

# MONTGOMERY VILLAGE PLAZA

SEC Contour Road & Lost Knife Road  
Gaithersburg, Maryland



❖ Montgomery Village Plaza is a 116,377 square foot community shopping center anchored by Patel Brothers, Dollar Tree, and DD's Discounts.

❖ This center is strategically positioned along the ring road of the Lakeforest Mall, directly off Montgomery Village Avenue and surrounded by Montgomery County, one of the wealthiest counties in the United States.

❖ A dynamic mix of destination service, necessity, restaurant and specialty tenants draw significant daily traffic to the center.

Total Rental Area Size:	116,377 SF	Traffic Counts:	
Anchor Tenants:		Montgomery Village Ave	45,541 VPD
Patel Brothers		Frederick Road	35,151 VPD
DD's Discounts			
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Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	27,305	148,500	289,715
2027 Population	28,054	152,914	298,737
Projected Growth	0.5%	0.6%	0.8%
2022 AHI	\$103,826	\$111,514	\$128,906

## AmCap

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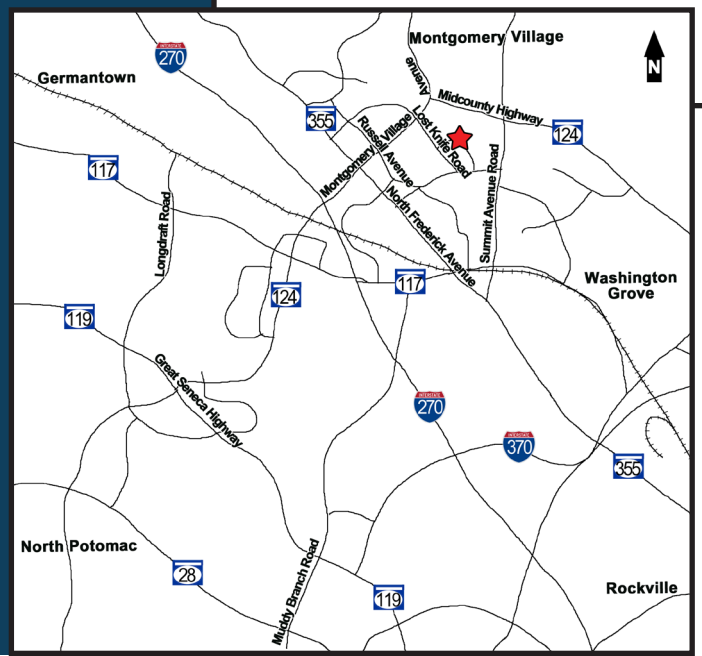
