



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

CBCWORLDWIDE.COM

GERMANTOWN PLAZA

\$25.00 SF/yr (NNN)

13061 Wisteria Dr
Germantown, MD 20874

AVAILABLE SPACE
2,095 SF



OFFICE

Faraz Cheema, MSRE, CCIM
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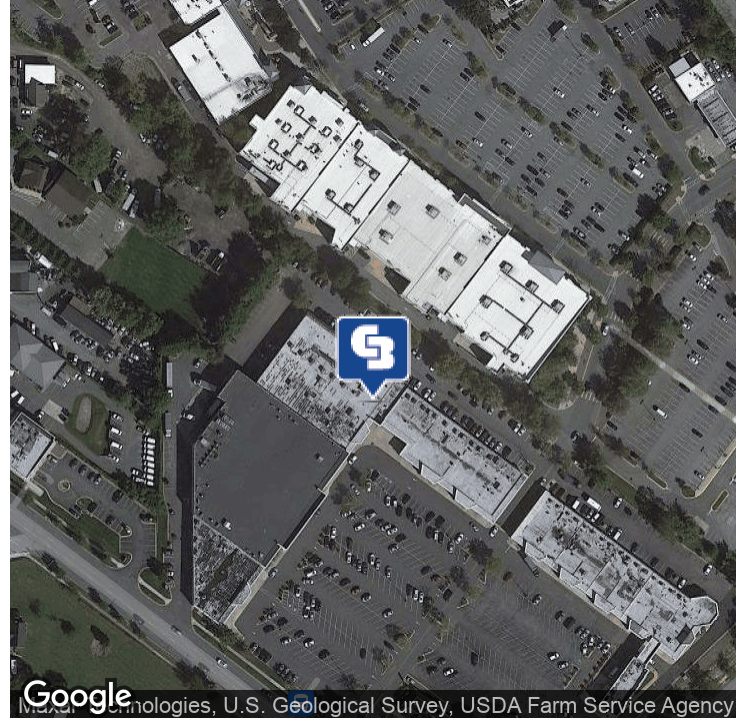
12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



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OFFERING SUMMARY

Available SF:	2,095 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	10.84 Acres
Year Built:	1985
Building Size:	83,705 SF
Zoning:	CRT - (Commercial Residential Zone, Montgomery County, MD)
Market:	Washington, DC
Submarket:	Germantown
Traffic Count:	20,408

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce 13061 Wisteria Dr, Germantown, MD 20874 (Germantown Plaza) for sublease. Located off Germantown Rd (20,408 VPD) with a population of 96,066 within 3 mile and household income of \$98,883, join other tenants such as Lotte Market, Planet Fitness, 7-Eleven, Subway, Dunkin Donuts, Baskin Robbins, Roy Rogers and many other tenants in this rare sublease opportunity.

For more information, please contact Faraz Cheema, MSRE, CCIM or Barbara Bouvier

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,833	36,099	66,853
Total Population	19,677	97,511	181,850
Average HH Income	\$81,127	\$93,533	\$101,371



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LOCATION DESCRIPTION

Walk Score: Very Walkable (86) , Transit Score: Some Transit (46)

Parking: 650 Surface Spaces, Parking Ratio: 6.84/1,000 SF

Commuter Rail:

Germantown Commuter Rail - 4 min(Drive Time), 11 min (Walk Time), 0.6 mi

Boys Commuter Rail - 7 min (Drive Time), 3.7 mi

Airport:

Ronald Reagan Washington National Airport - 49 min (Drive Time), 30.1 mi

Washington Dulles International Airport - 57 min (Drive Time), 36.3 mi

Traffic Count:

