

MONTGOMERY VILLAGE MARKETPLACE

10001 Stedwick Road, Montgomery Village, MD 20886
Montgomery County

LAST REMAINING PAD!

EXISTING

PROPOSED SITE



RETAIL FOR LEASE OR SALE

PROPERTY HIGHLIGHTS:

- Purchase, ground lease and built-to-suit deal structures will be considered.
- Façade renovation in progress at adjacent center (Montgomery Village Center).
- Well positioned between Montgomery Village Avenue (31,432 ADT) and Watkins Mill Road (13,151 ADT). Watkins Mill Rd interchange at I-270 now complete.

AVAILABLE SPACE:

- Size: 1.19 Acres/Up to 8,000 SF Building
- Rent: \$175,000 Annually (Ground Lease)
Purchase: \$2,500,000
Build-to-Suit: Negotiable
- Condition: Rough graded pad
- Delivery: Immediate

AREA RETAILERS:



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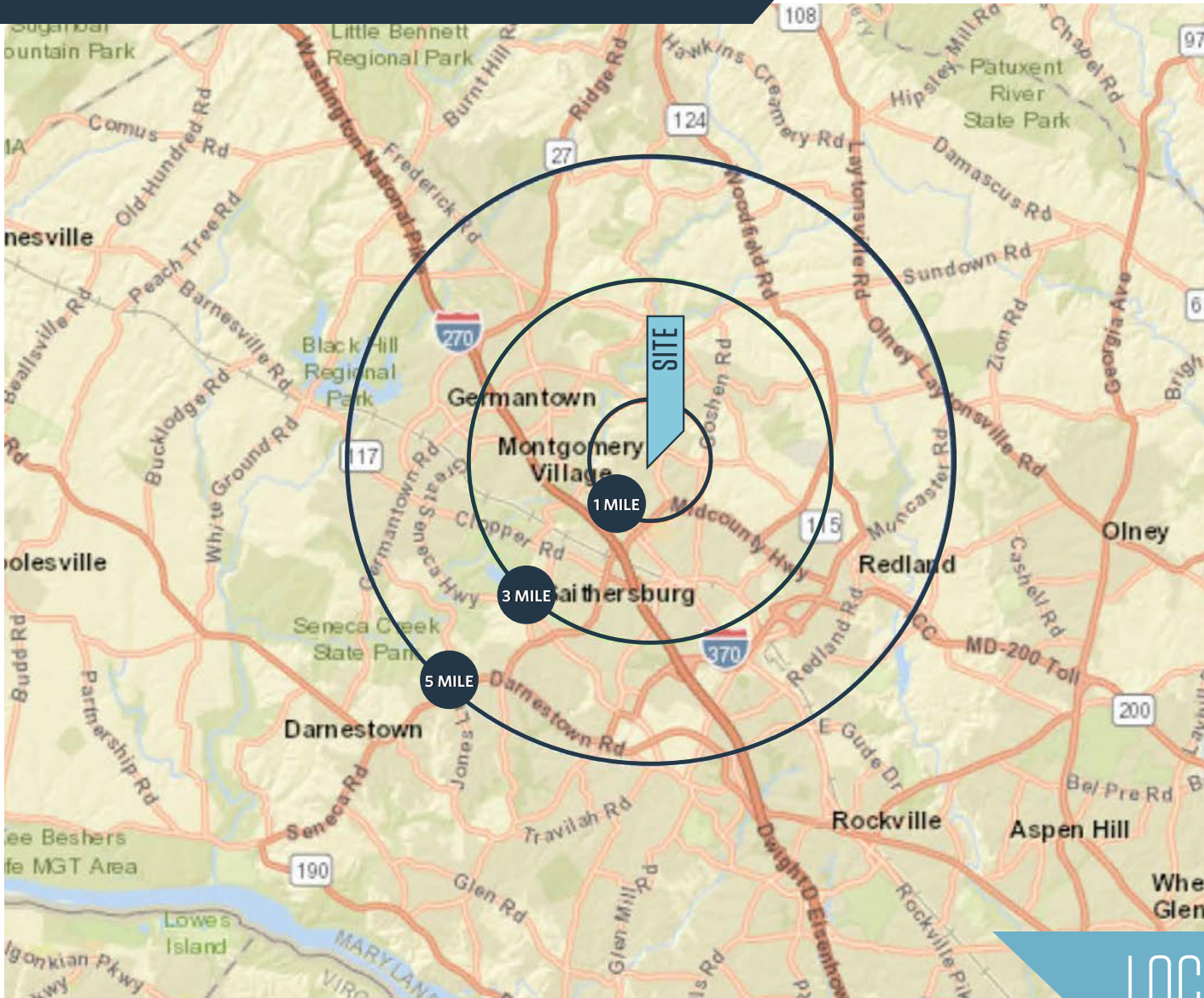
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DEMOGRAPHICS | 2020:

