



OFFICE BUILDING/DEVELOPMENT OPPORTUNITY FOR SALE

LOCAL RETAILERS



PROPERTY DETAILS

- Land Size: -0.49 acres
- Building Size: -16,140 SF three-level office building
-3,085 SF currently vacant
-Existing tenants can vacate in 60 days
- Parking: -31 surface parking spaces
- Zoning: -CBD (City of Gaithersburg)
- Traffic Counts: -E Diamond Avenue (24,775 ADT)
-N Summit Avenue (18,050 ADT)

MICHAEL MORAN

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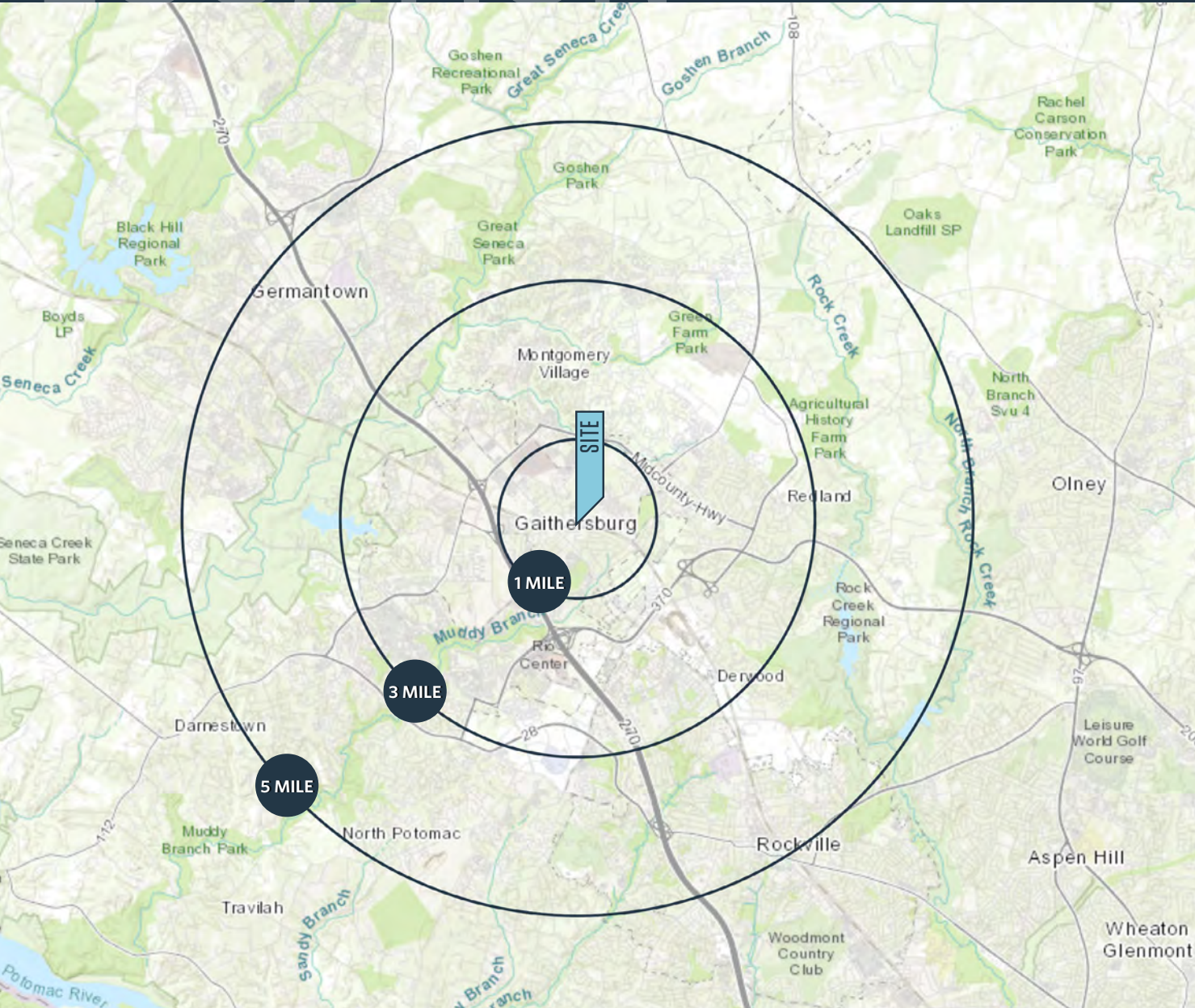
JASON FLIPPO