Wisteria Dr & Germantown Rd NW - 12,252 VPD

Wisteria Dr & Walter Johnson Rd SE - 11,632 VPD

Middlebrook Rd & Germantown Rd NW -20,408 VPD

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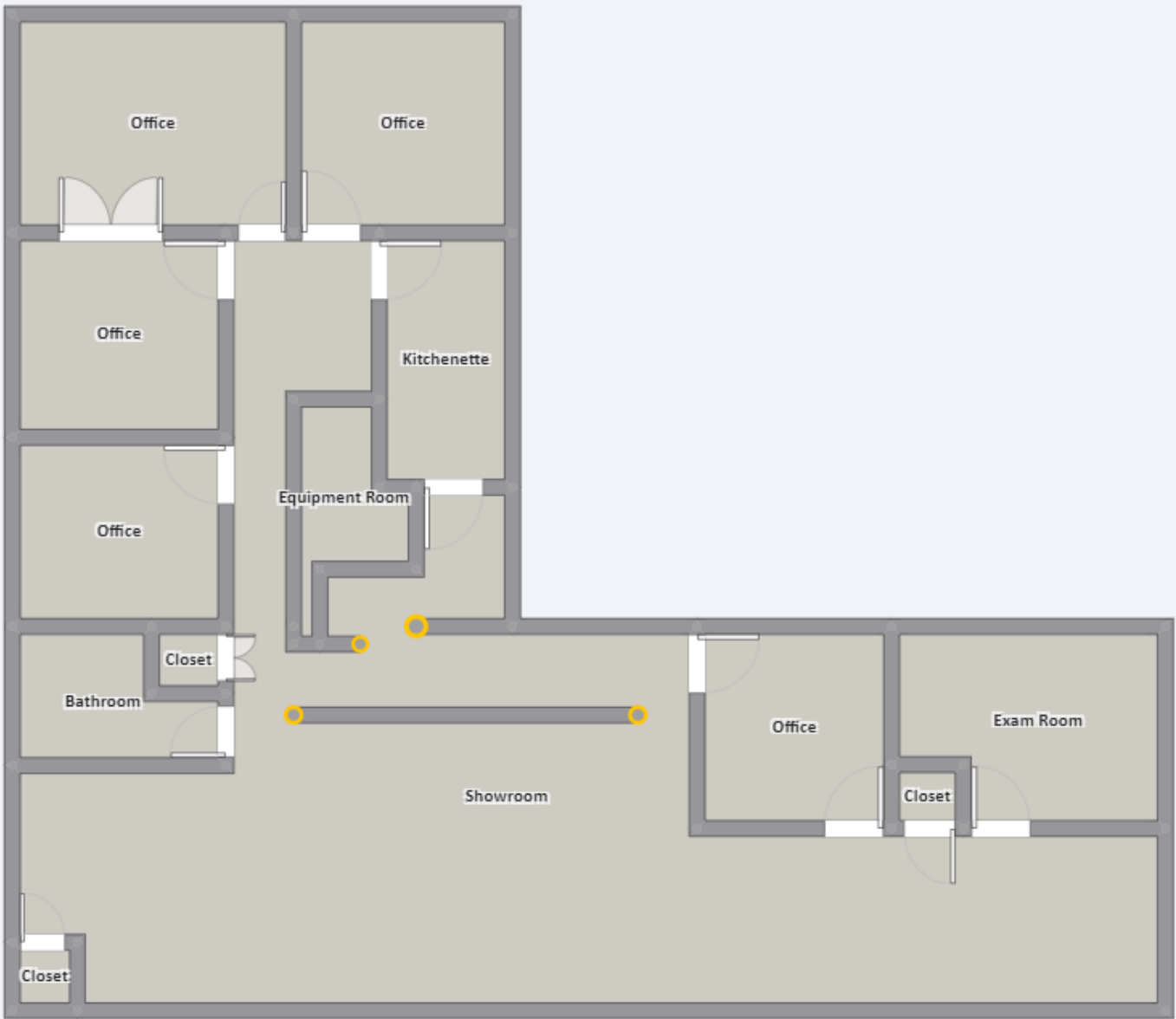
