

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

KENTLANDS PLACE



KENTLANDS MARKET SQUARE



MUDDY BRANCH SQUARE



FESTIVAL SHOPPING CENTER



WALNUT HILL SHOPPING CENTER



rio



270 CENTER



DOWNTOWN CROWN



FALLSGROVE VILLAGE CENTER



SITE PLAN

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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 Removal	23A	870	Avis Rental Car
02	1,264	Sharkey's Cuts For Kids	14	1,920	Pivot Physical Therapy	23B	1,192	Available
03	1,580	Lum Thai	15	1,638	Potter Violins	24	1,650	Subway
04	1,580	Muddy Branch Dental Group	16	1,736	Hollier Eyecare	25	990	Available
05	1,564	Available	18	2,484	Mudo USA	26	650	Kim's Custom Tailor
06	3,876	Pacific Dental Services	19	1,200	Lovely Nails	27	3,062	Muddy Branch Veterinarian Clinic
08	1,760	Knit & Purls	20	1,620	Jazzercise	27A	4,588	MedStar Health
09	1,920	Yiku Sushi	21	52,706	Giant	28	1,500	Starbucks
10	3,502	Royal Tandoor	22	6,400	Montgomery County Liquor & Wine	29	1,500	TRUIST
12	2,108	Paisano's						

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

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