





KENTLANDS

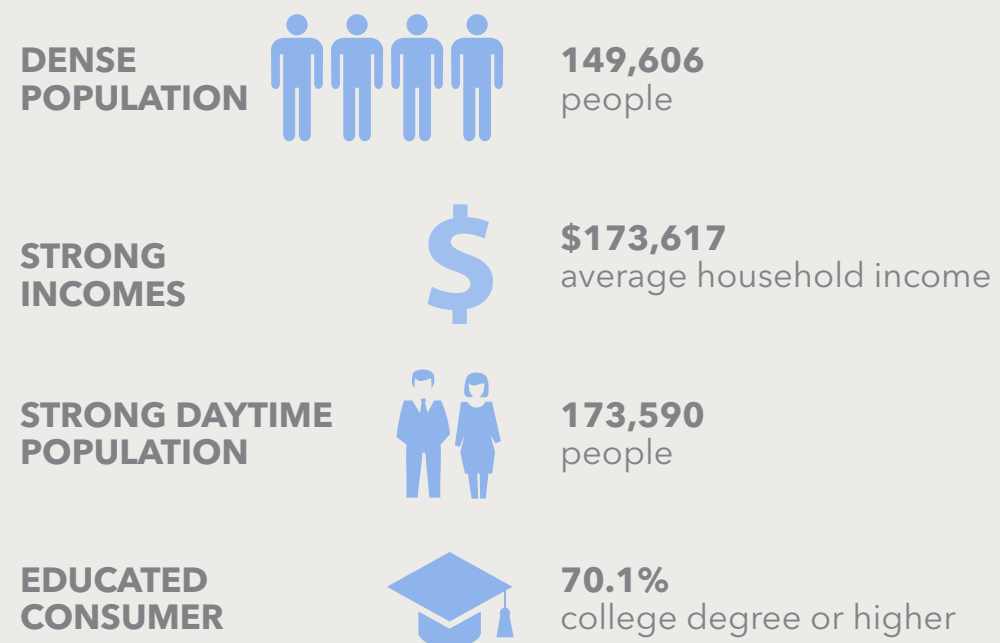
MARKET SQUARE

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 **173,000** 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