	1-MILE	3-MILE	5-MILE
Population	25,168	141,302	286,598
Daytime Population	4,991	57,031	130,365
Households	9,359	48,259	100,982
Average HH Income	\$94,281	\$103,913	\$123,695
Median HH Income	\$70,521	\$80,240	\$95,789

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Stedwick Road	10,151 ADT
Watkins Mill Road	13,151 ADT
Montgomery Village Avenue	31,432 ADT

LOCATION & DEMOGRAPHICS

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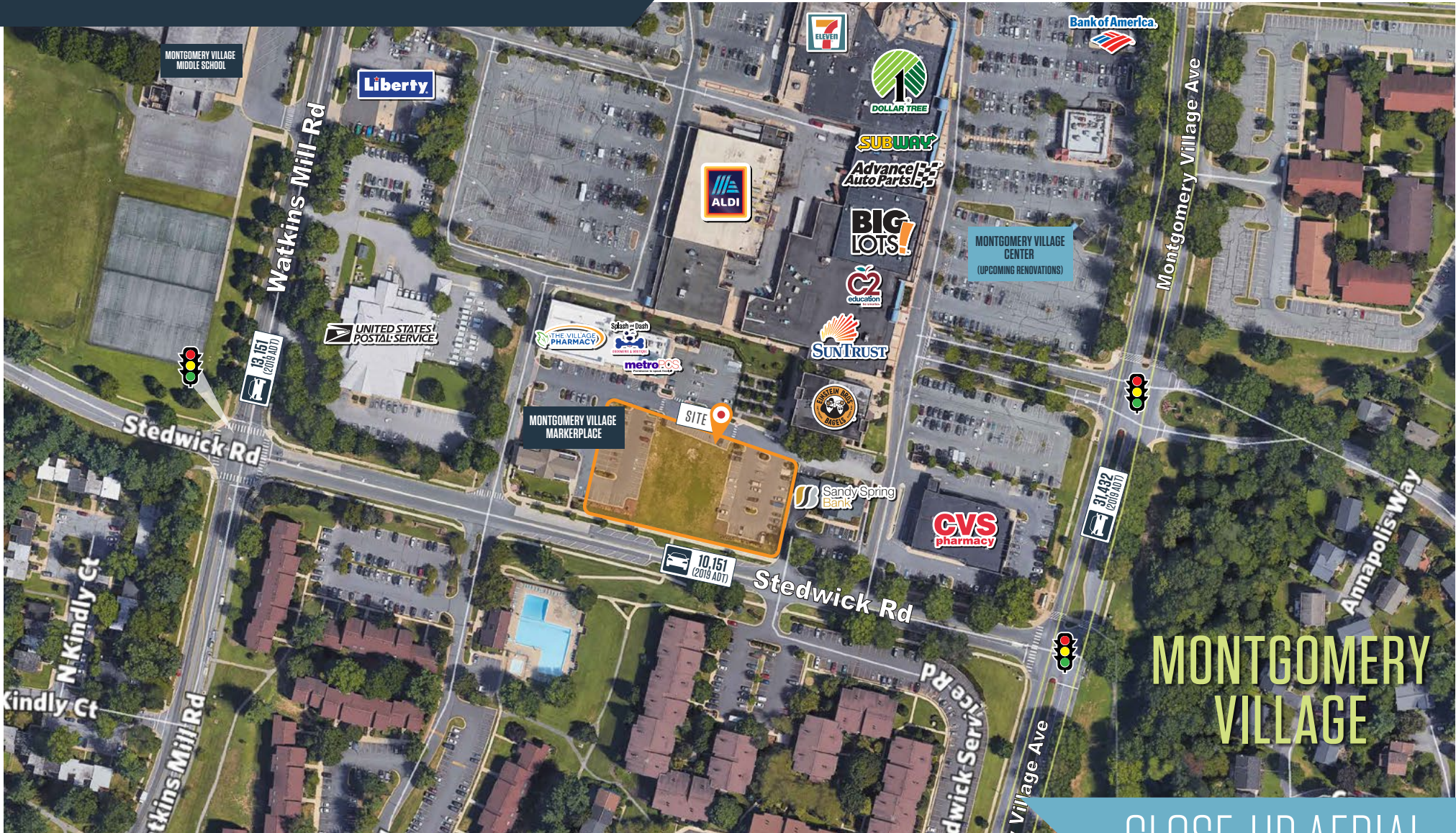
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CLOSE-UP AERIAL

