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NOW OPEN

iCode

# FESTIVAL AT MUDDY BRANCH

*201 Muddy Branch Road | Gaithersburg, MD*

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# PROPERTY HIGHLIGHTS

## RETAIL FOR LEASE

### AVAILABLE

***1,940sf up to 4,190sf***

### PROPERTY OVERVIEW

- 158,000sf grocery anchored retail center located in Gaithersburg, MD, surrounded by residential, offices and academics.

### LOCAL TRAFFIC

I-270 (<1mi) 137,242aapd
Great Seneca 40,895aapd
Muddy Branch Road 12,714aapd

### JOIN

LOTTE Plaza market · planet fitness · iCode · Pizza Hut · Sun & Ski Sports · Advance Auto Parts · WaveMAX LAUNDRY · Phenix Salon Suites · SwimLabs SWIM SCHOOL Swim faster...faster · KUMON · CosmoProf

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# MARKET AERIAL

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# SITE PLAN

## TENANT ROSTER

| | | |
|---|---|---|
| 203 | Sun & Ski | 10,000 |
| 213 | Matthew's Grill | 2,050 |
| 215 | Wavemax Laundry | 3,750 |
| 217 | Hearth & Haven *(just signed)* | 3,750 |
| 221 | Lotte Market | 45,000 |
| 225 | Brighton Beer & Wine | 2,750 |
| 227 | Flo's Taiwanese | 2,961 |
| 229 | Dollar & More | 3,049 |
| 233 | Kumon Learning Center | 1,200 |
| 235 | Botanica Boricua | 2,000 |
| 237 | Boost Mobile | 1,688 |
| 239 | Uncle Marco's Peruvian | 1,550 |
| 241 | Il Porto Italian | 4,462 |
| 255 | Planet Fitness | 14,316 |
| 259 | iCode *(just signed)* | 2,000 |
| 263 | Liberty Tax | 900 |
| 265 | Water Factory | 1,377 |
| 267 | **AVAILABLE** | 1,940 |
| 269 | **at LEASE** | 2,250 |
| 275 | Family Dollar | 11,250 |
| 283 | Advance Auto Parts | 7,740 |
| 289 | African International Market | 3,023 |
| 293 | Ogei's Chicken | 1,125 |
| 295 | Muddy Branch Laundry | 1,600 |
| 297 | Barber Shop | 1,850 |
| 299 | Pizza Hut | 1,500 |
| 201 | Gaithersburg Help | 1,425 |
| 303 | Monsun's Kitchen | 1,583 |
| 305 | Albertine Couture Hair | 1,417 |
| 311 | Infinite MMA | 2,250 |
| 317 | **AVAILABLE** *(can be demised)* | 4,125 |
| 323 | La Fonda Bakery | 2,593 |
| 333 | Beauty 4 U | 9,421 |
| 363 | Phenix Salon Suites | 7,915 |
| 355 | Cosmo Prof | 2,620 |
| 353 | Swim Labs | 5,909 |
| 347 | Laredo Grill | 1,428 |
| 385 | Eggmania | 2,995 |
| 383 | India Bazaar Market | 6,226 |
| 367 | Li'l Village Day Care | 3,872 |
| PAD | Best Friends Pet Resort | 16,591 |