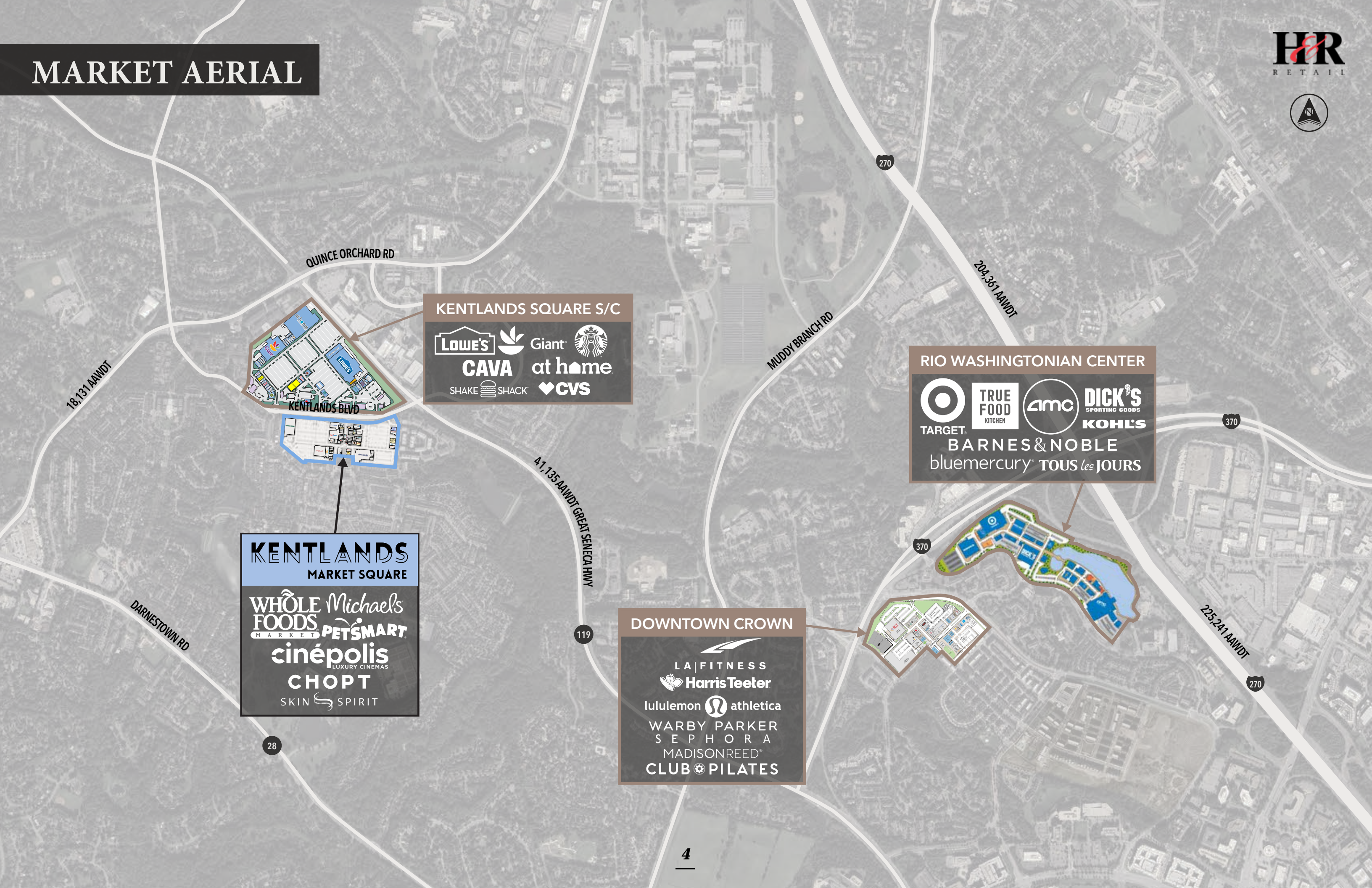


\$1.7B Total retail expenditure
in the primary trade area

THE TENANTS



MARKET AERIAL



KENTLANDS SQUARE S/C

LOWE'S Giant Starbucks
CAVA at home
SHAKE SHACK CVS

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 Michaels
PETSMART
cinépolis LUXURY CINEMAS
CHOPT
SKIN & SPIRIT

