

GERMANTOWN COMMONS

GERMANTOWN, MD

3,060 & 3,117 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







GERMANTOWN COMMONS

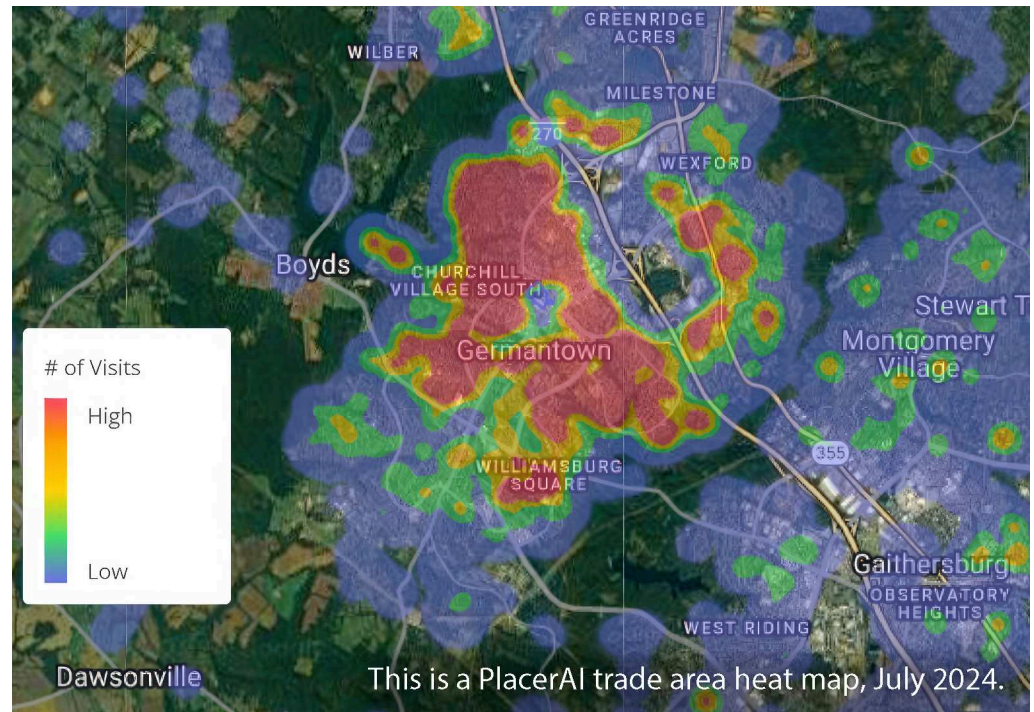
GERMANTOWN, MD

- | Germantown Commons is a regional grocery and anchor box center with 3.2M visits per year
- | 200,726 SF well-established retail destination in Upper Montgomery County, one of the wealthiest counties in the United States
- | Surrounded by a five-mile residential population of 215,652 people with an average household income of \$156,944
- | Located along the Interstate 270 biotechnology corridor, which hosts 400+ bioscience and information technology companies
- | Anchors include Giant, Ross and Gold

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	25,175	102,542	215,652
 DAYTIME POPULATION	7,521	31,304	63,660
 HOUSEHOLD INCOME	\$119,469	\$148,073	\$156,944
 TRAFFIC COUNTS	23,139 on on Germantown Road & 10,984 on Middlebrook Road		

CO-TENANTS





GERMANTOWN COMMONS GERMANTOWN, MD



**Waters Landing
Elementary school**
720 students



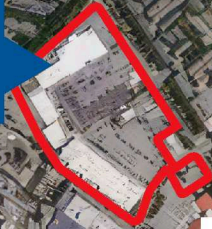
**Montgomery College
Germantown Campus**
7,500 Students

BLACK ROCK
CENTER FOR THE ARTS
Cultural Arts Center
& Public Library



**Holy Cross
Germantown
Hospital**
78 hospital beds

**GERMANTOWN
COMMONS**



GERMANTOWN ROAD 23,139 VPD

INTERSTATE 270 139,576 VPD

**Lake Seneca
Elementary school**
485 students



**U.S. Department
Of Energy**
1,038 employees

**Hughs
Network
Systems**
100 employees

Germantown Plaza
New Grand
planet fitness

MIDDLEBROOK ROAD 8,026 VPD

Qiagen Sciences
300 employees

WISTERIA DRIVE 6,691 VPD

**Seneca Valley
High School**
2,040 Students

FATHER HURLEY BOULEVARD 13,030 VPD

SITE PLAN

GERMANTOWN COMMONS | GERMANTOWN, MD

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Space	Sq. Ft	Tenant Name
1	26,136	Gold's Gym
2	28,006	Ross Dress for Less
3	14,868	Petco
4	2,805	Palm Beach Tan
5	7,560	Five Below
6	2,961	School of Rock
7	3,012	Picca Pollo a la Brasa
8	9,170	Advance Auto Parts
9	1,181	Germantown Vision Care
10	1,190	ShareTea
11	3,180	La Mexicana
12	3,020	Strive Martial Arts
13	1,575	VT Nails and Day Spa
14	2,631	Tortacos
15	2,050	Rosewood Dental
16	11,900	Big Blue Swim School
17	3,150	Cafe Hong Kong
18	3,060	Available
19	1,140	GameStop
20	1,717	Wingstop Restaurant
21	2,500	Germantown Beer and Wine
22	3,291	Woodside Deli
23	2,080	Domino's Pizza
24	3,117	Available
25	46,756	Giant
26	3,710	PNC
27	3,225	Wendy's
28	2,835	McDonald's
29	2,600	M&T Bank





GERMANTOWN COMMONS | 13060 MIDDLEBROOK ROAD, GERMANTOWN, MD

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