



KINGSVIEW VILLAGE CENTER

18331 Leaman Farm Rd, Germantown, MD 20874

Property Highlights

108,806 SF Giant-anchored shopping center in Germantown, MD

224,601 people with an average household income of \$150,701 (5-mile radius)

Well located in heart of residential community of Gaithersburg

Excellent daily needs center with great co tenancy of Starbucks, Montgomery Co Liquors and Paisano's

Easy access from Rte 118 (22,141 VPD), Clopper Rd (20,522 VPD), and Great Seneca Highway (16,320 VPD)

Strong Co-Tenancy



Giant

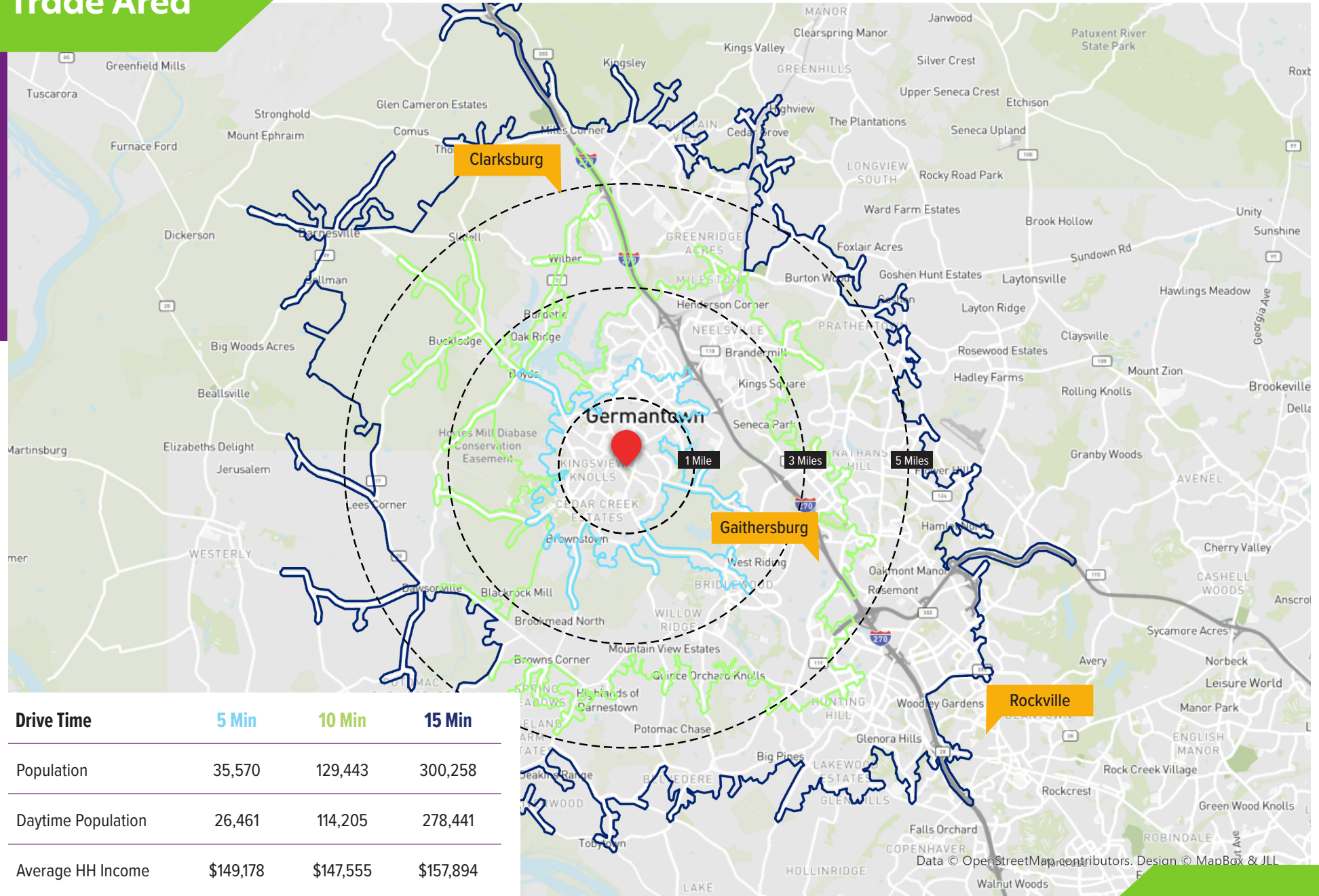


Paisano's

STARBUCKS



Trade Area



Immediate area co-tenancy



VPD

Clopper Rd (rte 117) 20,522

Great Seneca Highway 16,320

Site Plan

Visits: 1.1M

#of Visitors: 151K

YOY: +1.4%

YO2y: +17.4%

PAD A
4,000 SF
AVAILABLE

Liberty

PYLON
SIGN

BARBER SHOP
AVAILABLE
2,100 SF
AVAILABLE
2,094 SF
KINGSVIEW
BEER & WINE
AVAILABLE
3,169 SF



5,7568 SF

MONTGOMERY
COUNTY LIQUOR

ANYTIME
FITNESS

ONE
BICK

education

mitai

GREAT SENECA HIGHWAY
16,320 VPD

KINGSVIEW VILLAGE AVENUE

KINGSVIEW
DENTAL
AVAILABLE
2,500 SF

PAD E
1,800 SF
AVAILABLE

LEAMAN FARM ROAD

PYLON
SIGN

TO GERMANTOWN ROAD
(MD ROUTE 118)

Tenant	SF
Proposed pad site with drive thru	1,800
Former fitness space	2,094
Former dry cleaner	2,100
Current tenant DND - Nail Salon	2,500
2nd gen restaurant space, on end-cap	2,779
2nd gen bank space, in line	3,169
Proposed pad site	4,000
Total	108,806

KINGSVIEW VILLAGE CENTER

18331 Leaman Farm Rd, Germantown, MD 20874

Thomas Jackman

+1 202 719 5624

Thomas.Jackman@jll.com

Andy Corno

+1 202 719 6137

Andy.Corno@jll.com

