



Germantown Commons
Germantown, MD

1,140 - 3,180 SF available



Germantown

Maryland

- 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 214,340 people with an average household income of \$143,902
- Located along the Interstate 270 biotechnology corridor, which hosts 400+ bioscience and information technology companies



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	23,525	99,342	214,340
Daytime Population	7,900	22,549	50,339
Household Income	\$115,568	\$139,338	\$143,902
Traffic Counts	23,100 on Germantown Road		

Co-Tenants



GERMANTOWN COMMONS

GERMANTOWN, MD



Lake Seneca
Elementary school
485 students

Waters Landing
Elementary school
720 students

GERMANTOWN
COMMONS

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

CAVA
MISSION BBQ

REGAL

TOPGOLF

Chick-fil-A
Panera

Montgomery College
Germantown Campus
7,500 Students

Holy Cross
Germantown
Hospital
78 hospital beds

Hughs
Network
Systems
100 employees

U.S. Department
Of Energy
1,038 employees

SAFeway

Germantown Plaza
New Grand
planet fitness

Qiagen Sciences
300 employees

Seneca Valley
High School
2,040 Students

FATHER HURLEY BOULEVARD 13,000 VPD

WISTERIA DRIVE 6,700 VPD

MIDDLEBROOK ROAD 8,000 VPD

GERMANTOWN ROAD 23,100 VPD

INTERSTATE 270 139,600 VPD

Site Plan

1,140 - 3,180 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
11	3,180	Available
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	Available
20	1,717	Wingstop Restaurant

Space #	Sq. Ft.	Tenant
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

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

GERMANTOWN COMMONS | 13060 MIDDLEBROOK ROAD, GERMANTOWN, MD

Susan Bourgeois | sbourgeois@rappaportco.com | 571.382.1288