

# MUDDY BRANCH SQUARE

GAITHERSBURG, MD

990 - 1,564 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









# MUDDY BRANCH SQUARE

## GAITHERSBURG, MD

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

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	23,812	122,446	282,037
 DAYTIME POPULATION	14,150	59,821	124,897
 HOUSEHOLD INCOME	\$166,568	\$158,938	\$159,132
 TRAFFIC COUNTS	37,600 on Great Seneca Hwy/Route 119		

### CO-TENANTS





# MUDDY BRANCH SQUARE GAITHERSBURG, MD

**FESTIVAL SHOPPING CENTER**  
Planet Fitness FAMILY DOLLAR

**WALNUT HILL SHOPPING CENTER**  
7 ELEVEN weis

**rio**  
DICK'S SPORTING GOODS KOHL'S  
COPPERCANYON Yard House  
amc Starbucks CHIPOTLE MEXICAN BUNDS TARGET

**270 CENTER**  
Lowe's Giant WHOLE FOODS MARKET  
CHIPOTLE MEXICAN BUNDS PETSMART Party City

**KENTLANDS PLACE**  
Lowe's Party City



**KENTLANDS MARKET SQUARE**  
Starbucks WHOLE FOODS MARKET PETSMART Michaels

Giant FIRST WATCH THE BAKERY CAFE SUBWAY  
PAISANO'S MedStar Health Starbucks

**DOWNTOWN CROWN**  
Harris Teeter CHOP'T  
RUTTS CHRIS STEAK HOUSE LAIFITNESS  
lululemon athletica COASTAL FLATS

TACO BELL 7 ELEVEN CVS

**FALLSGROVE VILLAGE CENTER**  
SAFEWAY CHIPOTLE MEXICAN BUNDS Capital One Panera BREAD

DARNESTOWN RD

S FREDERICK AVE

SHADY GROVE RD

370

270



# SITE PLAN

MUDDY BRANCH SQUARE | GAITHERSBURG, MD

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## TENANT LIST

MUDDY BRANCH SQUARE | GAITHERSBURG, MD

#	SQ. FT	MERCHANT
01	3,900	First Watch
02	1,264	Sharkey's Cuts For Kids
03	1,580	Lum Thai
04	1,580	Muddy Branch Dental Group
05	1,564	Available
06	3,876	Pacific Dental Services
08	1,760	Knit & Purls
09	1,920	Yiku Sushi
10	3,502	Royal Tandoor
12	2,108	Paisano's

#	SQ. FT	MERCHANT
13	1,920	Milan Laser Hair Removal
14	1,920	Pivot Physical Therapy
15	1,638	Potter Violins
16	1,736	Hollier Eyecare
18	2,484	Mudo USA
19	1,200	Lovely Nails
20	1,620	Jazzercise
21	52,706	Giant
22	6,400	Montgomery County Liquor & Wine

#	SQ. FT	MERCHANT
23A	870	Avis Rental Car
23B	1,192	Available
24	1,650	Subway
25	990	Available
26	650	Kim's Custom Tailor
27	3,062	Muddy Branch Veterinarian Clinic
27A	4,588	MedStar Health
28	1,500	Starbucks
29	1,500	TRUIST



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GAITHERSBURG, MD





**MUDDY BRANCH SQUARE | 800 MUDDY BRANCH RD, GAITHERSBURG, MD**

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