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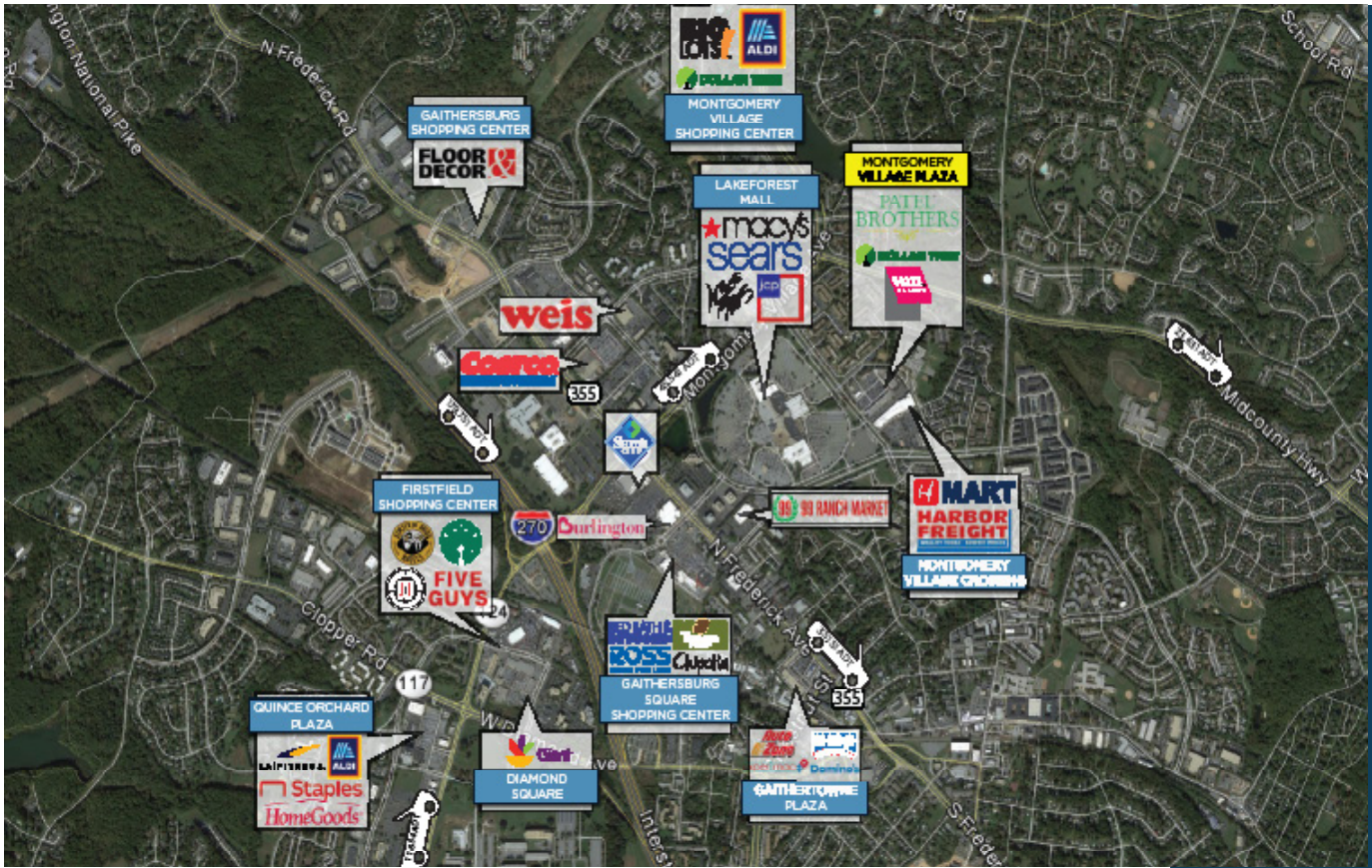
# Montgomery Village Plaza



TENANT:	SUITE ID:	SF:
Pho & Grill	1A	2,060
Crisp & Juicy	1B	2,197
Little Caesars	1C	1,754
Affordable Dentures	2	4,895
America's Best Contacts & Eyeglasses	3A	2,863
ATI Physical Therapy	3B	2,200
Montgomery Village Beer & Wine	4	2,472
Sally Beauty	5	1,980
Chopathi India Kitchen	6	2,500
Patel Brothers	7-10	14,515
Dollar Tree	11	9,708
KC Beauty Mart	12	18,000
dd's Discounts	12	24,978
<b>AVAILABLE</b>	<b>14</b>	<b>6,089</b>
Beautiful Nails	15	1,451
Aurora's Hair Design	16	1,492
U Smile Dentistry	17	1,827
Micky's Chinese Restaurant	19	2,150
Navy Federal Credit Union	20	1,044
America's Best Wings	21	873
<b>AVAILABLE</b>	<b>22</b>	<b>873</b>
MVP Barber	23	1,109
Dona Bessy Pupereria	24	2,727
Wendy's	25	2,798
ViVi Bubble Tea	26	1,007
Boost Mobile	27	1,513
Gamestop	28	1,280
<b>TOTAL SF:</b>		<b>116,355</b>







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