



110 ODENDHAL AVENUE

GAITHERSBURG, MD 20877

**YOUR SIGN
HERE**

DO NOT DISTURB TENANT
43,214 SF For Lease

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

Marshall's

CVS

AT&T

ASHLEY

carter's

five BELOW

ROSS
DRESS FOR LESS

verizon

CHASE

Bank of America

Habitat for Humanity

Exxon

CAMBRIDGE
NURSING
ACADEMY

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



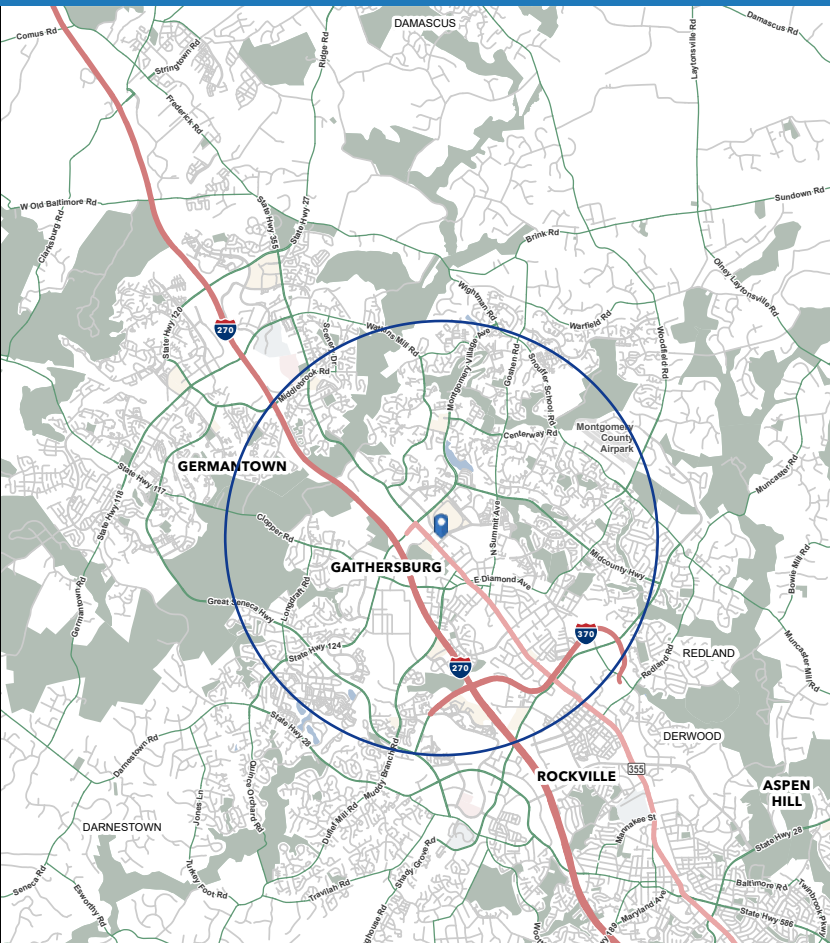




GAITHERSBURG, MD

DEMOGRAPHIC PROFILE (2026)

110 Odendhal Avenue
3 mile ring



KEY FACTS

164,309

Population

38.0

Median Age

59,364

Households

EDUCATION



16%

High School Diploma



28%

Bachelor's Degree



24%

Graduate/Professional Degree

BUSINESS



6,007

Total Businesses



154,553

Daytime Population



385

Food Srv & Drinking Places

INCOME



\$119,643

Median Household Income

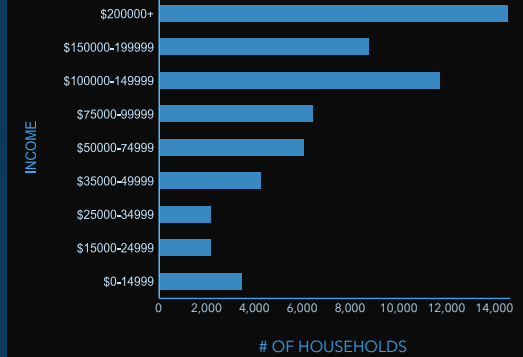


\$54,590

Per Capita Income

\$151,357

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS

Diverse Horizons
9,679 (16.3%) of households

Members of these communities, many of whom were born outside the U.S., live in and around metropolitan areas with populations exceeding 2.5 million, commonly located along interstate corridors and on the coasts. Families tend to be large, and a sizable proportion of the population consists of children, including adult children living at home. Nonfamily households, including individuals living alone, represent about a third of this segment. Residents often work in service and skilled occupations, and household incomes are typically in the middle-tier. Parking constraints often limit households to one or two vehicles. There are low levels of housing affordability and members reside in predominantly rental neighborhoods of multiunit structures, many of which were built before 1990. Commuters often use public transportation.

- Essentials shopping commonly takes place at brick-and-mortar convenience and discount stores, but online ordering is necessary for hard-to-find baby accessories and better prices on electronics.
- Purchases often center around clothing, food, and supplies for young children, with occasional splurges on personal care, shoes, watches, and fine jewelry. Residents tend to carry a balance on multiple credit cards.
- Individuals make digital payments and use social media to stay in touch with friends and family abroad.

Uptown Lights
9,360 (15.8%) of households

Located in both dense urban areas and suburbs of major metropolitan regions on both U.S. coasts, particularly in California, New York, New Jersey, and Washington, D.C., these neighborhoods are characterized by a vibrant urban lifestyle. Households are a mix of married couples, singles, and families, some with older children, and often enriched by multigenerational or extended family members in the household who were born outside the United States. Most adults have attended college or earned a degree. Household incomes are primarily in the middle tier, often benefiting from two or more incomes. Employment is in an array of professional and service occupations, and some residents are self-employed. Approximately half of all homes are rented. The housing stock is a blend of single-family detached homes, townhomes, or multiunit structures, with most residences constructed before the 1990s and a significant portion before 1970. Most commuters own a car, and daily commutes are typically 30 minutes or more.

- These residents frequently dine out or order from food delivery services.
- Consumers tend to opt for organic products and dairy alternatives. They tend to travel both domestically and internationally.
- Individuals are tech-savvy and active on social media.
- Recycling is a routine practice.

Neighborhood Spirit
5,284 (8.9%) of households

Located in both dense urban areas and suburbs of major metropolitan regions on both U.S. coasts, particularly in California, New York, New Jersey, and Washington, D.C., these neighborhoods are characterized by a vibrant urban lifestyle. Households are a mix of married couples, singles, and families, some with older children, and often enriched by multigenerational or extended family members in the household who were born outside the United States. Most adults have attended college or earned a degree. Household incomes are primarily in the middle tier, often benefiting from two or more incomes. Employment is in an array of professional and service occupations, and some residents are self-employed. Approximately half of all homes are rented. The housing stock is a blend of single-family detached homes, townhomes, or multiunit structures, with most residences constructed before the 1990s and a significant portion before 1970. Most commuters own a car, and daily commutes are typically 30 minutes or more.

- These residents frequently dine out or order from food delivery services.
- Consumers tend to opt for organic products and dairy alternatives.
- They tend to travel both domestically and internationally.
- Individuals are tech-savvy and active on social media.
- Recycling is a routine practice.



Please contact

Bradley Buslik
240.482.3609
bbuslik@hrretail.com

Geoffrey Mackler
240.482.3616
gmackler@hrretail.com

3 Bethesda Metro Center,
Suite 620
Bethesda, MD 20814
301.656.3030