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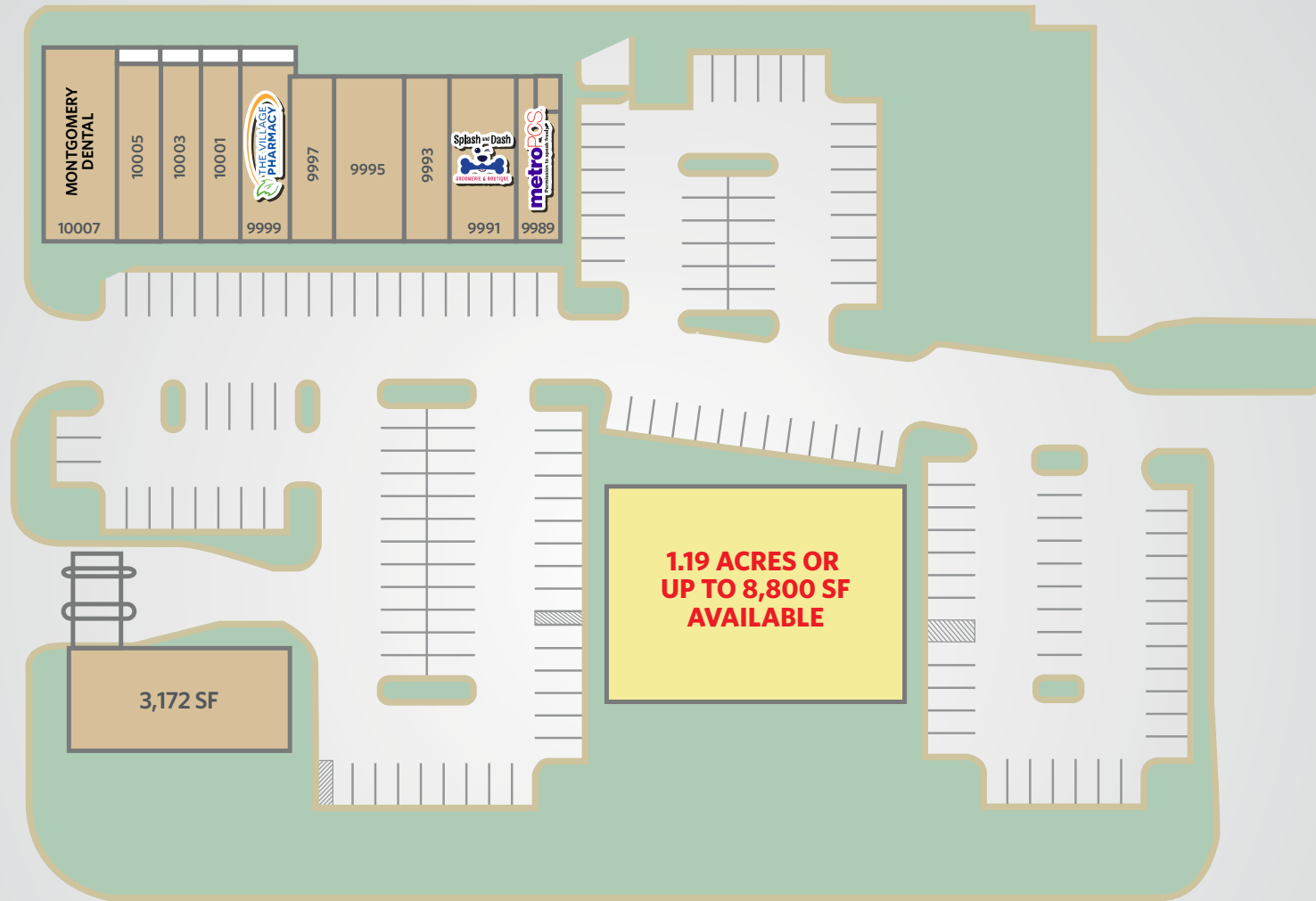
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SITE PLAN

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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