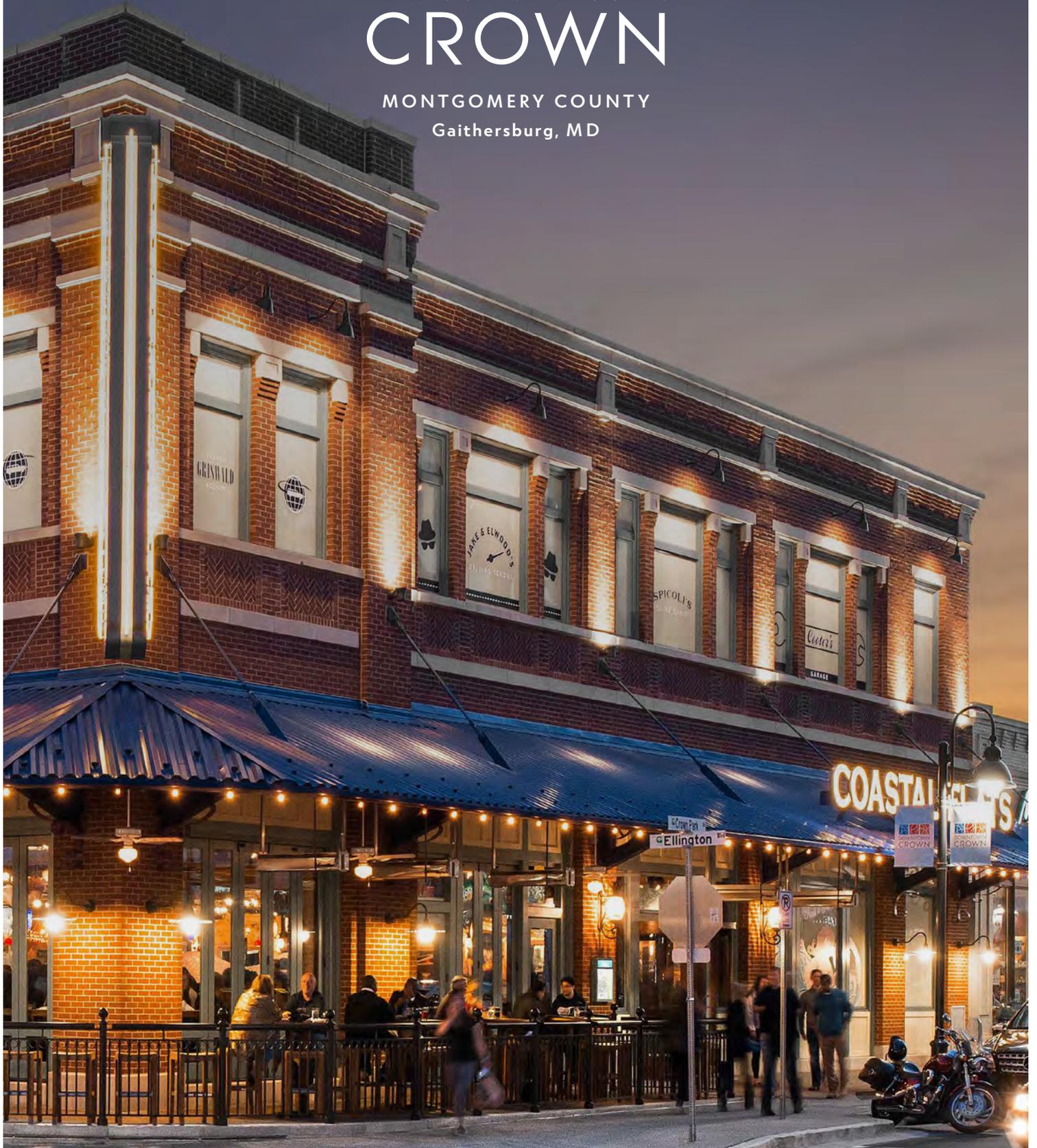




DOWNTOWN CROWN

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.



367 APARTMENTS

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

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.



