

# FOR LEASE

Montgomery County, MD

## OFFICE/RETAIL FOR LEASE OR PAD SITE OPPORTUNITY

18201 HILLCREST AVENUE  
OLNEY, MARYLAND 20832



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# PAD SITE OPPORTUNITY

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832

## BUILDING SIZE

3,500 SF

## LOT SIZE

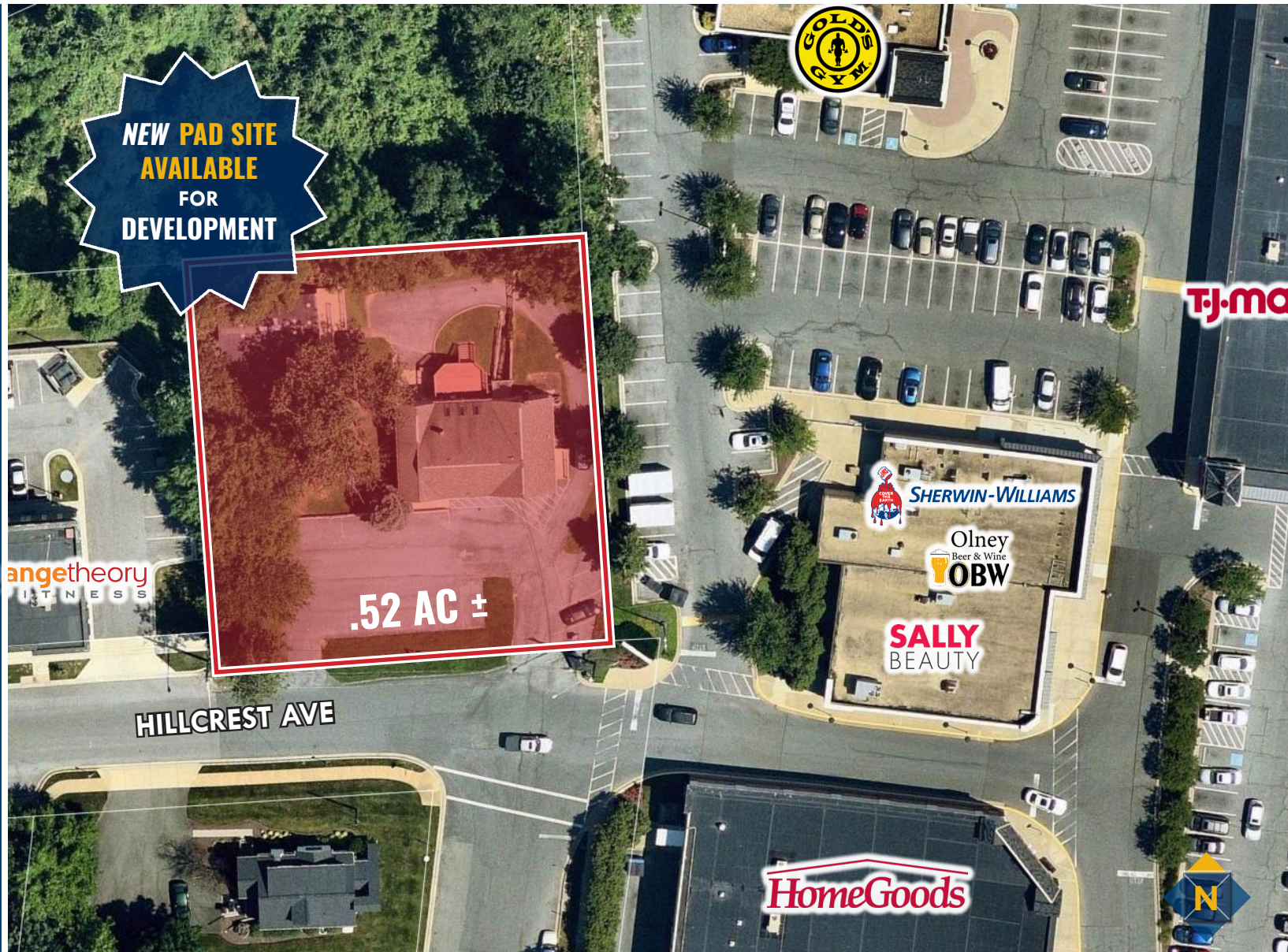
.52 Acres ±

## ZONING

CRT (Commercial Residential Transitional)