DOWNTOWN CROWN

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

ZOOM IN AERIAL



QUINCE ORCHARD RD

18,131 AAWDT

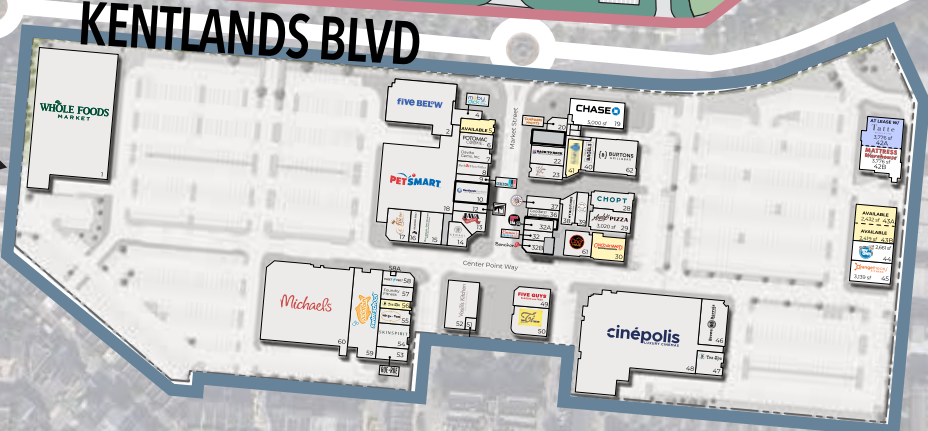
41,135 AAWDT GREAT SENECA HWY

124

KENTLANDS SQUARE S/C

119

KENTLANDS
MARKET SQUARE



LEGEND

- KIMCO
- SAUL CENTERS

SITE PLAN



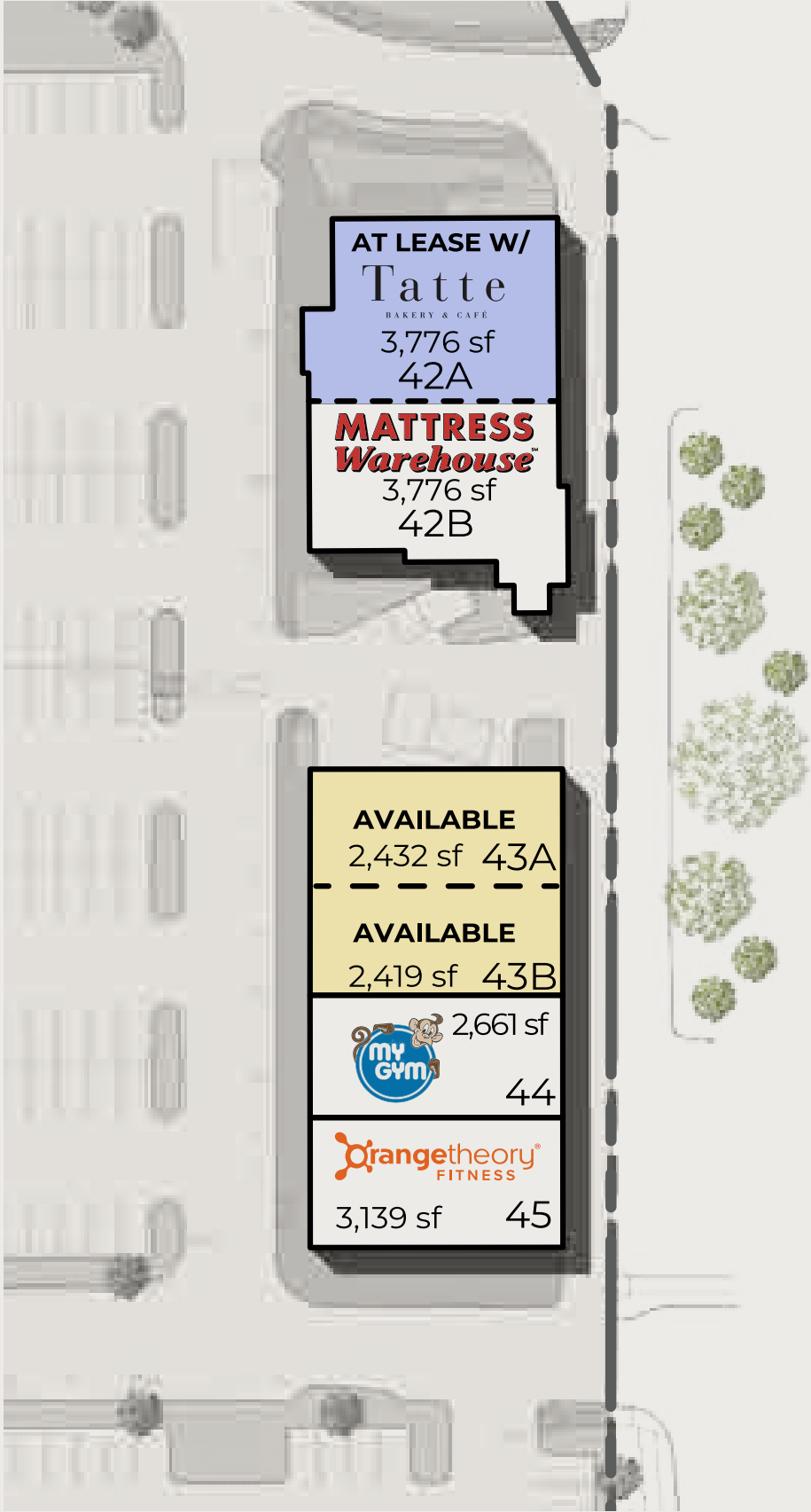
LEGEND

 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	AVAILABLE	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	AT LEASE W/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	AVAILABLE	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