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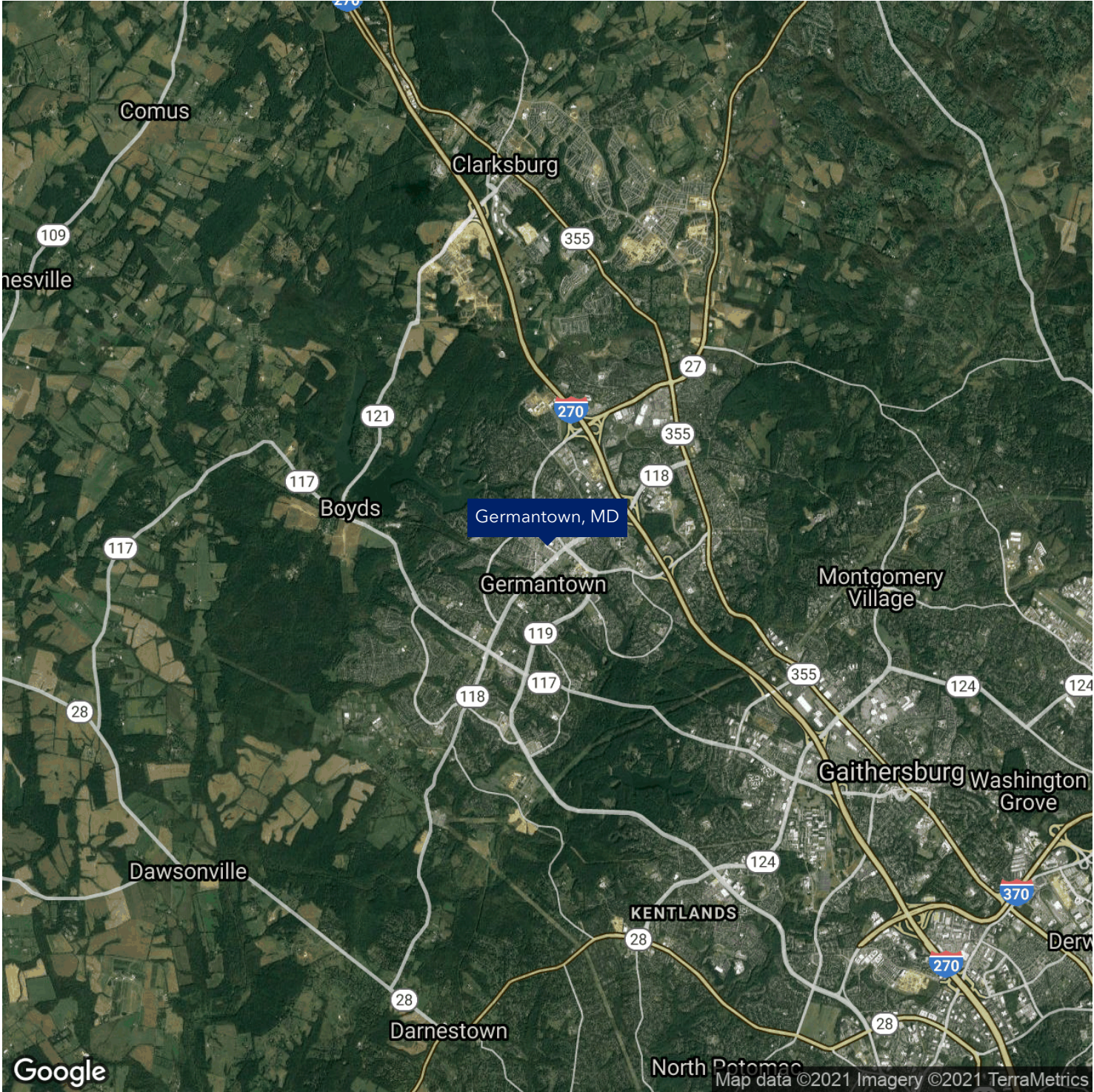
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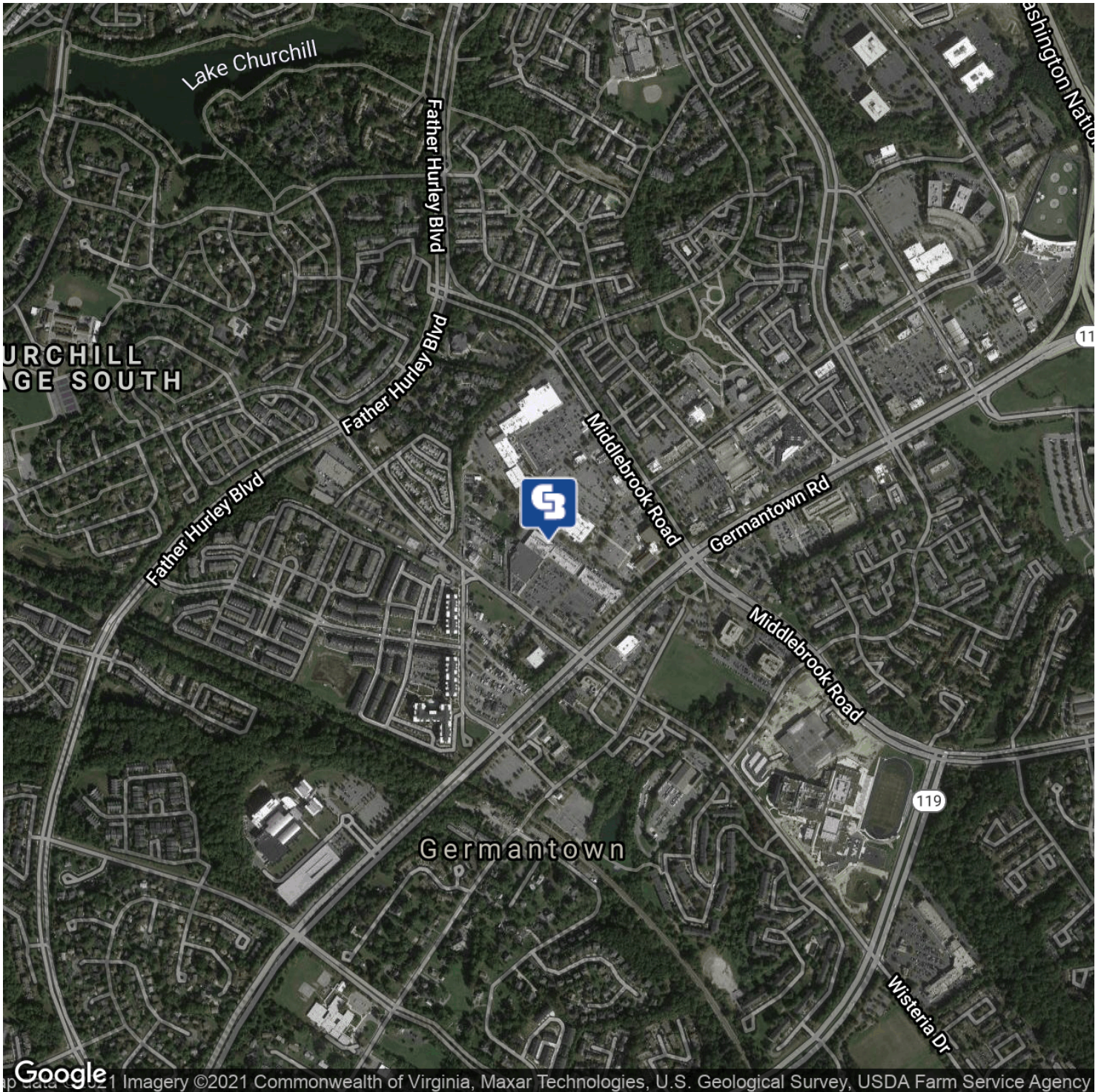