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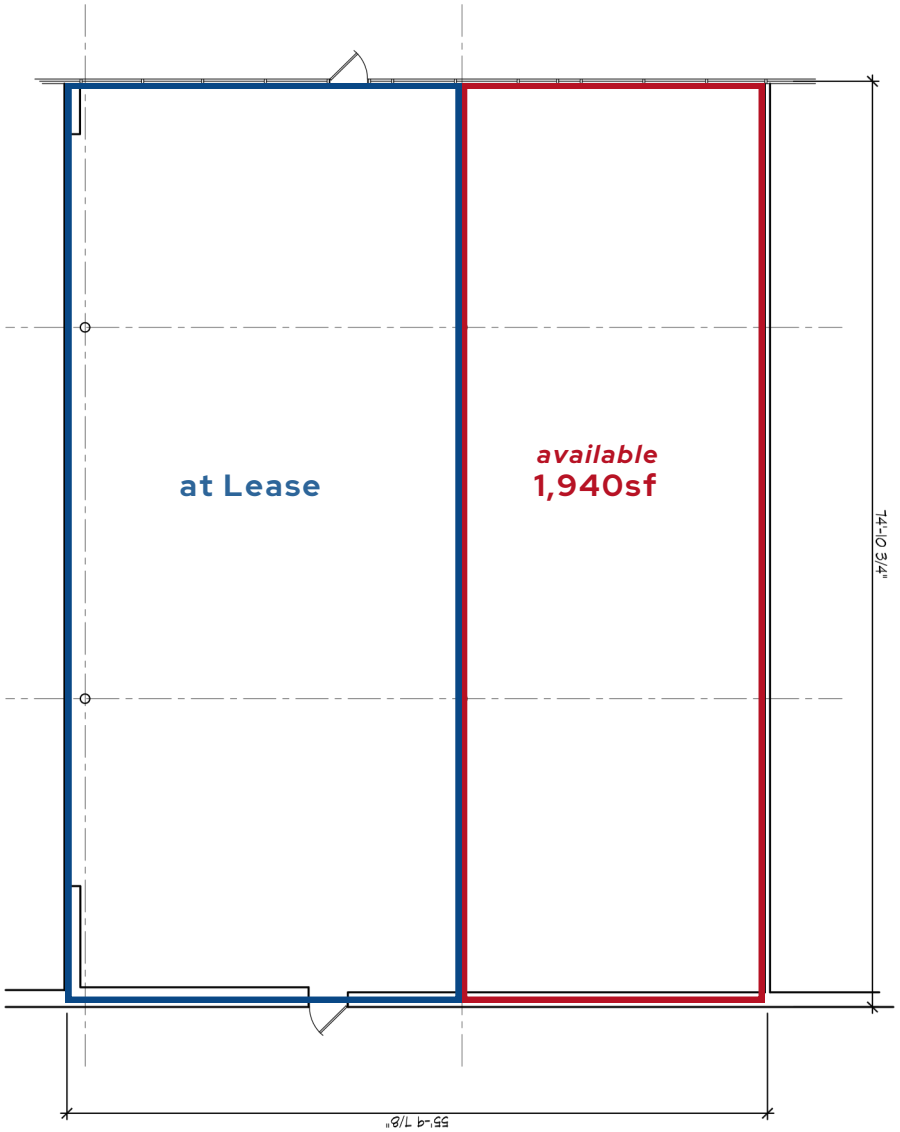
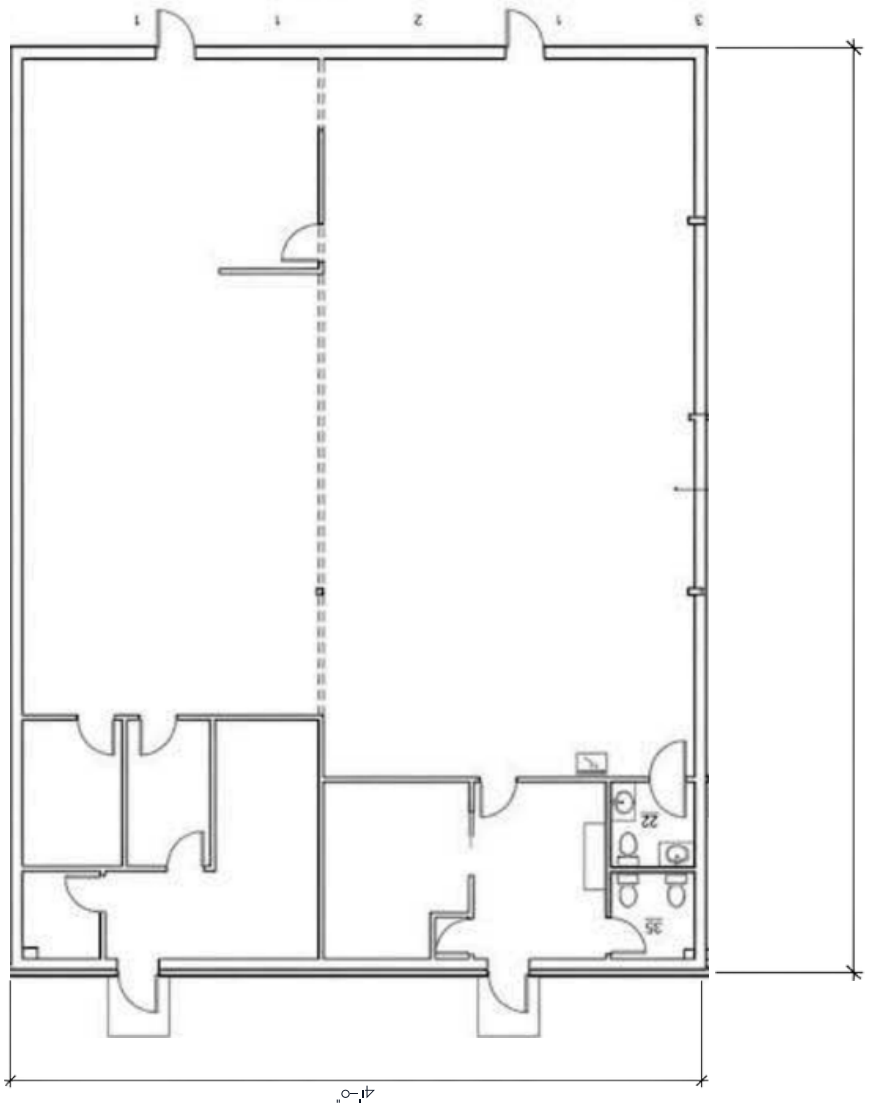
# SPACE PLAN

