



# Retail Space for Lease



## Germantown Square Shopping Center

12601-12627 Wisteria Drive, Germantown, MD



[Click Here for Street View](#)

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# Property Overview



## Overview



Located on the corner of Wisteria Drive and Great Seneca Hwy



Less than 1 mile to Exit 13 onto I-270 with 137,242 VPD



Traffic Count 12,714 VPD at Great Seneca Hwy



Zoning: Montgomery CO PD – Planned Development District

## Quick Facts

Center GLA  
108,093 SF +/-

Availability  
6,360 SF  
End-Cap Retail

5,275 SF  
In-Line Retail

6,000 SF  
End-Cap Retail  
2nd Generation Restaurant

3,044 SF  
End-Cap Retail  
Coming Available 7/01/2025

## Demographics

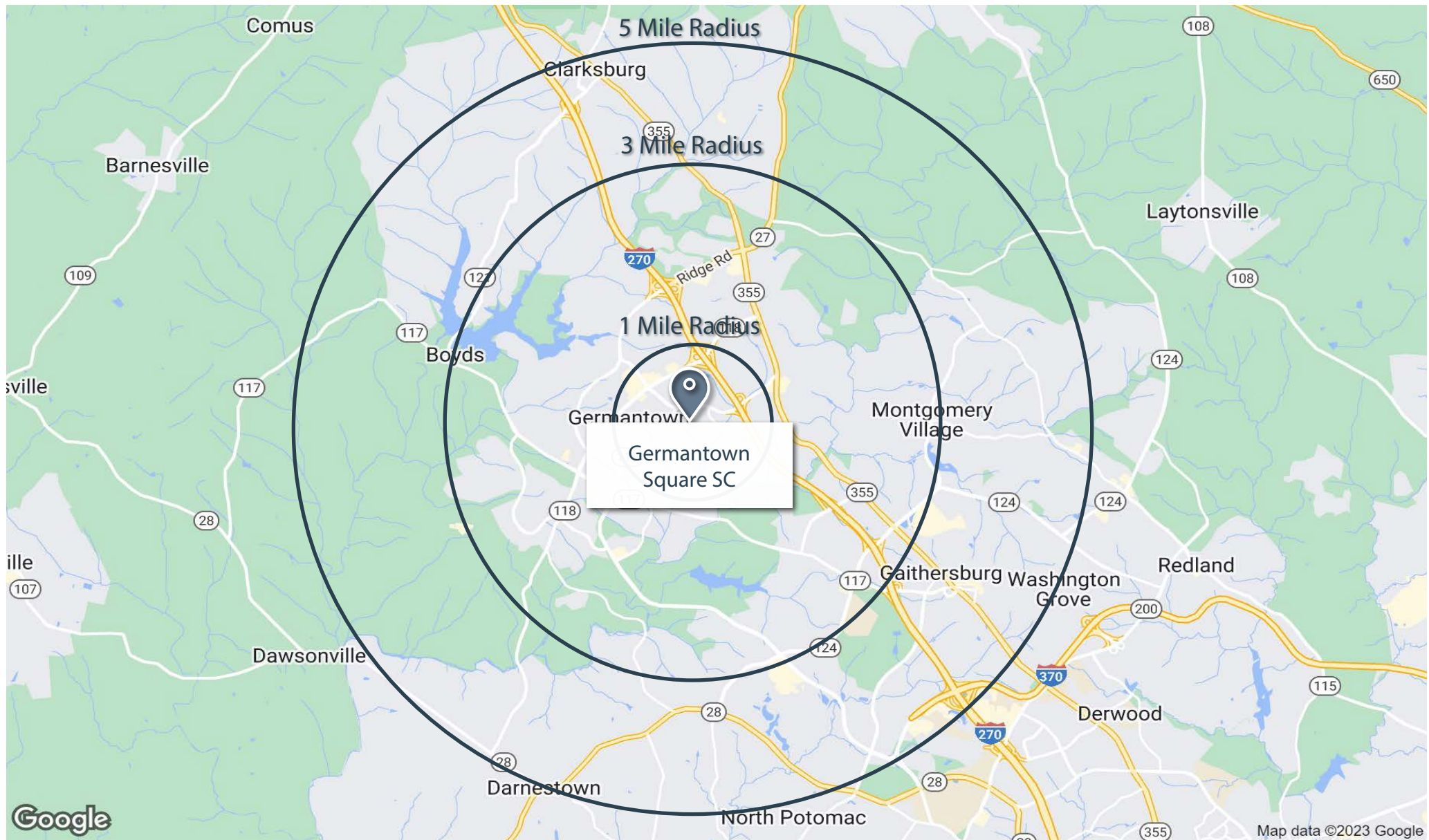
|       | Pop.    | Ave. Income | Households |
|-------|---------|-------------|------------|
| 1 Mi. | 23,493  | \$134,485   | 8,568      |
| 3 Mi. | 114,498 | \$150,499   | 40,803     |
| 5 Mi. | 248,733 | \$160,776   | 87,321     |