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LOCATION

26 N. SUMMIT AVENUE

GAITHERSBURG, MD 20877



PROPERTY DETAILS:

- 0.49 acres
- 16,140 SF three-level office building
- 3,085 SF currently vacant

DEMOGRAPHICS | 2019:

1-MILE	3-MILE	5-MILE
Population		
26,414	151,285	288,299
Population Growth 2018 - 2023		
1.37%	1.42%	0.97%
Households		
9,082	54,482	102,461
Household Growth 2018 - 2023		
2.76%	2.56%	2.22%
Average Household Income		
\$89,715	\$112,723	\$129,146

TRAFFIC COUNTS | 2019:

E Diamond Avenue	24,775 ADT
N Summit Avenue	18,050 ADT

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AERIAL

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SITE
26 N. SUMMIT AVENUE

Gabes
IHOP
Vitamin Shoppe
AutoZone
GAITHERSBURG PLAZA

SUBWAY

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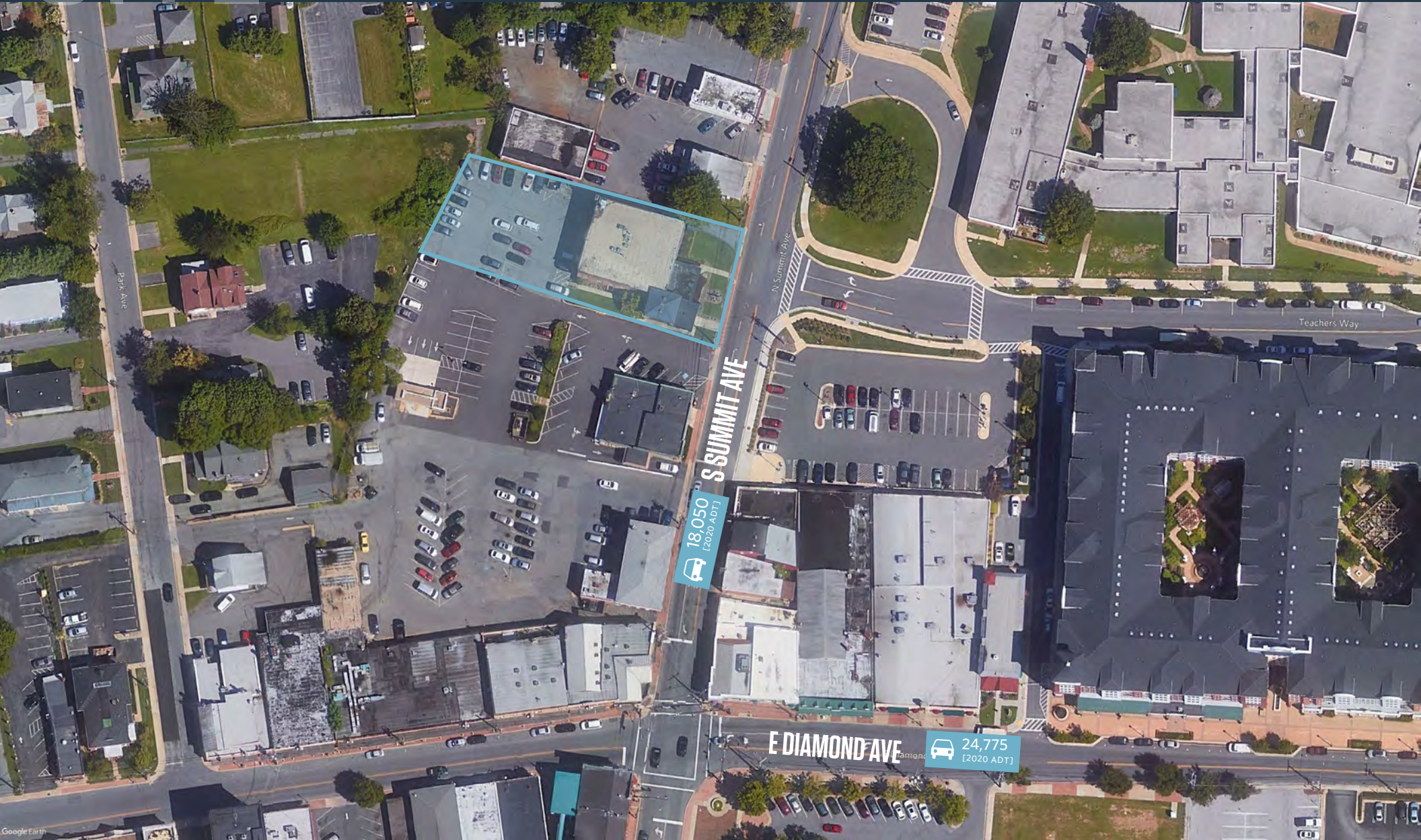
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SITE