## HIGHLIGHTS

- ▶ **Option 1:** 3,500 sf for lease (former daycare facility)
- ▶ **Option 2:** Redevelopment opportunity: Site can accommodate up to 12,000 sf of office on two floors
- ▶ Medical office or retail permitted
- ▶ Located at the intersection of MD-108 and Georgia Ave
- ▶ Strategically positioned in the heart of Olney's retail and commercial district
- ▶ 5 minute drive to MD-200 (InterCounty Connector)
- ▶ Nearby retailers include Giant Food, T.J. Maxx, Sally Beauty, HomeGoods, Orangetheory Fitness, Chick-fil-A & more!



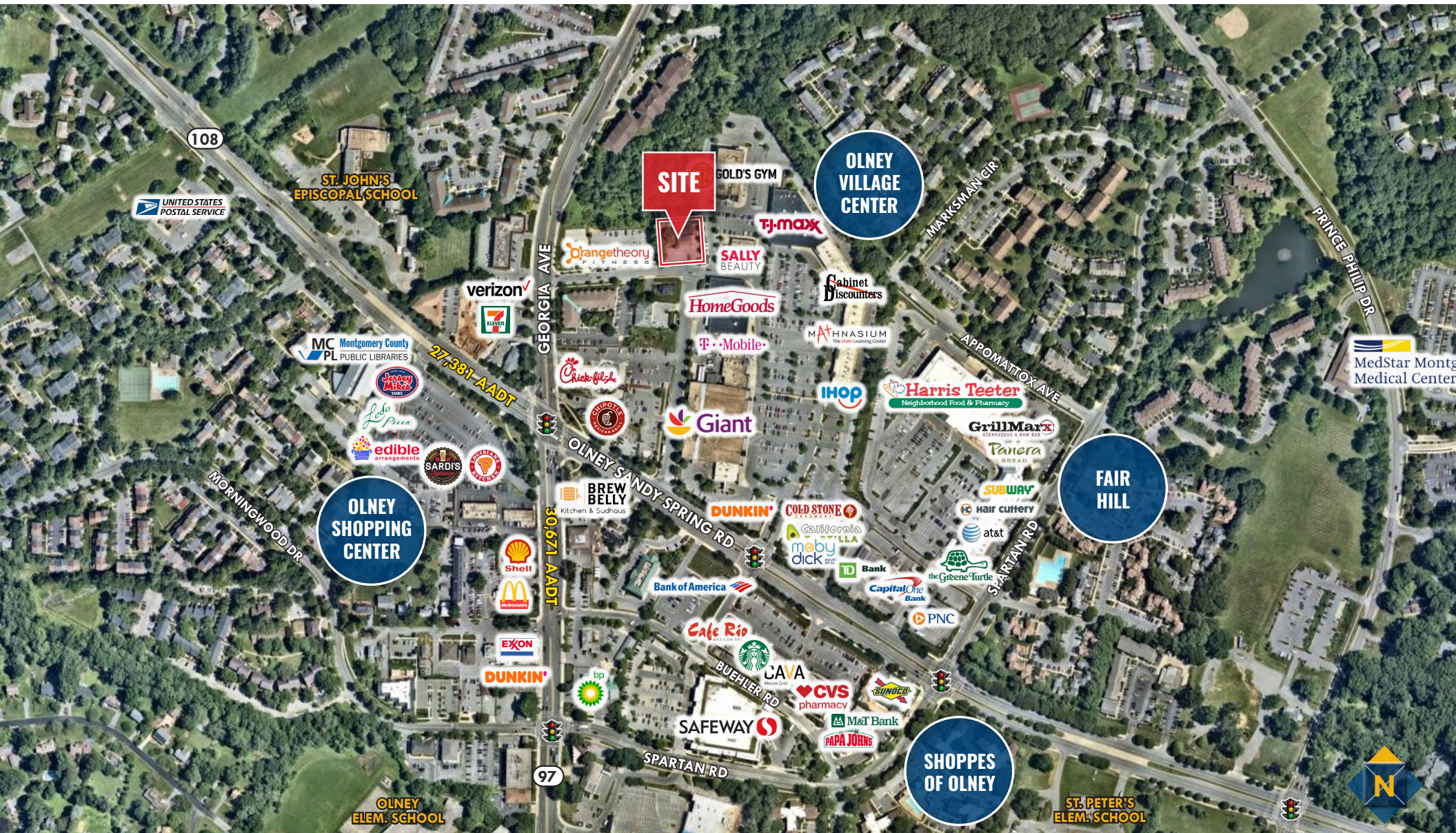


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# OLNEY TRADE AREA

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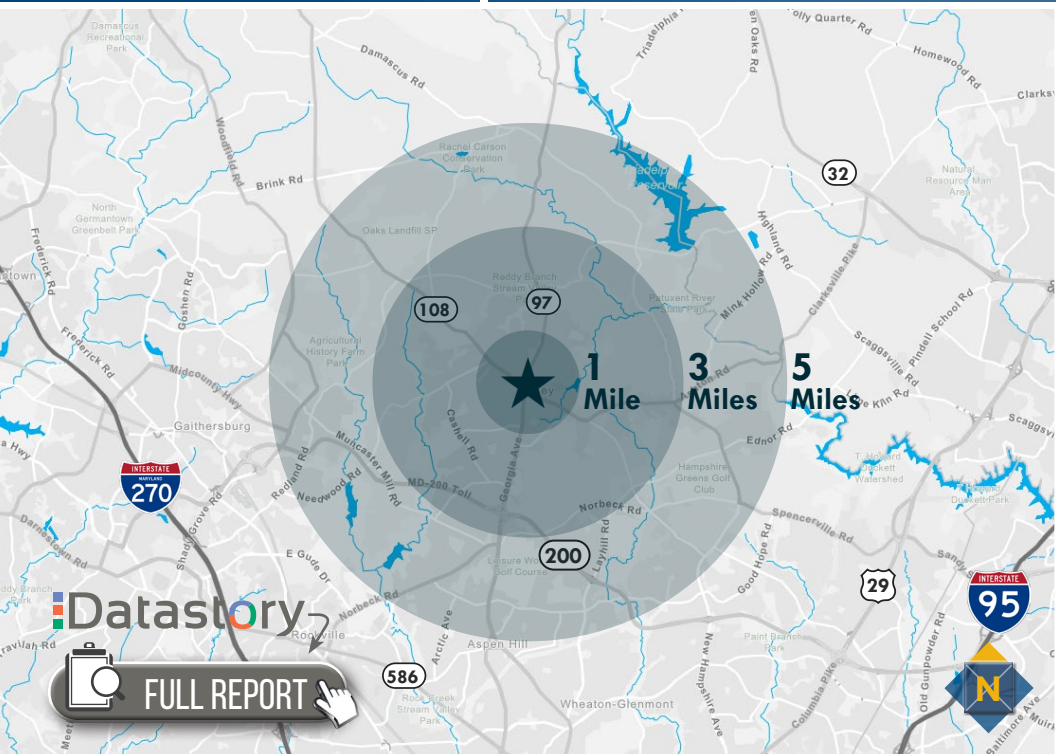


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# LOCATION / DEMOGRAPHICS (2020)

18201 HILLCREST AVENUE | OLNEY, MARYLAND 20832



<b>RESIDENTIAL POPULATION</b> 14,054 1 MILE 41,182 3 MILES 107,600 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 5,035 1 MILE 14,070 3 MILES 39,264 5 MILES	<b>AVERAGE HH SIZE</b> 2.78 1 MILE 2.91 3 MILES 2.71 5 MILES	<b>MEDIAN AGE</b> 41.6 1 MILE 44.4 3 MILES 45.6 5 MILES
<b>AVERAGE HH INCOME</b> \$156,184 1 MILE \$186,022 3 MILES \$157,060 5 MILES	<b>EDUCATION (COLLEGE+)</b> 86.7% 1 MILE 84.9% 3 MILES 78.8% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 92.2% 1 MILE 91.6% 3 MILES 90.4% 5 MILES	<b>DAYTIME POPULATION</b> 14,102 1 MILE 37,969 3 MILES 94,976 5 MILES

**53%**  
**SAVVY SUBURBANITES**  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

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**15%**  
**PROFESSIONAL PRIDE**  
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME

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**14%**  
**PLEASANTVILLE**  
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

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**9%**  
**ENTERPRISING PROFESSIONALS**  
2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

**2.48**  
AVERAGE HH SIZE

**35.3**  
MEDIAN AGE

**\$86,600**  
MEDIAN HH INCOME

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