



# 355 & GUDE

ONE OF  
ROCKVILLE'S  
MOST  
TRAFFICKED  
INTERSECTIONS

A Preeminent Opportunity  
at the Intersection of  
355 (Rockville Pike/Frederick Road) and Gude Drive



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# AVAILABILITY

- 15301 Frederick Road
  - 5.26 acres
  - ~400 parking spaces
  - ~3,212 SF building and ~30,000 SF building on site
- 15421 Frederick Road
  - 1.87 acres
  - ~175 parking spaces

# HIGHLIGHTS

- Highly visible sites at the intersection of Rockville Pike and E Gude Drive
  - Frederick Road: ~48,000VPD
  - E Gude Drive: ~21,900 VPD
- Direct access and maximum visibility from Rockville Pike (355) with 2-way traffic
- Current Zoning: IM
- Perfect single pad, shared pad or development opportunity
- Multiple high-profile signage opportunities
- Located within the heart of Montgomery County, with incredible demographics



**15421  
Frederick Road**



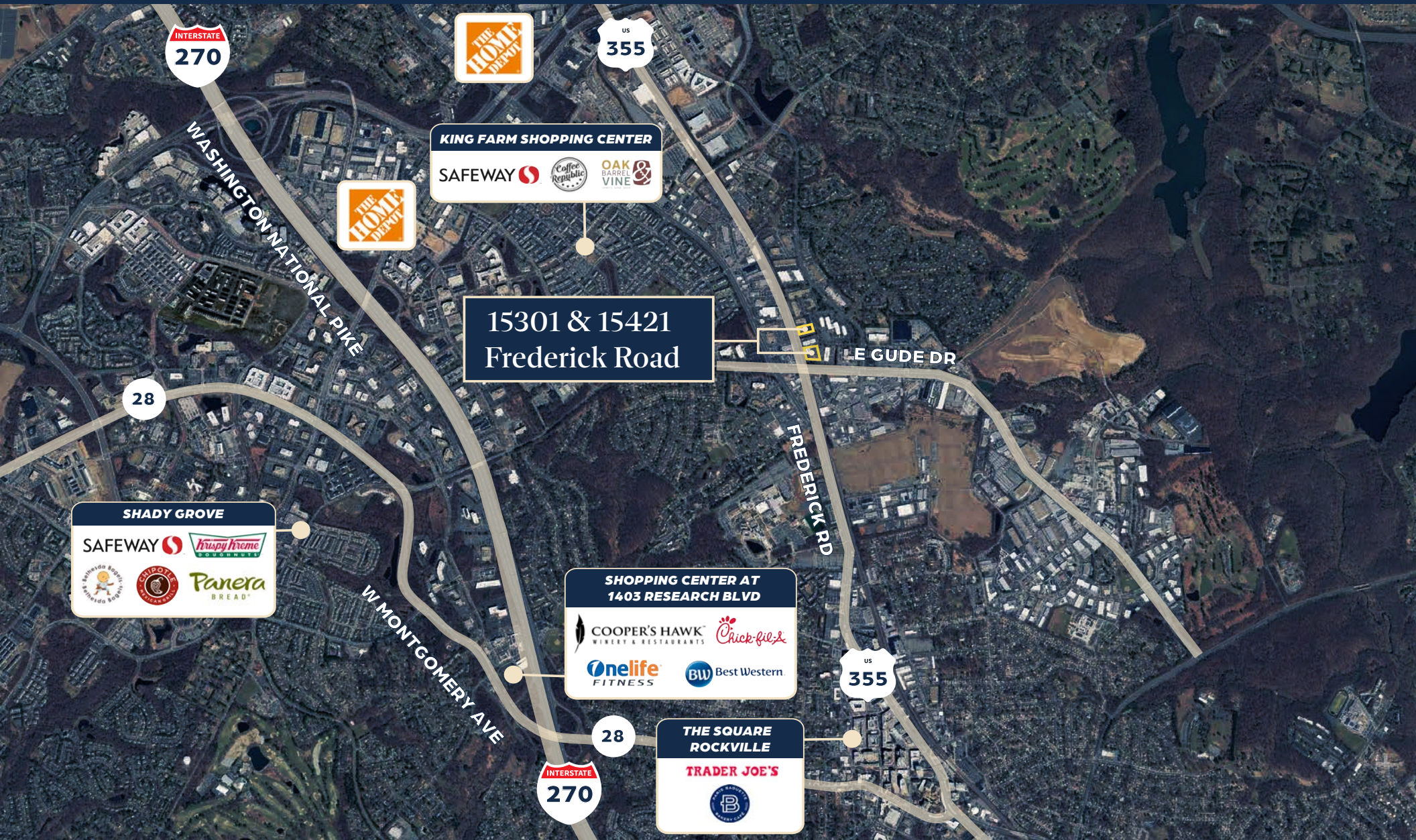
**15301  
Frederick Road**



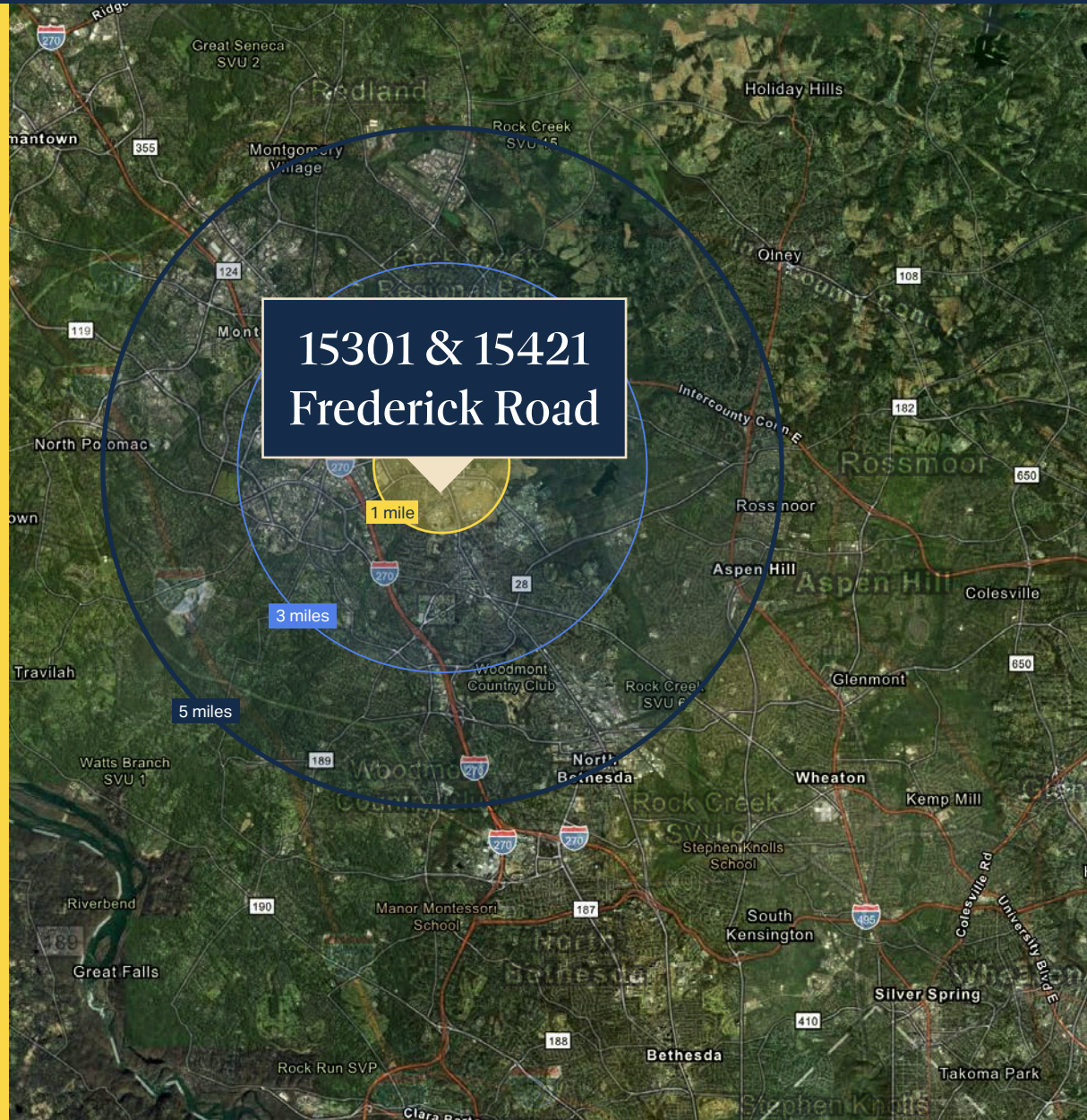
# ROCKVILLE PIKE MARKET



# MAJOR RETAIL MAP



# TRADE AREA'S PROFOUND DEMOGRAPHICS



15301 & 15421  
Frederick Road



**TOTAL  
POPULATION**

14,616  
1 mile

108,199  
3 mile

319,628  
5 mile



**TOTAL  
HOUSEHOLDS**

6,125  
1 mile

41,671  
3 mile

119,417  
5 mile



**AVERAGE  
HH INCOME**

\$152,810  
1 mile

\$161,261  
3 mile

\$169,242  
5 mile

# 15301 & 15421 Frederick Road

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*Contact Us*

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