**267 MUDDY BRANCH RD | 1,940sf**




**317 MUDDY BRANCH RD | 4,125sf**




EXISTING FLOOR PLAN

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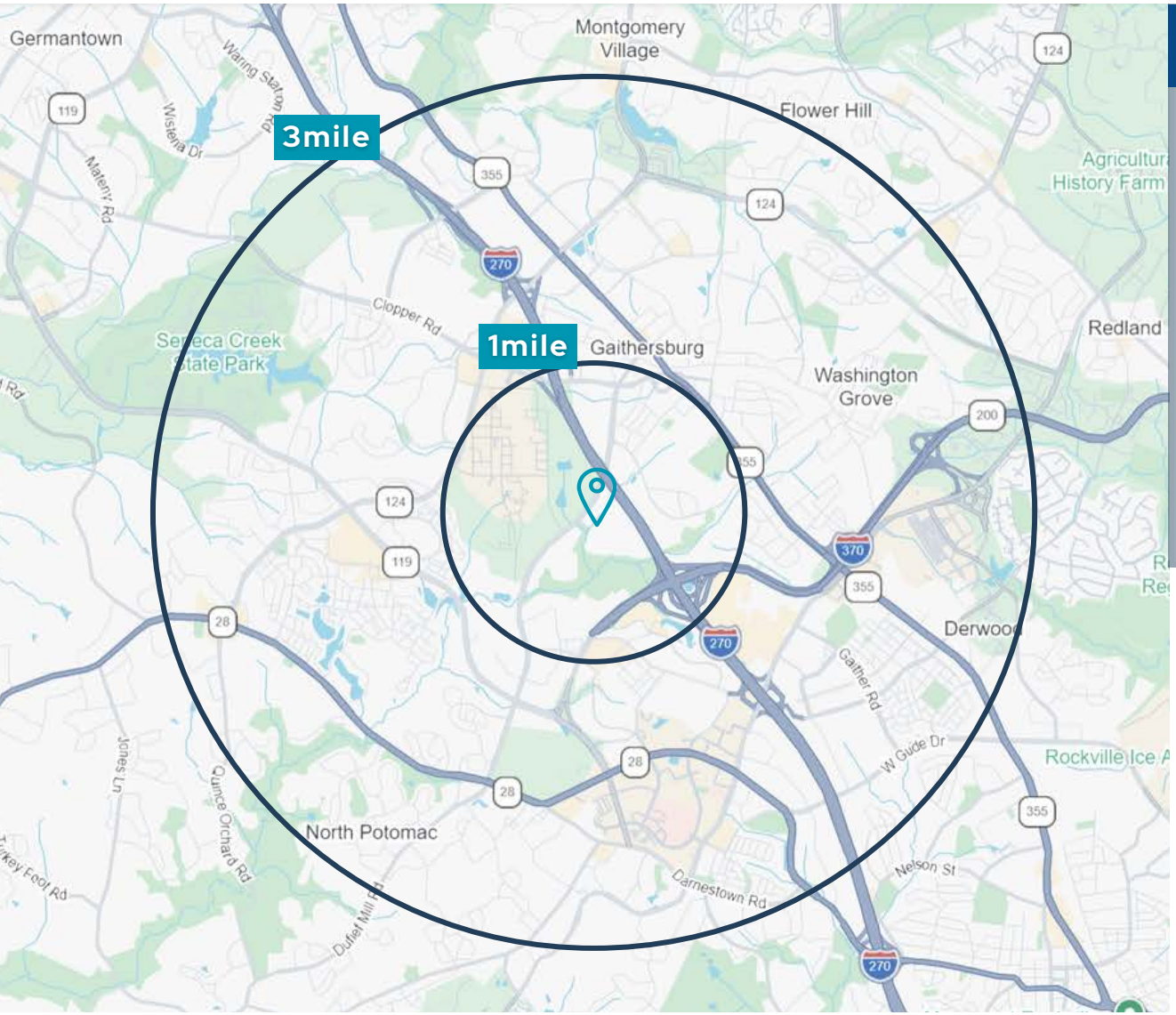
# DEMOGRAPHICS




## *By RADIUS*

| | 1mile | 3miles | 5miles |
|---|---|---|---|
| POPULATION | 21,027 | 148,682 | 294,356 |
| HOUSEHOLDS | 16,660 | 55,286 | 107,161 |
| MEDIAN HOUSEHOLD INCOME | $129.4k | $161.1k | $168.9k |
| KNOWLEDGE BASED WORKFORCE | 64% | 71% | 74% |

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