



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



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AVAILABILITY

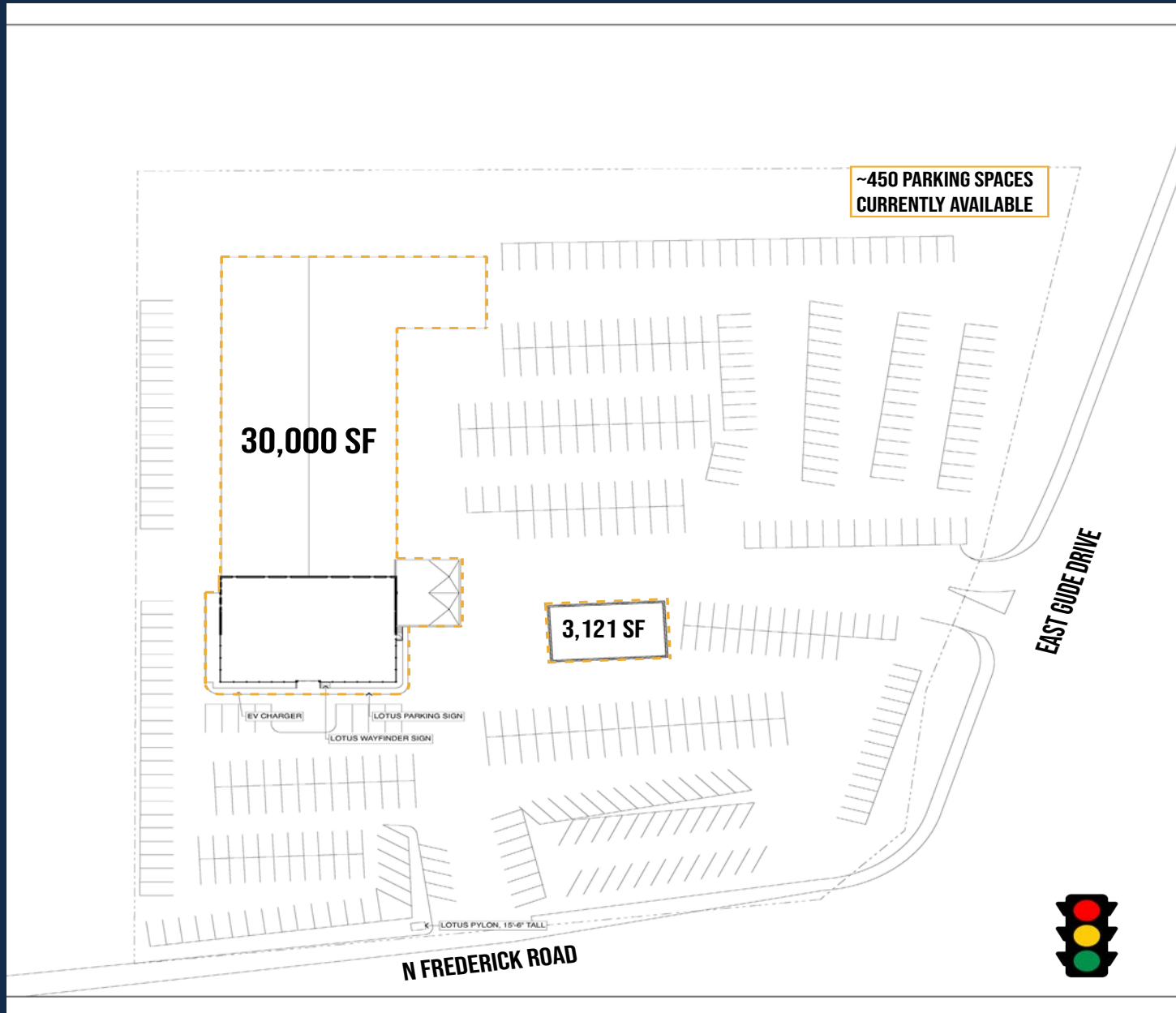
- 15301 Frederick Road
 - 5.26 acres
 - ~400 parking spaces
 - ~3,212 SF building and ~30,000 SF building on site
- 15421 Frederick Road
 - 1.87 acres
 - ~175 parking spaces