# Tenants

|    |                                  |                 |
|----|----------------------------------|-----------------|
| 1  | MATTRESS WAREHOUSE               | 5,600 SF        |
| 2  | AMERICA'S BEST WINGS             | 2,060 SF        |
| 3  | EDIBLE ARRANGEMENTS              | 1,280 SF        |
| 4  | DOLLAR GENERAL                   | 8,992 SF        |
| 5  | JACKSON HEWITT                   | 800 SF          |
| 6  | METROPCS                         | 1,600 SF        |
| 7  | LEDO PIZZA                       | 3,200 SF        |
| 8  | ULTRA CARE PHARMACY              | 1,492 SF        |
| 9  | STYLE PLUS SALON                 | 1,492 SF        |
| 10 | HALAL MEAT & GROCERIES           | 3,200 SF        |
| 11 | KUMON                            | 2,000 SF        |
| 12 | ANDY'S NAILS                     | 1,200 SF        |
| 13 | LANCASTER COUNTY<br>DUTCH MARKET | 15,120 SF       |
| 14 | FUNCLE DAN TOBACCO               | 1,600 SF        |
| 15 | MR. K'S ORIENTAL CAFE            | 1,600 SF        |
| 16 | SUPER CHICKEN                    | 1,920 SF        |
| 17 | SPICE GRILL                      | 1,280 SF        |
| 18 | SENECA CONVENIENCE               | 3,200 SF        |
| 19 | BARBER SHOP                      | 1,360 SF        |
| 20 | ANNIE'S MASSAGE & SPA            | 1,360 SF        |
| 21 | PALMERAS MARKET                  | 3,987 SF        |
| 22 | <b>FORMER OUTBACK</b>            | <b>6,000 SF</b> |
| 23 | SUBWAY                           | 1,168 SF        |
| 24 | DAIRY QUEEN                      | 1,320 SF        |
| 25 | STARBUCKS                        | 2,900 SF        |
| 26 | <b>AVAILABLE</b>                 | <b>6,360 SF</b> |
| 27 | SUDSMORE LAUNDROMAT              | 5,667 SF        |
| 28 | <b>AVAILABLE</b>                 |                 |
|    | (ABLE TO SPLIT)                  | <b>5,275 SF</b> |
| 29 | K9 SPORT AND FITNESS             | 7,500 SF        |
| 30 | <b>CLUB KICKBOX</b>              | <b>3,044 SF</b> |
|    | COMING AVAILABLE 7/01/2025       |                 |
| 31 | HOLISTIC ANIMAL HOSPITAL         | 3,792 SF        |



