

PROPERTY HIGHLIGHTS

- 4.37-acre (190,526 SF) parcel.
- Existing 43,153 SF building with 230 parking spaces.
- Dedicated pylon on N. Frederick Avenue (Rt. 355) with over 27,000 AAWDT.
- Strong visibility and accessibility, with direct frontage on N. Frederick Avenue (Rt. 355).
- Available 5/1/2027.





GAITHERSBURG
SQUARE NORTH

Burlington

PERRY PKWY

LAKE FOREST BLVD

RUSSELL AVE

LAKEFOREST MALL
(FUTURE DEVELOPMENT)

PHASE I (2028 delivery):
RETAIL: 455,000 SF
OFFICE: 65,000 SF
RESIDENTIAL: 850 multifamily units.



Full Project Buildout:
RETAIL: 470,000 SF
OFFICE: 750,000 SF
RESIDENTIAL: 1,600 multifamily units.

110
ODENDHAL AVENUE

99 RANCH MARKET
43,153 SF

TRUIST HH

PYLON

McDonald's

12,115 AAWDT

ODENDHAL AVE

ODENDHAL AVE
12,115 AAWDT

MONTGOMERY
COUNTY
FAIRGROUNDS

100 FEET

DEMOGRAPHIC
PROFILE
3 MILE RADIUS



164,309
POPULATION



\$119,643
MEDIAN HH INCOME



76,666
EMPLOYEES



38.0
MEDIAN AGE



59,364
HOUSEHOLDS