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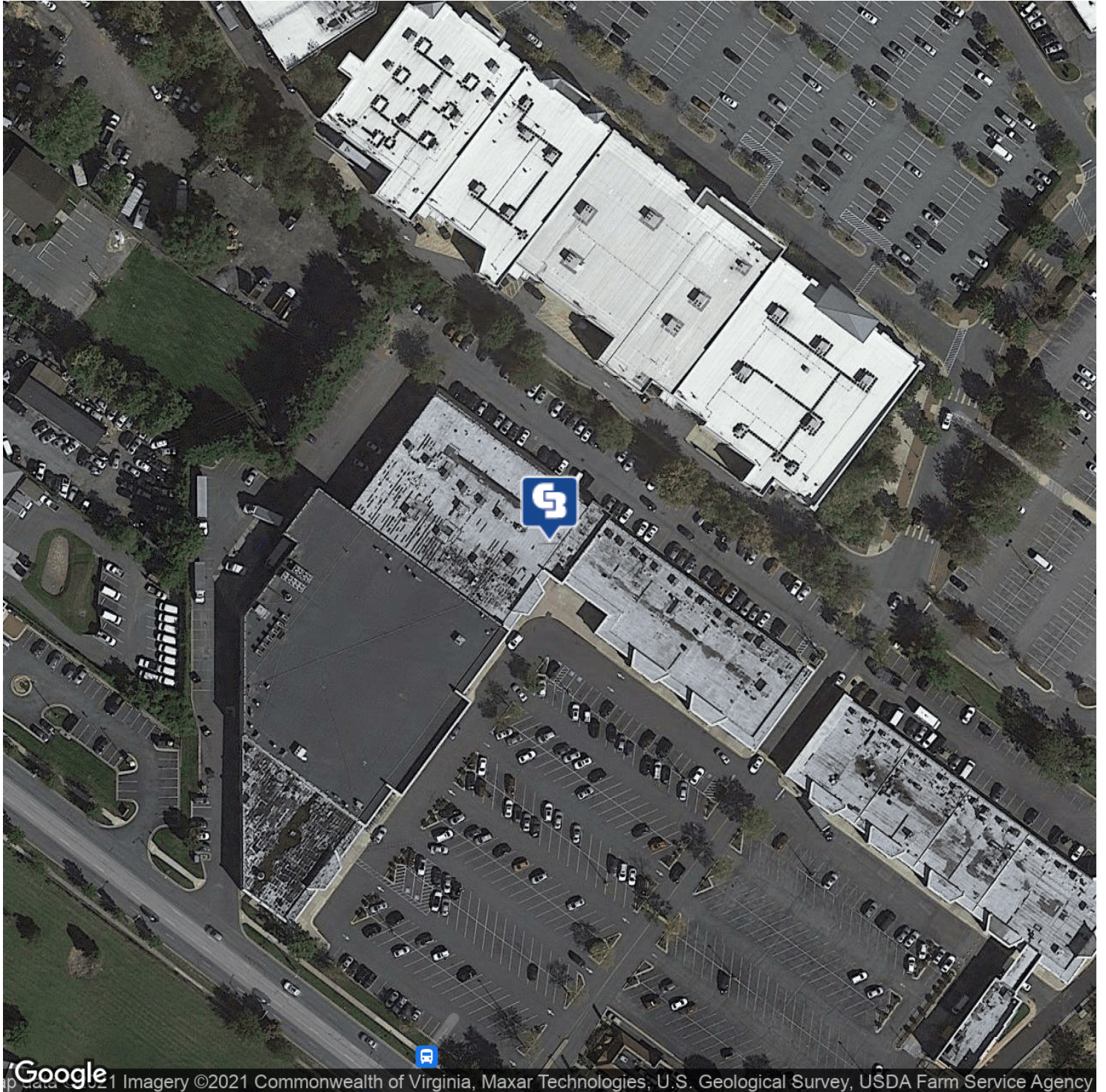
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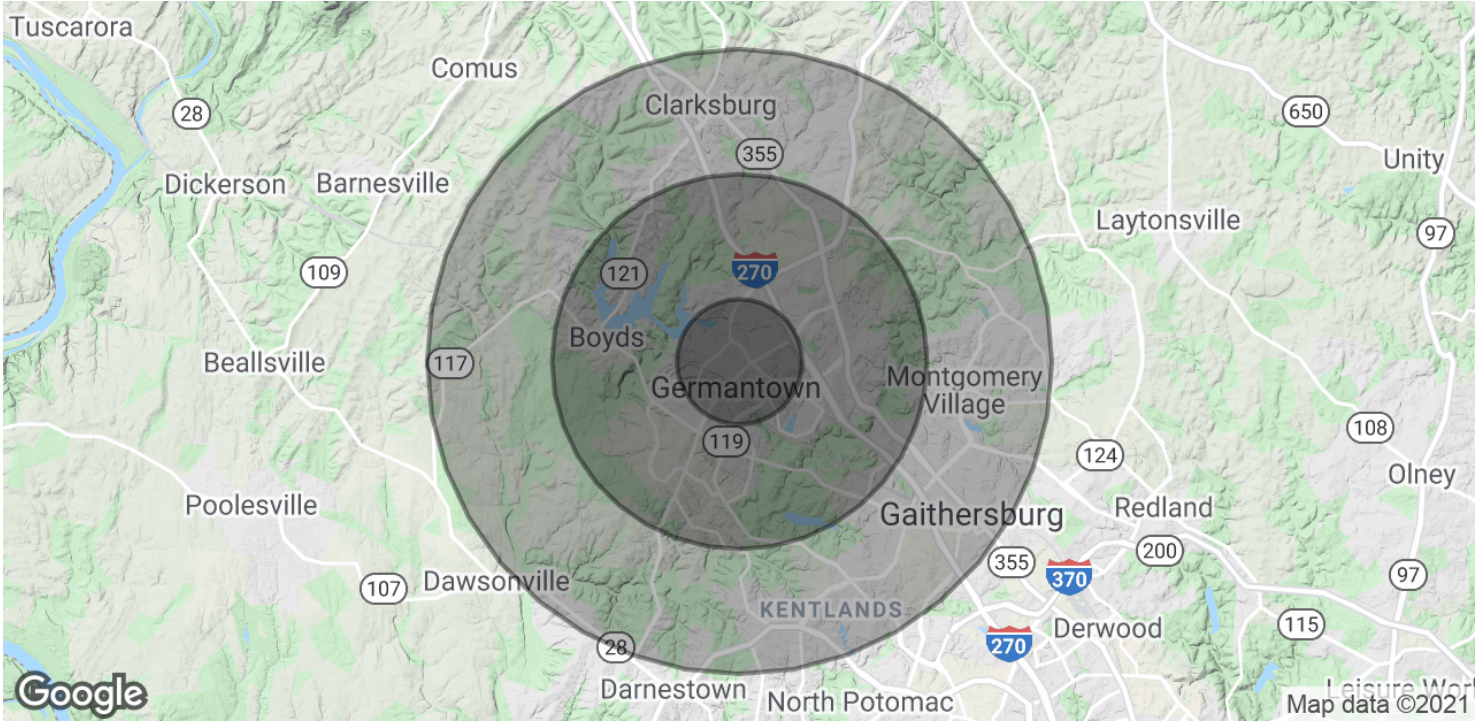
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,677	97,511	181,850
Average age	31.2	33.0	34.7
Average age (Male)	30.5	31.9	33.5
Average age (Female)	32.3	34.3	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,833	36,099	66,853
# of persons per HH	2.5	2.7	2.7
Average HH income	\$81,127	\$93,533	\$101,371
Average house value	\$358,390	\$387,753	\$412,907

* Demographic data derived from 2010 US Census

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