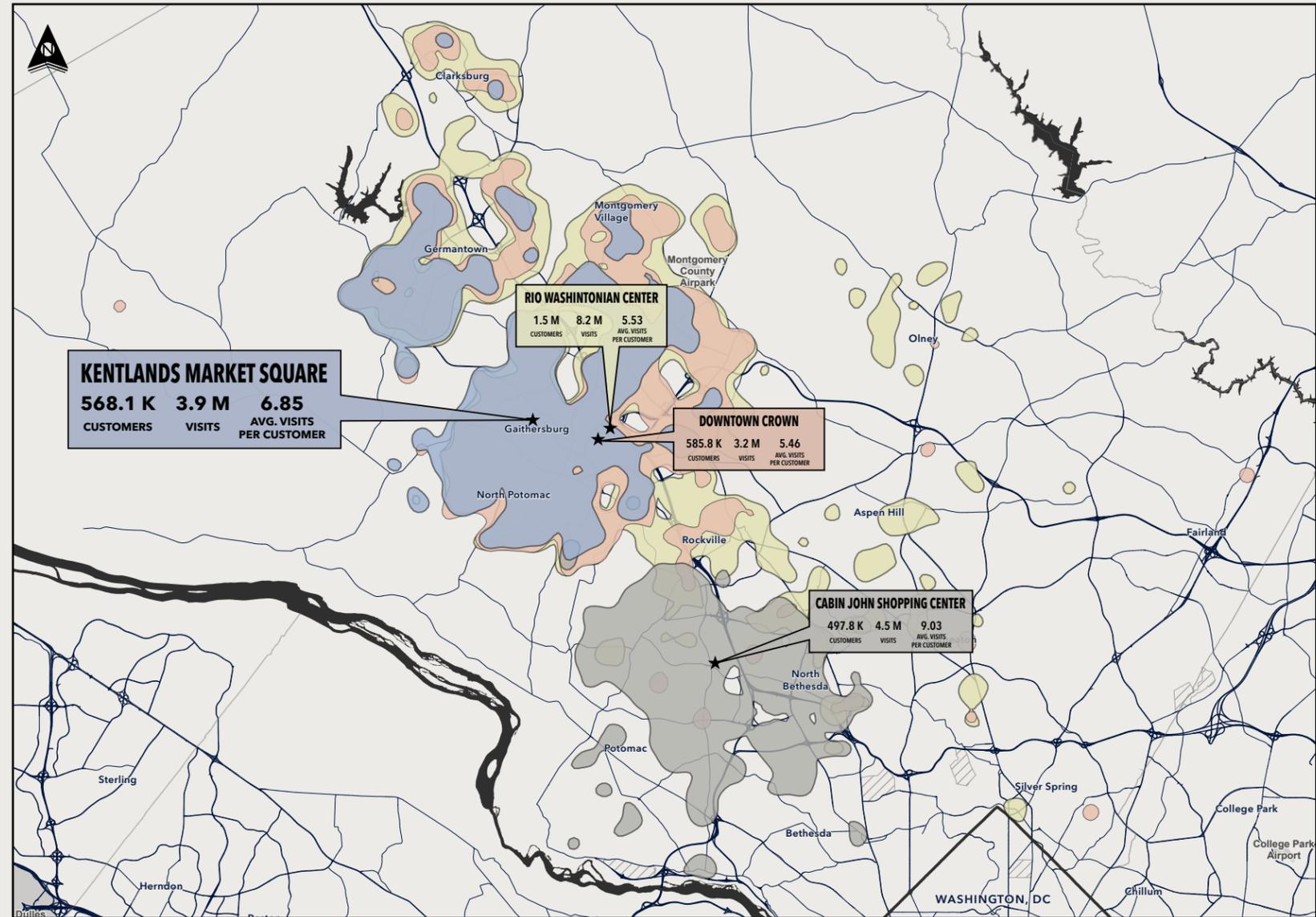




KENTLANDS MARKET SQUARE

	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

<h2>23.8%</h2> <p>Top Tier Age 45-64, college educated, executives, professionals or business owners</p>	<h2>13.8%</h2> <p>Uptown Lights Professional and service occupations, household incomes are middle tier, tech-savvy</p>
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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

CHOPT
CREATIVE SALAD CO.

BURTONS
GRILL & BAR

KENTLANDS MARKET SQUARE

H&R
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

KIMCOTM
REALTY

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