# Location Map

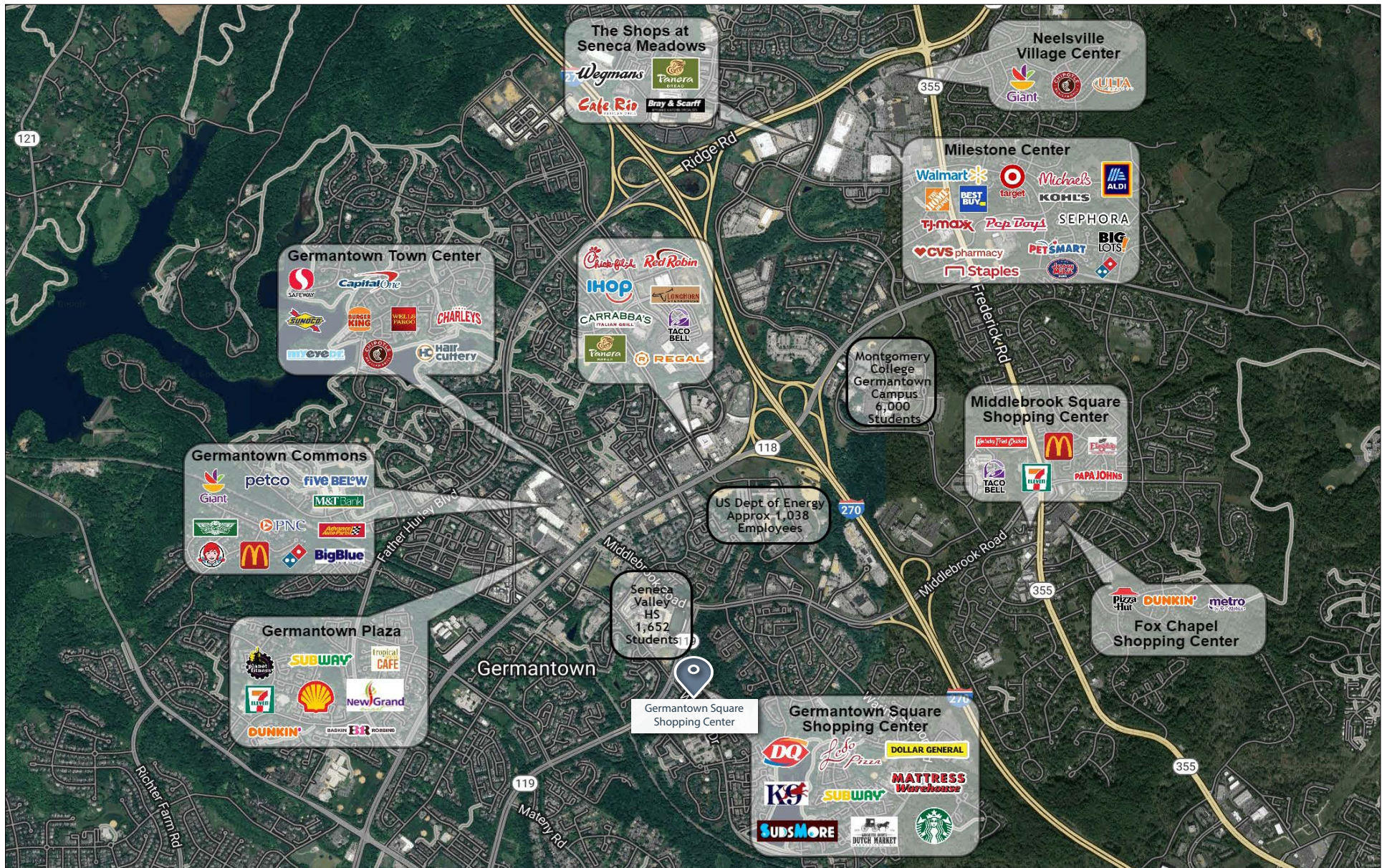


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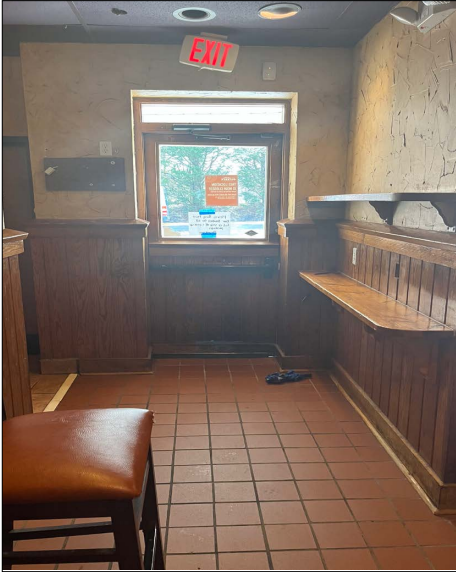
# Competitive Map



GERMANTOWN SQUARE SHOPPING CENTER  
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# Available Space (Suite 22)





# Available Space (Suite 26)



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