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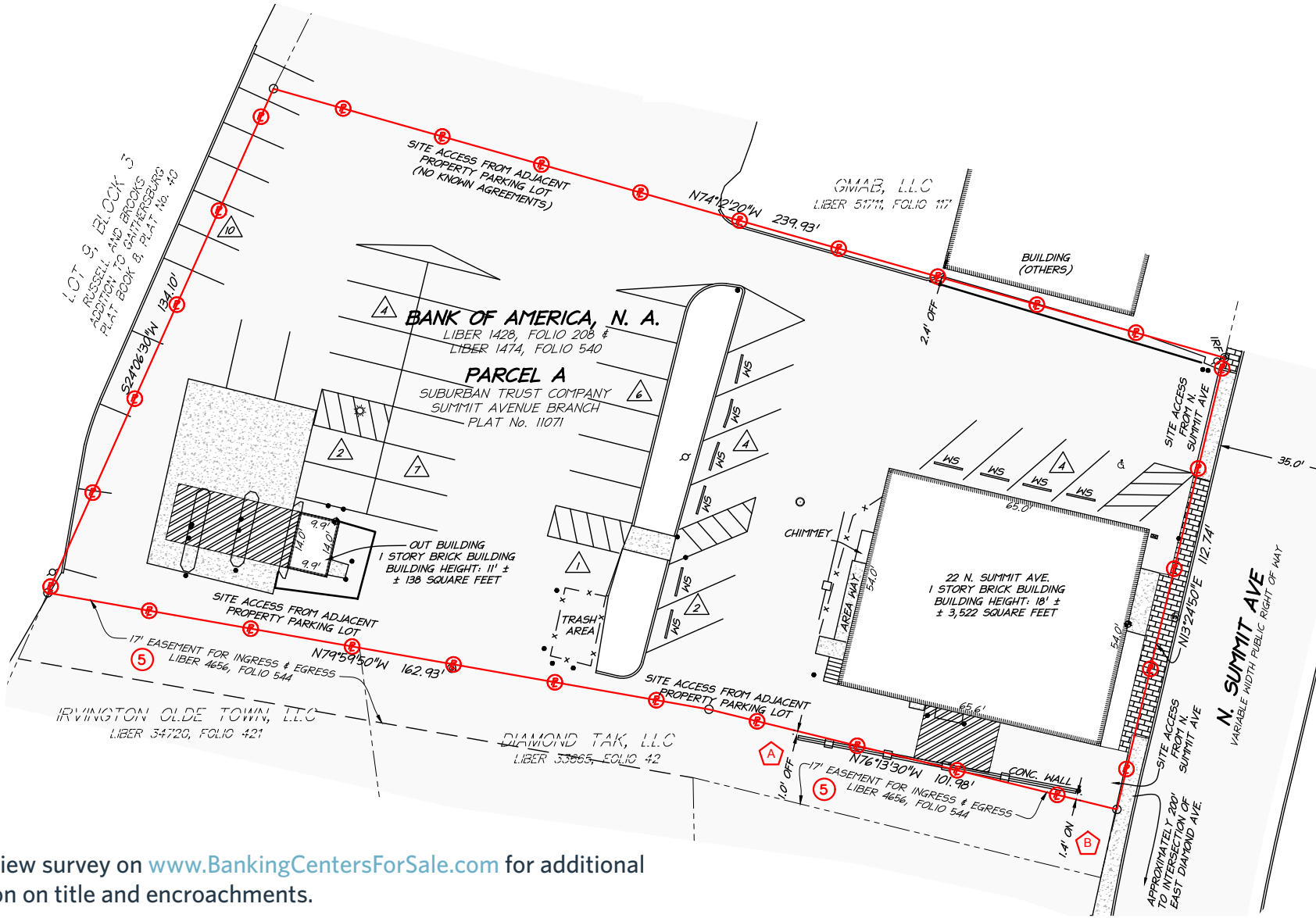
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SITE PLAN

26 N. SUMMIT AVENUE

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Please review survey on www.BankingCentersForSale.com for additional information on title and encroachments.

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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