





MUDDY BRANCH SQUARE

GAITHERSBURG, MD

- | 110,670 SF stable neighborhood center with consistently high occupancy rate
- | Across Sam Eig Highway from Downtown Crown and 540 residential units
- | High daytime traffic from surrounding offices and dense residential population
- | Easily accessible with two entrances on Muddy Branch Road, one with a traffic light

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	23,357	128,837	284,005
 DAYTIME POPULATION	14,570	157,535	292,203
 HOUSEHOLD INCOME	\$132,682	\$140,478	\$140,251
 TRAFFIC COUNTS	37,575 on Great Seneca Hwy/Route 119		

CO-TENANTS



SITE PLAN

MUDDY BRANCH SQUARE | GAITHERSBURG, MD

1,192 - 1,760 SF AVAILABLE



TENANT LIST

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#	SQ. FT	MERCHANT
01	3,900	First Watch
02	1,264	Sharkey's Cuts For Kids
03	1,580	Lum Thai
04	1,580	Muddy Branch Dental Group
05	1,564	Available
06	3,876	Pacific Dental Services
08	1,760	Available
09	1,920	Yiku Sushi
10	3,502	Royal Tandoor
12	2,108	Paisano's

#	SQ. FT	MERCHANT
13	1,920	Milan Laser Hair Removal
14	1,920	Pivot Physical Therapy
15	1,638	Potter Violins
16	1,736	Hollier Eyecare
18	2,484	Mudo USA
19	1,200	Lovely Nails
20	1,620	Jazzercise
21	52,706	Giant
22	6,400	Montgomery County Liquor & Wine

#	SQ. FT	MERCHANT
23A	870	Avis Rental Car
23B	1,192	Available
24	1,650	Subway
25	990	Country Moon Spa
26	650	Kim's Custom Tailor
27	3,062	Muddy Branch Veterinarian Clinic
27A	4,588	MedStar Health
28	1,500	Starbucks
29	1,500	TRUIST