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



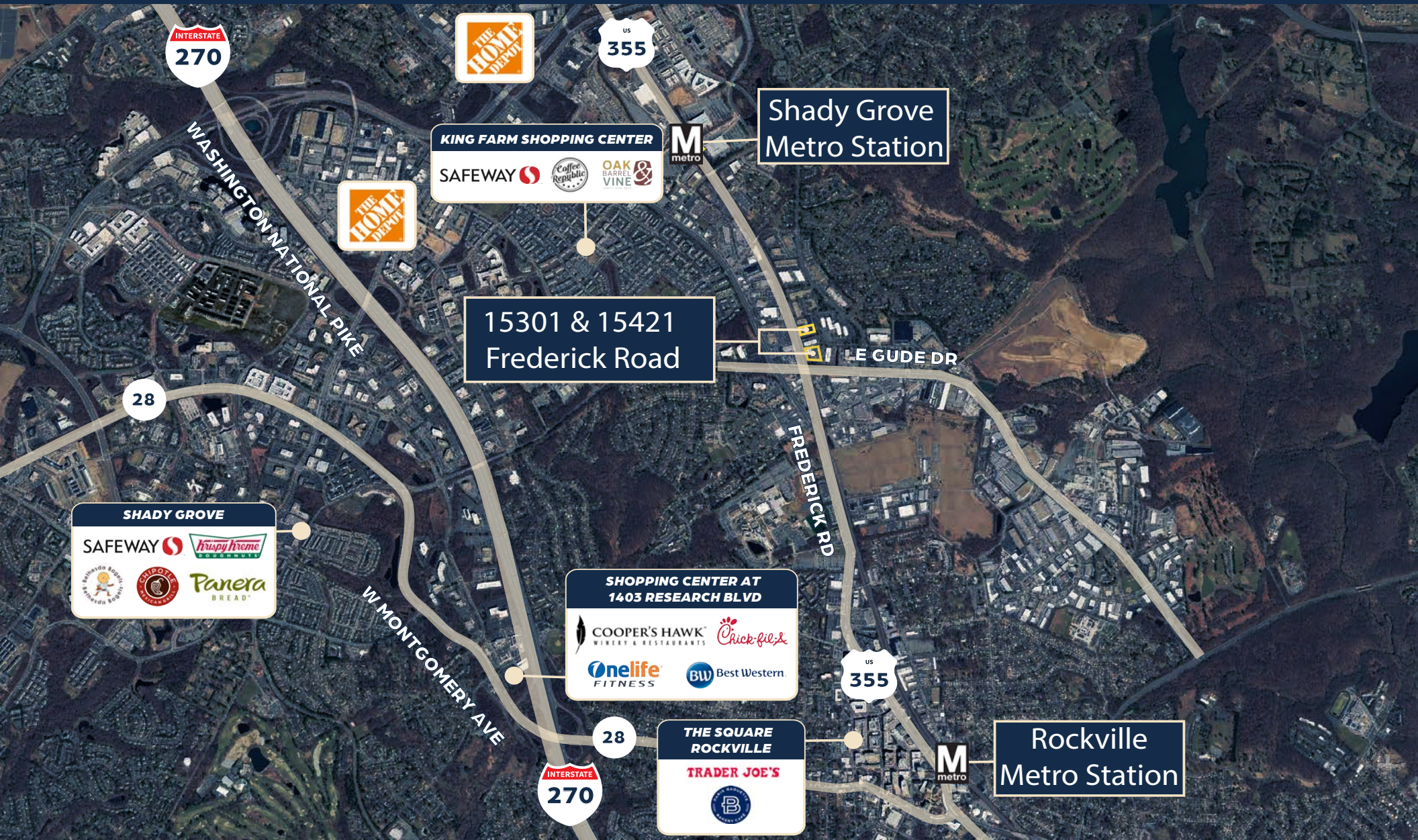
15301 SITE PLAN



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MAJOR RETAIL MAP



TRADE AREA'S PROFOUND DEMOGRAPHICS



TOTAL POPULATION

14,616
1 mile



TOTAL HOUSEHOLDS

6,125
1 mile



AVERAGE HH INCOME

\$152,810
1 mile

