

MUDDY BRANCH SQUARE

GAITHERSBURG, MD

- I 110,670 SF stable neighborhood center with consistently high occupancy rate
- Across Sam Eig Highway from Downtown Crown and 540 residential units
- I High daytime traffic from surrounding offices and dense residential population
- I Easily accessible with two entrances on Muddy Branch Road, one with a traffic light

DEMOGRAPHICS 2024

		1 MILE	3 MILES	5 MILES
İ	POPULATION	23,357	128,837	284,005
	DAYTIME POPULATION	14,570	157,535	292,203
\$	HOUSEHOLD INCOME	\$132,682	\$140,478	\$140,251
<u></u>	TRAFFIC COUNTS	37,575 on G	reat Seneca H	wy/Route 119

CO-TENANTS















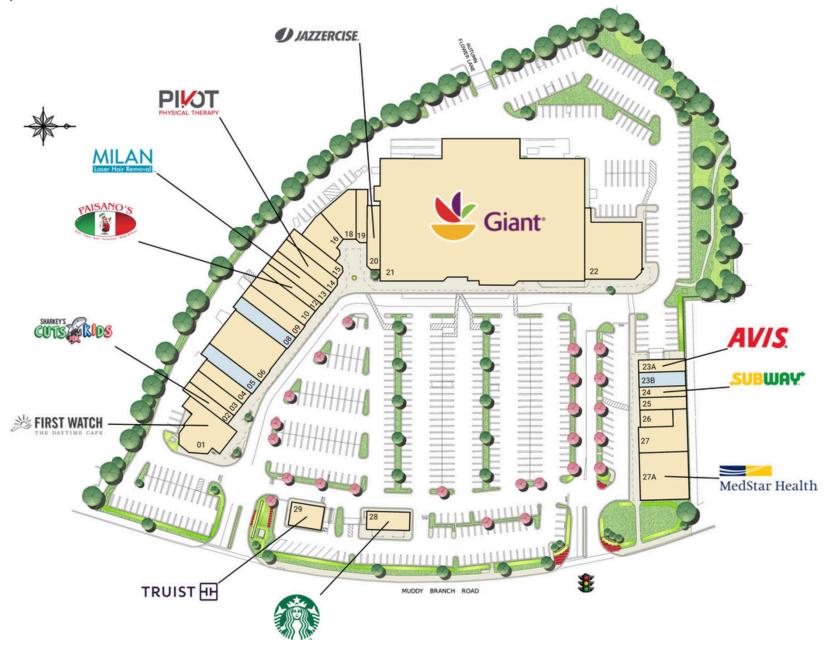




SITE PLAN

MUDDY BRANCH SQUARE | GAITHERSBURG, MD

1,192 - 1,760 SF AVAILABLE



TENANT LIST

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# SQ. FT	MERCHANT	# SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
01 3,900	First Watch	13 1,920	Milan Laser Hair	23A	870	Avis Rental Car
02 1,264	Sharkey's Cuts For Kids		Removal	23B	1,192	Available
		14 1,920	Pivot Physical Therapy	24 1	1,650	Subway
03 1,580	Lum Thai	15 1,638	Potter Violins	25	990	Country Moon Spa
04 1,580	Muddy Branch Dental Group	16 1,736	Hollier Eyecare	26	650	Kim's Custom Tailor
		18 2,484	Mudo USA			
05 1,564	Available	19 1,200	Lovely Nails	27	3,062	Muddy Branch Veterinarian Clinic
06 3,876	Pacific Dental Services	20 1,620	Jazzercise	27Δ	4,588	MedStar Health
08 1,760	Available	·			-	
09 1,920	Yiku Sushi	21 52,706	Giant	28	1,500	Starbucks
•		22 6,400	Montgomery County	29	1,500	TRUIST
10 3,502	Royal Tandoor		Liquor & Wine			
12 2,108	Paisano's					
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MUDDY BRANCH SQUARE | 800 MUDDY BRANCH RD, GAITHERSBURG, MD

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