SHADY GROVE ADVENTIST HOSPITAL

THE UNIVERSITIES AT SHADY GROVE (USG)
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4.6 million sq. ft. to be developed

690 APARTMENTS

367 APARTMENTS

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



CROWN
Approved for 2,250 residential units



FOUR MARRIOTT HOTELS

SODEXO USA

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

I-270

Intercounty Connector (ICC)

400 APARTMENTS

LIFETIME FITNESS
130,000 sq. ft.

APPROVED DEVELOPMENT
300-unit senior living center



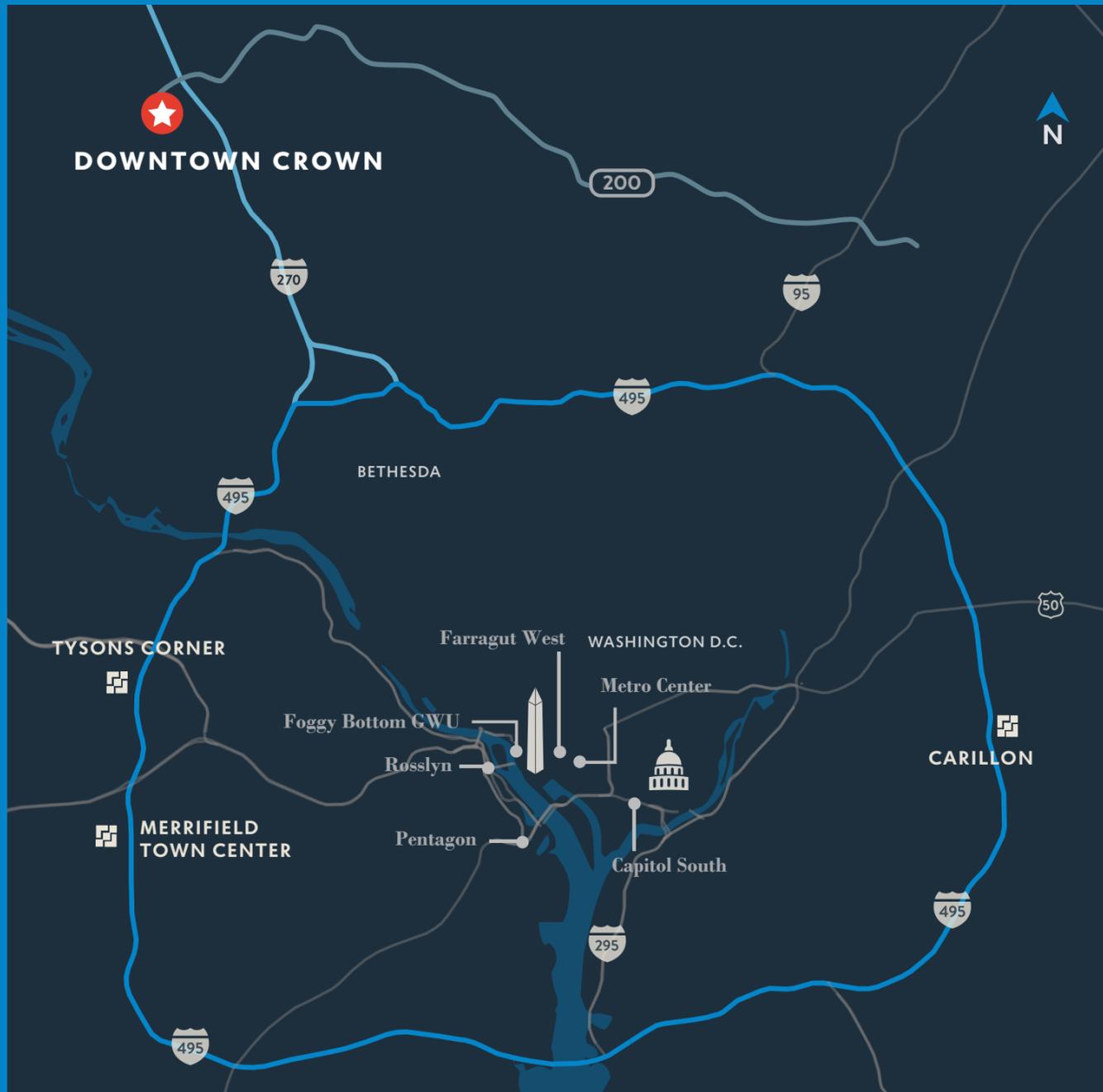
FUTURE OFFICE & RETAIL OPPORTUNITY



RECENTLY OPENED



A “super-zip” community with an exceptional customer base for retailers who seek proximity to young, affluent & educated shoppers

