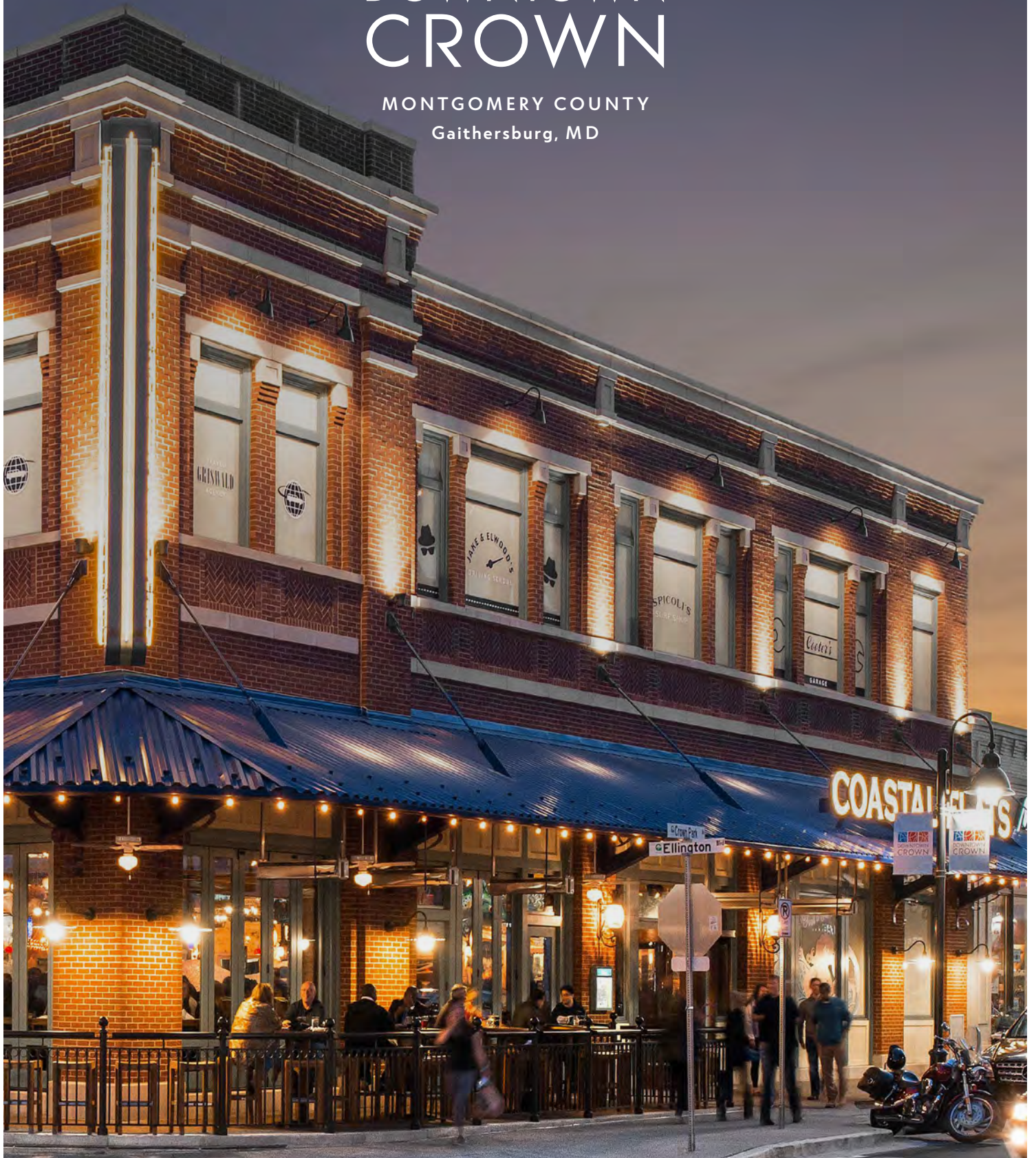




DOWNTOWN CROWN

MONTGOMERY COUNTY
Gaithersburg, MD



An exciting mixed-use destination offering a desirable combination of nationally recognized retailers with unique-to-market dining, shops, and services.



1.06 MILLION

RESIDENTS IN MONTGOMERY COUNTY

Downtown Crown represents the commercial home of the 180-acre Crown community.



690 APARTMENTS

NATIONAL CANCER INSTITUTE
575,000 sq. ft. – 2,500 employees

JOHNS HOPKINS
BELWARD CAMPUS
3,000 students & 450 faculty members, 50+ part-time degree and certificate programs, four academic schools

SHADY GROVE
ADVENTIST HOSPITAL

THE UNIVERSITIES AT
SHADY GROVE (USG)
Offering 3rd & 4th year undergraduate and graduate level courses provided by nine Maryland degree-granting institutions

367 APARTMENTS

I-270

SODEXO USA

FOUR MARRIOTT HOTELS

CAMDEN SHADY GROVE
475 residential units under construction by Camden Property Trust

CROWN

PROPOSED
DEVELOPMENT
52 acres to be developed as 2,000 residential units and science-based offices

JOHNS HOPKINS
RESEARCH CAMPUS
4.6 million sq. ft. to be developed

RIO WASHINGTONIAN CENTER
Includes AMC-IMAX Theatre, Barnes & Noble, Dick's Sporting Goods, and Target



Intercounty Connector (ICC)

\$158,941

AVERAGE HOUSEHOLD INCOME (3-MILE RADIUS)

A **SUPER-ZIP COMMUNITY** where the population falls within the 95th percentile in weighted average household incomes and percentages of adults with college degrees.