108,199
3 mile

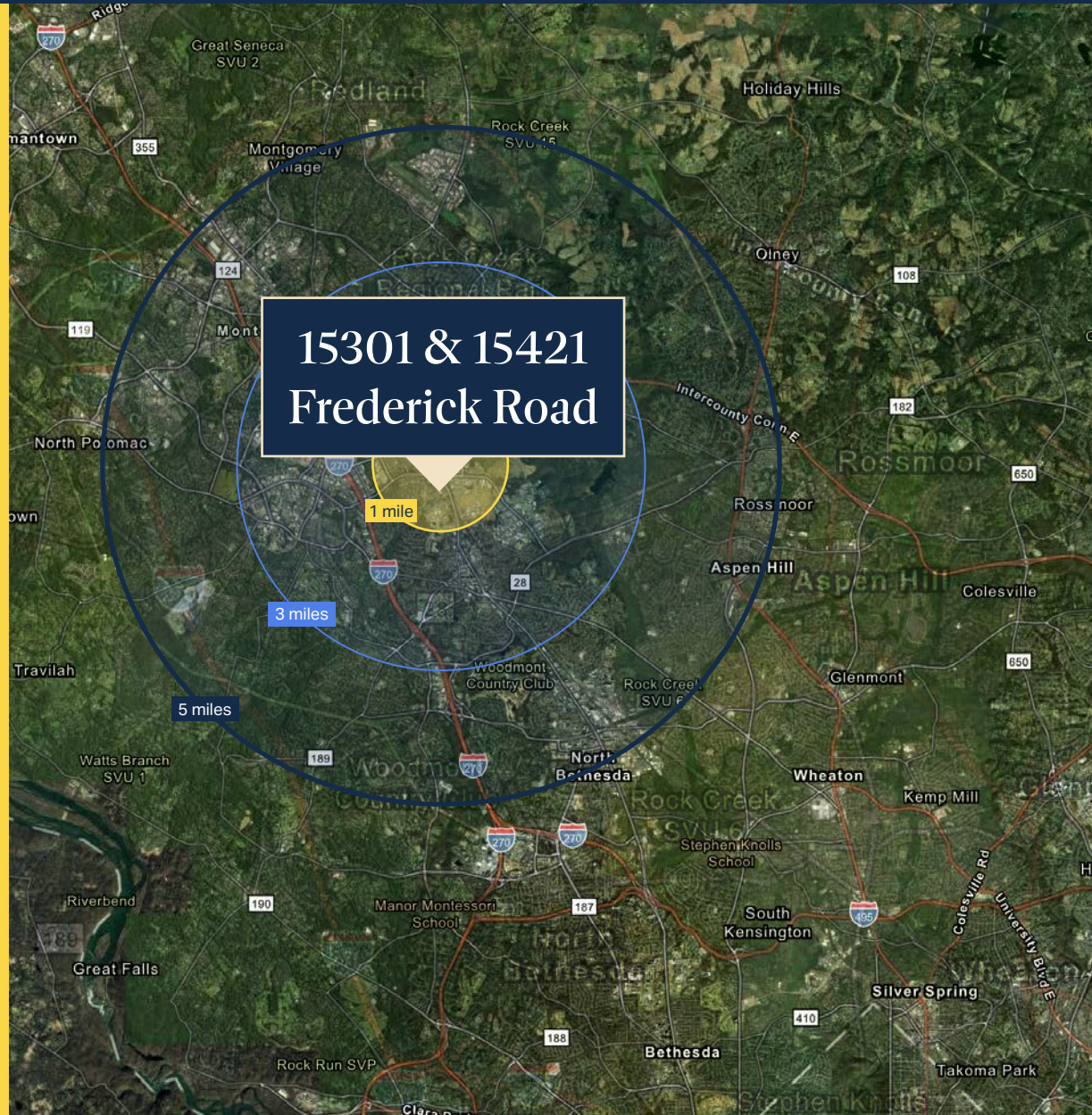
41,671
3 mile

\$161,261
3 mile

319,628
5 mile

119,417
5 mile

\$169,242
5 mile



15301 & 15421 FREDERICK ROAD

15301 & 15421 Frederick Road

 **355**
& GUDE

ONE OF
ROCKVILLE'S
MOST
TRAFFICKED
INTERSECTIONS



Contact Us

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