



# Germantown Commons

Germantown, MD

1,181 - 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
- Anchors include Giant, Ross and Gold's Gym



## 2026 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 |           |           |

## Area Retailers





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

Chick-fil-A  
Panera

TOPGOLF

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

# Site Plan

1,181 - 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   | Available              |
| 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   | Available              |
| 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   | Biryani Grill        |
| 18      | 3,060   | Biryani Grill        |
| 19      | 1,140   | GameStop             |
| 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   | Back Nine Golf           |
| 25      | 46,756  | Giant                    |
| 26      | 3,710   | PNC Bank                 |
| 27      | 3,225   | Wendy's                  |
| 28      | 2,835   | McDonald's               |
| 29      | 2,600   | M&T Bank                 |

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