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ADVENTIST HOSPITAL**

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690 APARTMENTS

367 APARTMENTS

Phase II Crown Development
\$850K – AVG PRICE PER HOME

ACTIVE DEVELOPMENTS



SODEXO USA

FOUR MARRIOTT HOTELS

RIO WASHINGTONIAN CENTER
Includes AMC-IMAX Theatre, Barnes & Noble,
Dick's Sporting Goods, and Target

I-270

Intercounty Connector (ICC)

LIFETIME FITNESS
130,000 sq. ft.

400 APARTMENTS

APPROVED DEVELOPMENT
300-unit senior living center



**FUTURE OFFICE & RETAIL
OPPORTUNITY**



CROWN
Approved for 2,250
residential units

**DOWNTOWN
CROWN**

RECENTLY OPENED



A map of the Washington D.C. area with a dark blue background. A red star icon marks the location of **DOWNTOWN CROWN** in the upper left. Major highways are shown as light blue lines with their respective shields: 270, 495, 200, 95, 50, and 295. The Potomac River is depicted in a darker blue. Various locations are labeled in white text: **BETHESDA**, **TYSONS CORNER**, **FARRAGUT WEST**, **WASHINGTON D.C.**, **Metro Center**, **Foggy Bottom GWU**, **ROSSLYN**, **Pentagon**, **Capitol South**, **MERRIFIELD TOWN CENTER**, and **CARILLON**. Icons for a shopping center (a square with a cross) and the U.S. Capitol dome are also present. A north arrow is located in the top right corner.

featuring a **strong mix** of restaurants,
shops and services



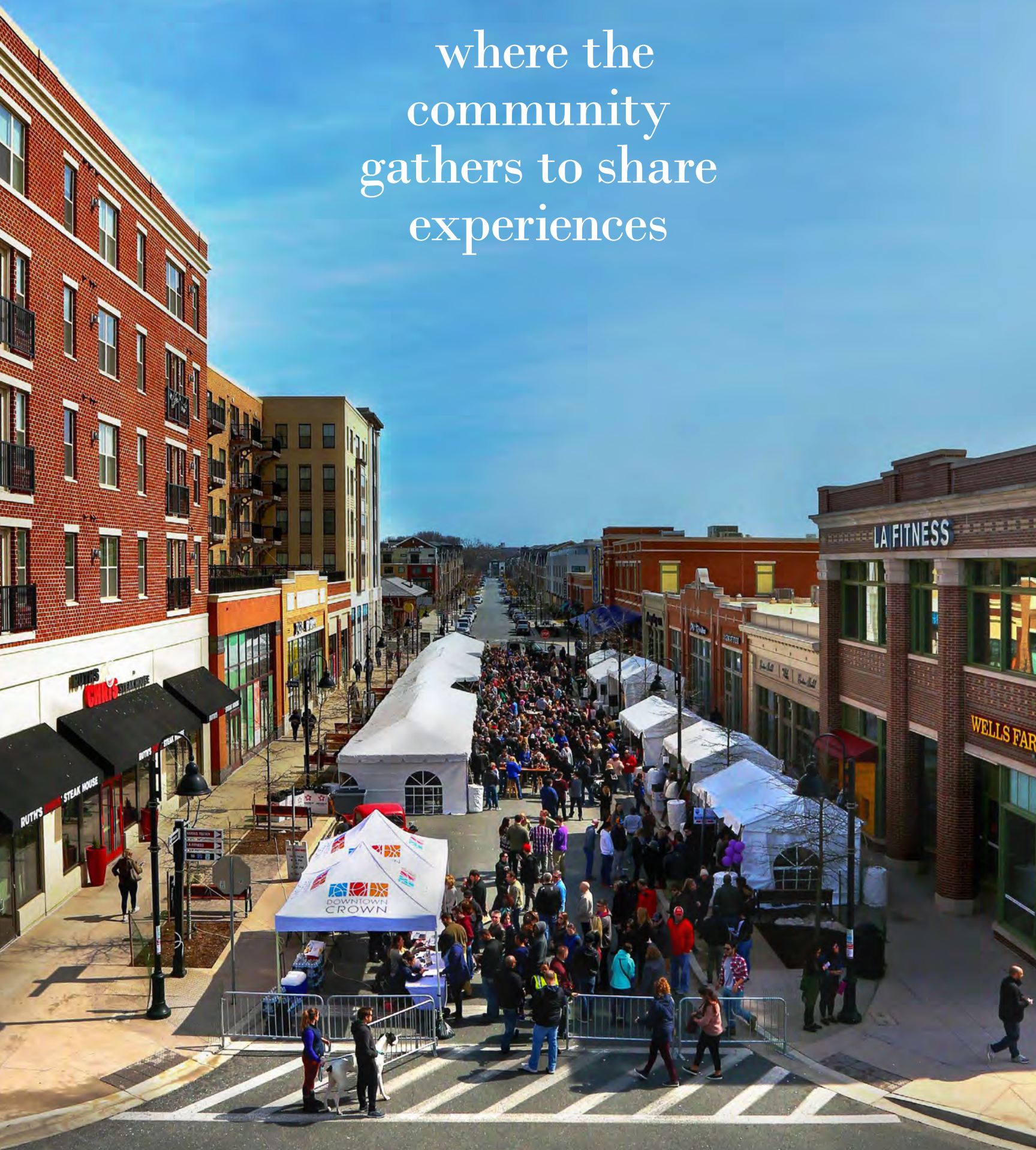
Crown is approved for
2,250 residential units



