

Muddy Branch Square

Gaithersburg, MD

1,564 - 1,650 SF available

Gaithersburg

Maryland

- 110,670 SF strong neighborhood center anchored by Giant, First Watch and Montgomery Liquors
- Across Sam Eig Highway from Downtown Crown and 540 residential units
- Strategically located on Muddy Branch Road, the center offers high visibility, ample parking, and a well-maintained environment, attracting consistent foot traffic
- Easily accessible with two entrances on Muddy Branch Road, one with a traffic light







2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	23,812	122,446	282,037
Daytime Population	14,150	59,821	124,897
Household Income	$166,568	$158,938	$159,132
Traffic Counts	37,600 on Great Seneca Hwy/Route 119		

Area Retailers

Giant · MedStar Health · First Watch The Daytime Cafe · Paisano's · Dunkin' · Truist

Muddy Branch Square

The Area

- Located along the Interstate 270 biotechnology corridor, which hosts 400+ bioscience and information technology companies
- Within close proximity of almost 2,000 hospital beds at Adventist HealthCare center



Site Plan

1,564 - 1,650 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
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	Knit & Purls
09	1,920	Yiku Sushi
10	3,502	Royal Tandoor
12	2,108	Paisano's

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
23A	870	Avis Rental Car
23B	1,192	Sport Clips
24	1,650	Available
25	990	The Alignist
26	650	Kim's Custom Tailor
27	3,062	Muddy Branch Veterinarian Clinic
27A	4,588	MedStar Health
28	1,500	Dunkin'
29	1,500	TRUIST