



AVAILABLE JANUARY 2021

EXISTING DRIVE THRU

SITE SPECIFICS

- Ground Lease Available
- Currently KFC
- End of Term - 1/31/2021
- 40,374 sf lot; 3,363 sf building
- Zoning - City of Gaithersburg:
CD (Corridor Development)

TRAFFIC COUNTS

- N. Frederick Ave 33,940 AADT
- Odenhal Ave 11,690 AADT
- Perry Pkwy/
Montgomery Village Ave 8,590 AADT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	26,226	158,980	307,664
MEDIAN HH INCOME	\$62,204	\$92,704	\$107,733
DAYTIME POPULATION	18,688	69,005	137,986

AREA RETAILERS





