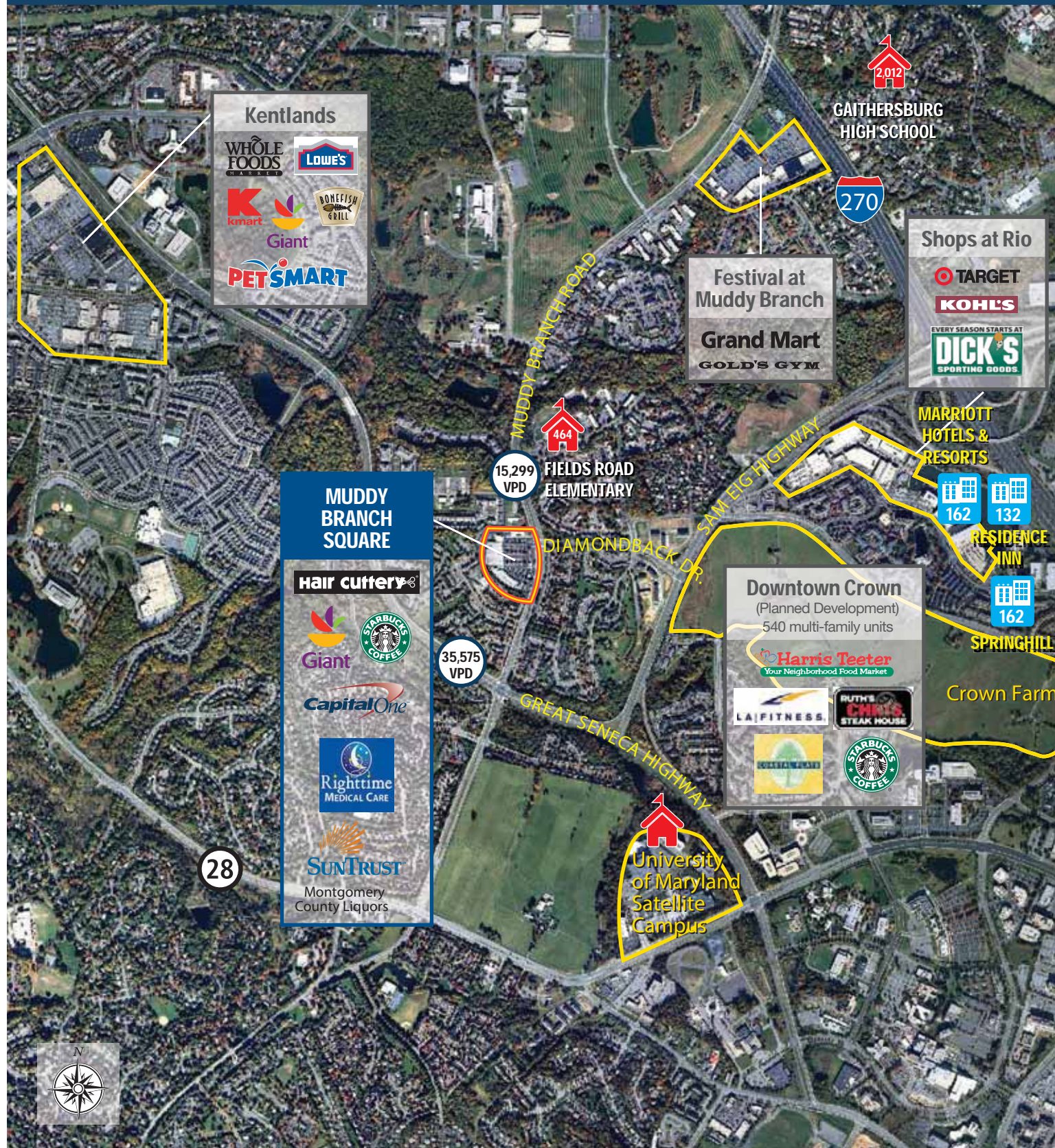


RAPPAPORT MUDDY BRANCH SQUARE

Gaithersburg, Maryland



RAPPAPORT MUDDY BRANCH SQUARE

Gaithersburg, Maryland



MUDDY BRANCH SQUARE FACTS-AT-A-GLANCE

- 110,670SF neighborhood center anchored by Giant, the top grocer in the marketplace
- Very stable center with consistently high occupancy rate
- Distinctive architecture and extremely well-maintained Across Sam Eig Highway from new Downtown Crown development and 540 residential units
- High daytime traffic thanks to 92,943-employee population within 3 miles
- Very accessible with two entrances on Muddy Branch Road, one with traffic light

DEMOGRAPHICS (2016)	1 MILE	3 MILES	5 MILES
POPULATION	19,063	121,010	276,864
AVG HH INCOME	\$142,233	\$137,004	\$132,066
EMPLOYEES	10,101	96,717	152,897

**MUDDY BRANCH
SQUARE**

RAPPAPORT

MUDDY BRANCH SQUARE

Gaithersburg, Maryland



Space	Sq. Ft.	Tenant Name
1	3,900	First Watch The Day Café
2	1,264	Hair Cuttery
3	1,580	Canela Bakery
4	1,580	Dental Suite
5	1,564	Salon First
6	3,876	Capital One Bank
8	1,760	C2 Education
9	1,920	Yiku Sushi
10	3,502	Riverside Hot Pot Restaurant
12	2,108	Paisano's
13	1,920	Weight Watchers
14	1,920	Pivot Physical Therapy of Maryland
15	1,638	Martial Arts USA
16	960	Hollier Eyecare
17	800	Kims Custom Tailoring
18	2,484	Muddy Branch Beer & Wine
19	1,200	Lovely Nails
20	1,620	Dahn Yoga Center
21	52,706	Giant Food
22	6,400	Montgomery County Liquor
23	2,052	Radio Shack
24	1,650	Subway
25	1,640	Serenity Spa
27	3,062	Muddy Branch Vet Clinic
27A	4,588	Righttime Medical Care
28	1,500	Starbucks Coffee
29	1,500	SunTrust Bank

MUDDY BRANCH SQUARE