Downtown Crown
boasts a strong daytime
population of 101,700



where the
community
gathers to share
experiences



annual events

SPRING: MARYLAND DAY BEER FESTIVAL

SUMMER: FITNESS IN THE PARK, MOVIE NIGHTS

FALL: FALL FESTIVAL

WINTER: FIRE & ICE





fine & casual dining for every mood & palate

&PIZZA	LA MADELEINE	RUTH'S CHRIS STEAK HOUSE
ASIA NINE	MANGO MANGO DESSERT	SPICELIFE INDIAN FARE
BURGERIM	MEZEH MEDITERRANEAN GRILL	STARBUCKS COFFEE
CINNAHOLIC	OLD TOWN POUR HOUSE	TED'S BULLETIN
COASTAL FLATS	PALADAR LATIN KITCHEN AND RUM BAR	TED'S MONTANA GRILL
CROWN WINE & BEER		

services for your convenience & ease

ADVENTIST HEALTH CARE
REHABILITATION

AMAZING ART STUDIO

CHARLES SCHWAB

CROWN CLEANERS

CROWN DENTAL

CROWN WINE & BEER

FLOYD'S 99 BARBERSHOP

GLAMOROUS NAIL SPA

HARRIS TEETER

LA FITNESS

THE LITTLE GYM

LULULEMON

LE'MER SALON & SPA

MASSAGE ENVY

NAVY FEDERAL CREDIT UNION

ROLL BY GOODYEAR

SEPHORA

THE UPS STORE

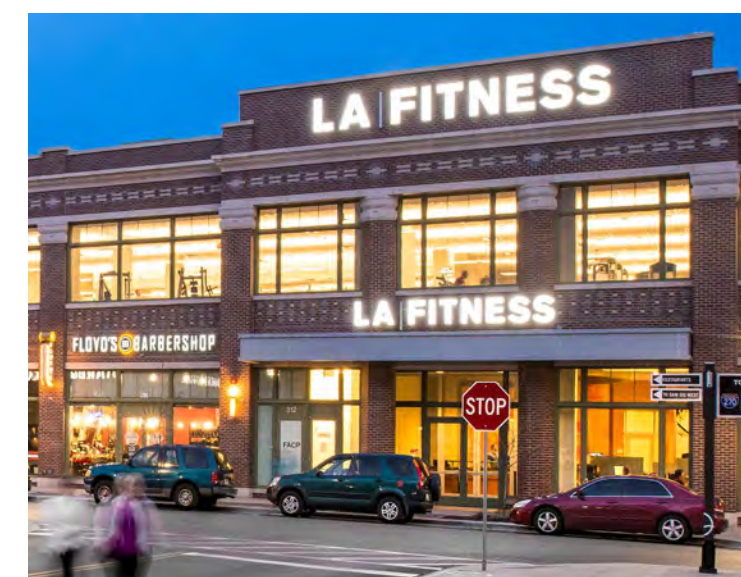
V.EYE.P EYECARE

VERIZON

WELLS FARGO

WOODHOUSE DAY SPA

ZAGG




Downtown Crown is the retail component of a **180-acre** urban masterplan, which creates the ideal **24/7 live-work-play** community for Montgomery County.




Downtown Crown by the numbers.

3-MILE RADIUS



142,929
POPULATION



\$158,941
AVERAGE HOUSEHOLD
INCOME


4.04%
PROJECTED POPULATION
GROWTH (2021-2026)

MONTGOMERY COUNTY


1,057,873
POPULATION


\$163,465
AVERAGE HOUSEHOLD
INCOME


2.81%
PROJECTED POPULATION
GROWTH (2021-2026)

SOURCE: CLARITAS - POP FACTS PREMIER 2021



expectations surpassed

254 Crown Park Ave, Gaithersburg, MD 20878

ShopDowntownCrown.com | [f](#) [@](#) [t](#)

LEASING CONTACT:

GREG GOLDBERG

Goldberg@kiterealty.com | 410.246.5599



20 South Meridian Street, Suite 1100, Indianapolis, IN 46204 | www.kiterealty.com
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