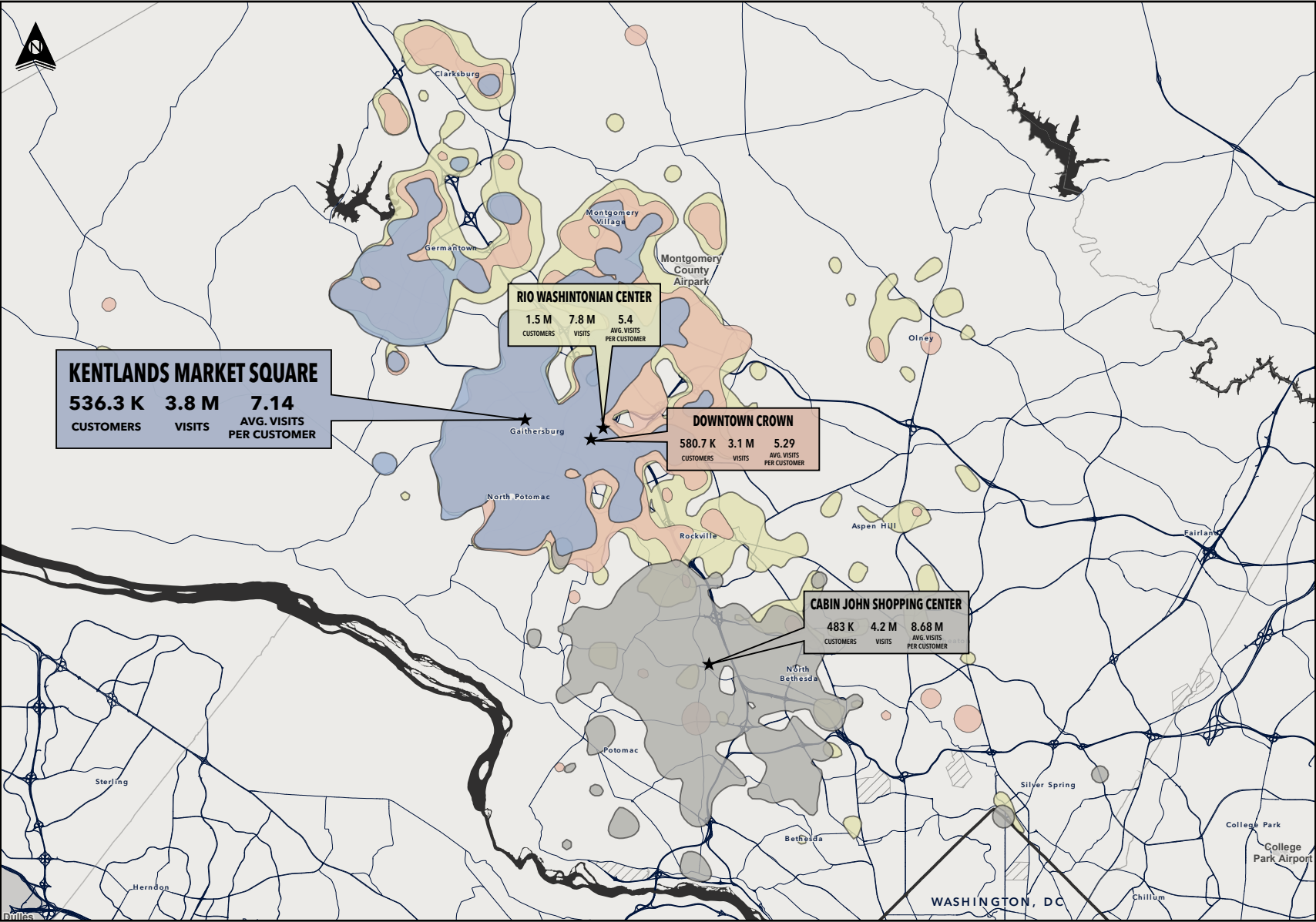




KENTLANDS

MARKET SQUARE

	3-Mile Radius	5-Mile Radius	10-Mile Radius
Population	109,208	291,360	680,333
Average Household Income	\$175,918	\$168,574	\$188,129
Median Household Income	\$120,864	\$117,566	\$133,550
Income Above \$150,000	12.9%	13.1%	13.7%
Median Home Value	\$687,977	\$624,796	\$662,775
Total Daytime Population	131,491	284,370	662,111
27.9% Affluent & Educated Age 35–54, College Educated, Children At Home, Above Average Tech		26.2% Sophisticated Empty Nesters Age 45–64, Executives & Professionals, Grown Children, High Levels of Disposable Income	



CENTER	CUSTOMERS	VISITS	AVG. VISITS PER CUSTOMER	AVG. DWELL TIME	VISITS PER SQUARE FEET
KENTLANDS MARKET SQUARE	536.3 K	3.8M	7.14	50 min	15.79
RIO WASHINGTONIAN CENTER	1.5M	7.8M	5.4	82 min	10.29
DOWNTOWN CROWN	580.7 K	3.1M	5.29	58 min	12.11
CABIN JOHN SHOPPING CENTER	483 K	4.2M	8.68	33 min	17.46
FEB 1ST, 2024 - JAN 31ST, 2025 VOL: 60% 50 MI					

KENTLANDS MARKET SQUARE



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