

# CENTURY STATION AT GERMANTOWN TOWN CENTER

Century Blvd &  
Crystal Rock Dr  
GERMANTOWN, MD

# streetsense.

4600 east west highway, suite 800, bethesda, md 20814

2,192 SF  
AVAILABLE



## SITE DETAILS

- A unique opportunity in the heart of Town Center located at the intersection of Crystal Rock Drive & Century Boulevard
- Pedestrian oriented retail and amenities including: Safeway, Regal Cinemas, DSW, Bed Bath & Beyond, Office Depot, TD Bank, Mercedes Benz, Black Rock Cultural Center, Germantown Library and much more!
- Ample parking
- 18-Foot ceilings

NEW STREET FRONT RETAIL  
SPACE IN THE HEART OF  
GERMANTOWN, MD

WALKING  
DISTANCE TO



## TRAFFIC COUNTS

- Germantown Rd. (Rt. 118)  
42,710 vpd
- Interstate 270  
127,483 vpd



JOIN |



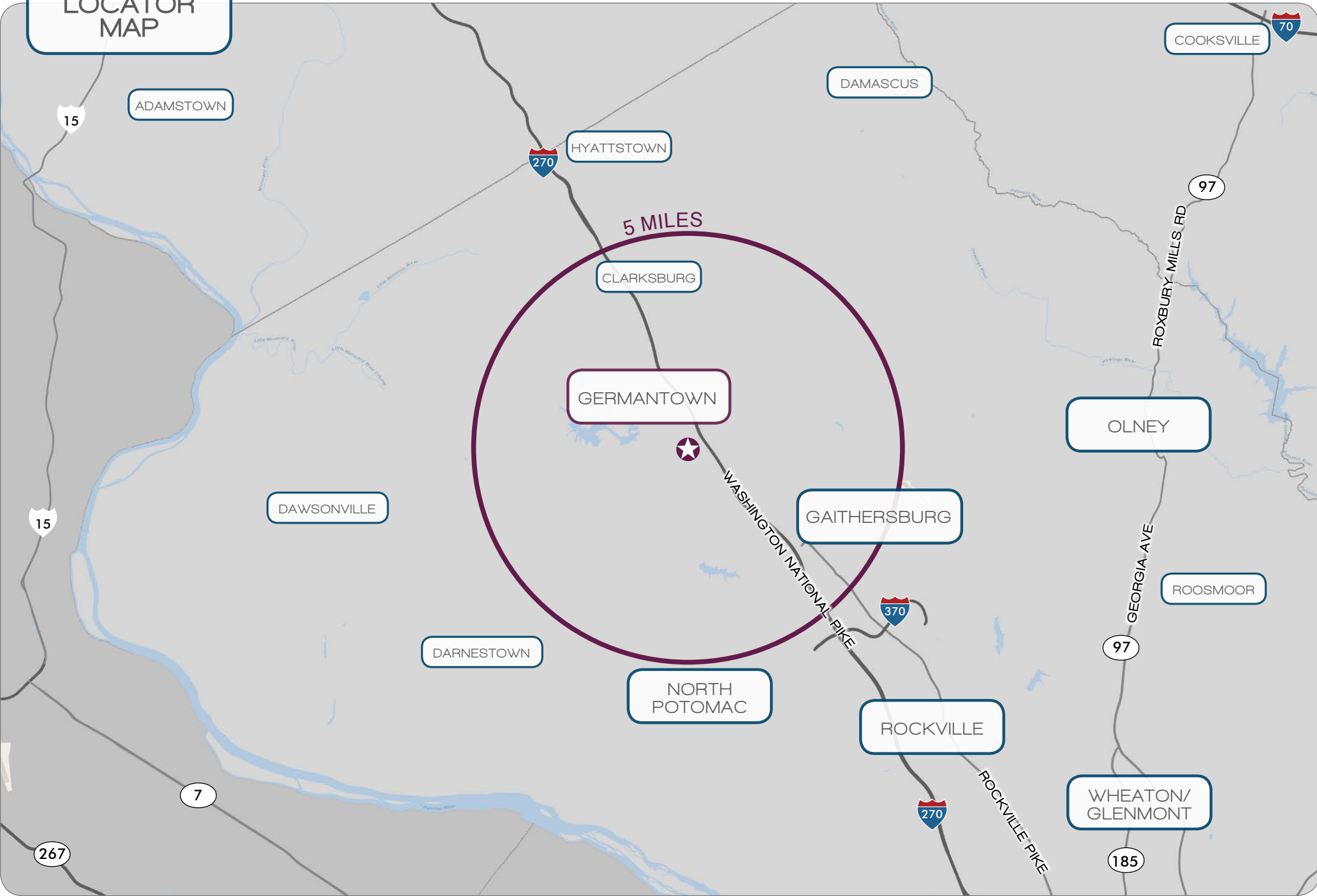
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	20,335	88,719	192,219
MEDIAN HH INCOME	\$66,054	\$76,764	\$79,108
DAYTIME POPULATION	7,236	27,418	62,443

Rich Amsellem . 240.479.7216  
ramsellem@streetsense.com

www.streetsense.com

# LOCATOR MAP



# AERIAL OVERVIEW

## Germantown Commons SC



## CENTURY STATION

## Shops at Germantown Center



## Sugarloaf Center



## Germantown Center



CENTURY BLVD

GERMANTOWN RD - 41,225 VPD

MIDDLEBROOK RD

CRYSTAL ROCK DR



107,225 VPD

DEPARTMENT OF ENERGY

# SITE PLAN

