



### PROPERTY FEATURES:

- 1,008 & 3,115 SF RETAIL SPACES FOR LEASE
- Located in the heart of Montgomery Village
- Conveniently located east of Route 270
- Easily accessible just off Montgomery Village Avenue enjoying traffic counts of over 51,000 cars per day

NOW OPEN:



	Population	Avg HH Income
One Mile	24,569	\$90,053
Three Miles	137,569	\$96,335
Five Miles	265,178	\$110,484



STEDWICK ROAD - 9,940 VPD



UNIT	SQ FT	TENANT
9989	978	Metro PCS
9991	1,488	Splash & Dash
9993	1,001	Village Nails
9995	1,616	Synergy Dance
<b>9997</b>	<b>1,008</b>	<b>AVAILABLE</b>
9999	1,352	Village Pharmacy
10001	1,100	Eddie's Carryout
10003	1,094	Image Makers
<b>10007</b>	<b>3,115</b>	<b>AVAILABLE</b>