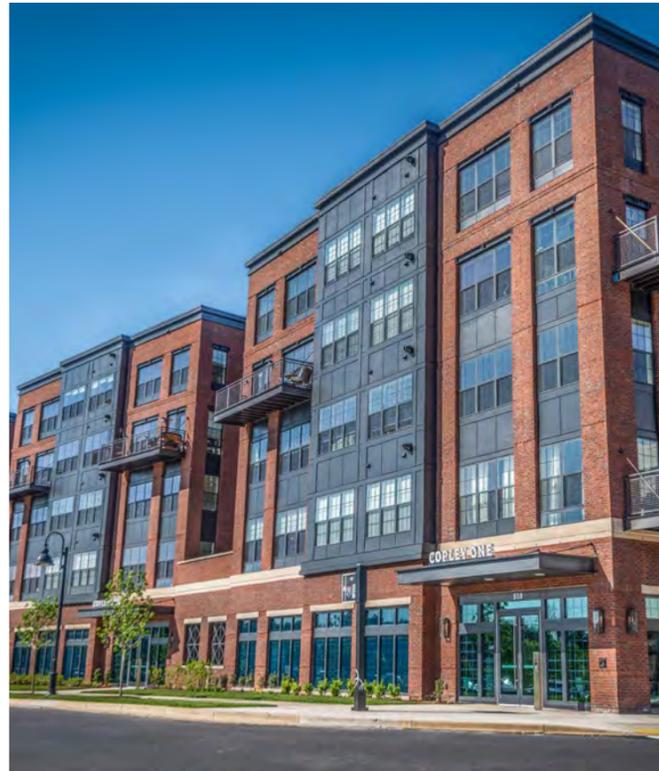


255,000 SF

featuring a strong mix of restaurants, shops and services



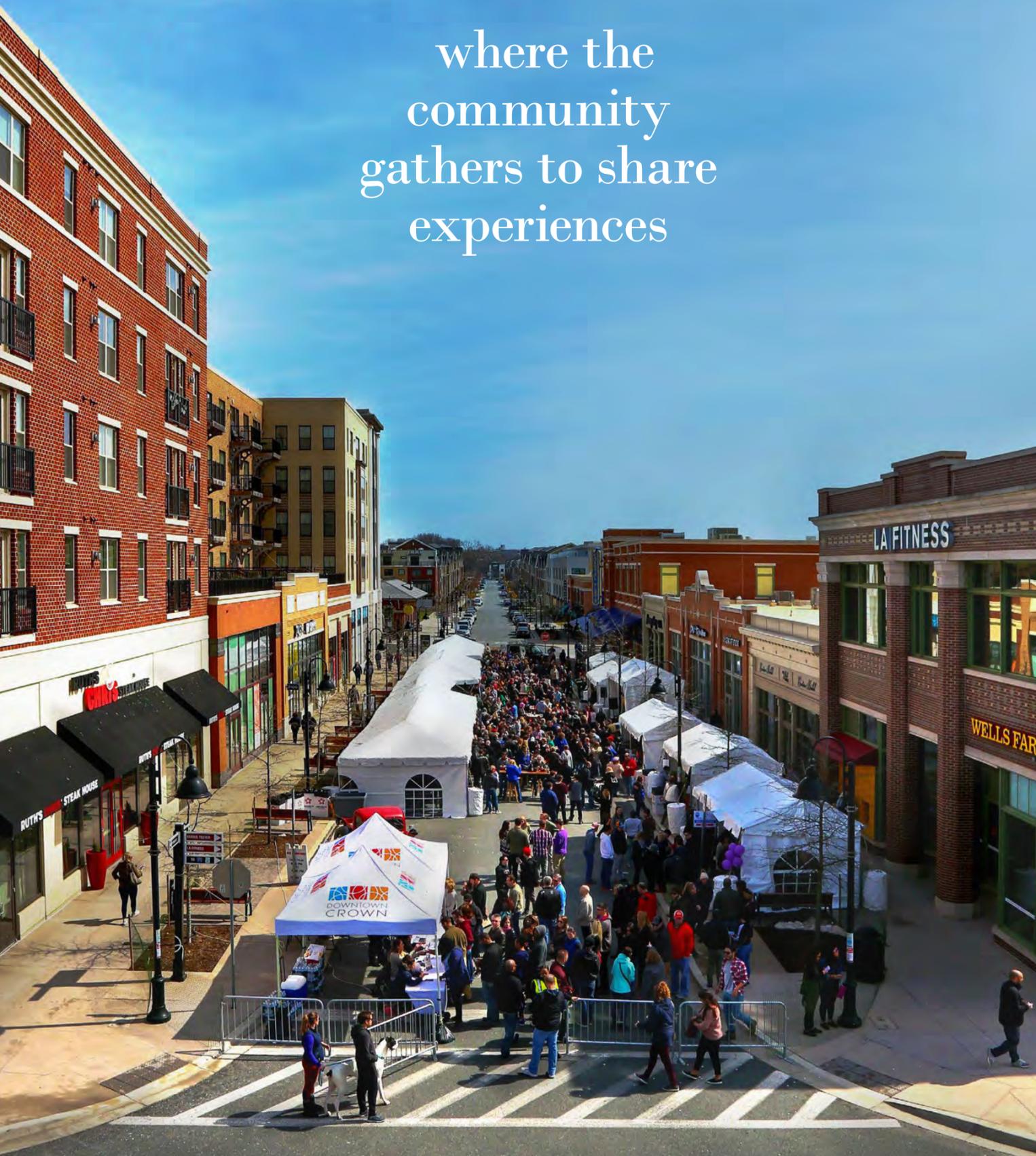
Crown is approved for 2,250 residential units



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

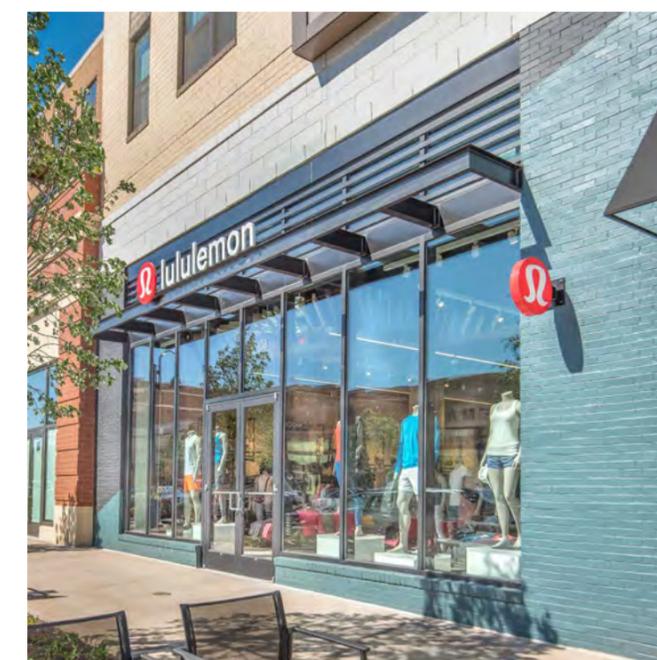
V.EYE.P EYECARE

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 |   

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The Shops at Legacy is owned, leased and managed by Kite Realty Group Trust (NYSE: KRG),
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