

# FOX CHAPEL SHOPPING CENTER

GERMANTOWN, MD

1,473 - 52,706 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# FOX CHAPEL SHOPPING CENTER

## GERMANTOWN, MD

- | 115,203 square-foot neighborhood center
- | Located on Frederick Road (Route 355) in Germantown, MD
- | Excellent visibility from Frederick Road
- | Strong local demographics: 140,000 residents and over 37,000 employees within a 3-mile radius of Fox Chapel

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	14,979	140,516	279,339
 DAYTIME POPULATION	4,444	37,263	69,281
 HOUSEHOLD INCOME	\$112,255	\$124,586	\$144,189
 TRAFFIC COUNTS	162,000 on Interstate 270		

### CO-TENANTS



**FOX CHAPEL SHOPPING CENTER**  
GERMANTOWN, MD



**FREDERICK ROAD 32,000 VPD**



**FOX CHAPEL CENTER**

**MONTGOMERY COLLEGE**  
GERMANTOWN CAMPUS

6,800 Students  
1,000 Employees

**HOLY CROSS**  
GERMANTOWN HOSPITAL

4,200 Employees  
246,220 Total Patients  
209,233 Outpatient Visits



**MIDDLEBROOK SQUARE**



**MIDDLEBROOK ROAD 25,000 VPD**



**650 HOUSEHOLD UNITS**

 **RESIDENTIAL AREA**

# SITE PLAN

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## TENANT LIST

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#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	1,100	MetroPCS	8	1,200	Kung Fu Tea	18B	4,443	Vamos Laundromat
2	1,600	Mariner Finance	9	52,706	Available	19	10,803	Hope Grows Child Development Center
3	1,570	Fidoz N' Felinez Salon and Day	10	6,400	K-pot BBQ	20	2,250	Yuraku Japanese Restaurant, In
4	1,000	Gossip Nails	13	1,473	Available	21	1,950	Enterprise Car Rental
5	859	Storage Space	14	1,460	Pizza Hut	22	3,278	MedStar Health
6	3,200	Fox Chapel Animal Hospital	15	1,800	Pho 81	23	2,040	Dunkin'
7	1,600	Dino's Barber and Stylists	16	1,800	Chapel Beer and Wine	24	2,847	Bonchon
			17	3,600	India Palace Bar & Tandoor	25	2,400	Charleys Philly Cheesesteak
			18A	4,453	Miniso			



**FOX CHAPEL SHOPPING CENTER | 19801 N. FREDERICK AVENUE, GERMANTOWN, MD**

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