

SHOPS AT TOWN CENTER

Germantown Rd & Middlebrook Rd | GERMANTOWN, MD

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



**1,160 SF AVAILABLE
ALONG GERMANTOWN RD**

SITE DETAILS

- Randstad Space Available
- Great Visibility Facing Germantown Rd
- Excellent Daytime Population
- Strong Sales Volumes in Center

LOCATED IN THE HEART OF GERMANTOWN, MARYLAND!

TRAFFIC COUNTS

- Germantown Rd - 41,225vpd
- Interstate 270 - 107,225vpd

DEMOGRAPHICS

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

NEIGHBORING
RETAILERS
INCLUDE

PETCO
Where the pets go.

DSW

BED BATH & BEYOND

Giant

Office DEPOT
What you need. What you need to know.

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LOCATOR MAP



AERIAL OVERVIEW

Germantown Commons SC



Century Station



Shops at Germantown Center



Sugarloaf Center



Germantown Center



CENTURY BLVD

GERMANTOWN RD - 41,226 VPD

MIDDLEBROOK RD

CRYSTAL ROCK DR

107,226 VPD

118

DEPARTMENT OF ENERGY

SITE PLAN



GERMANTOWN RD - 41,225vpd

