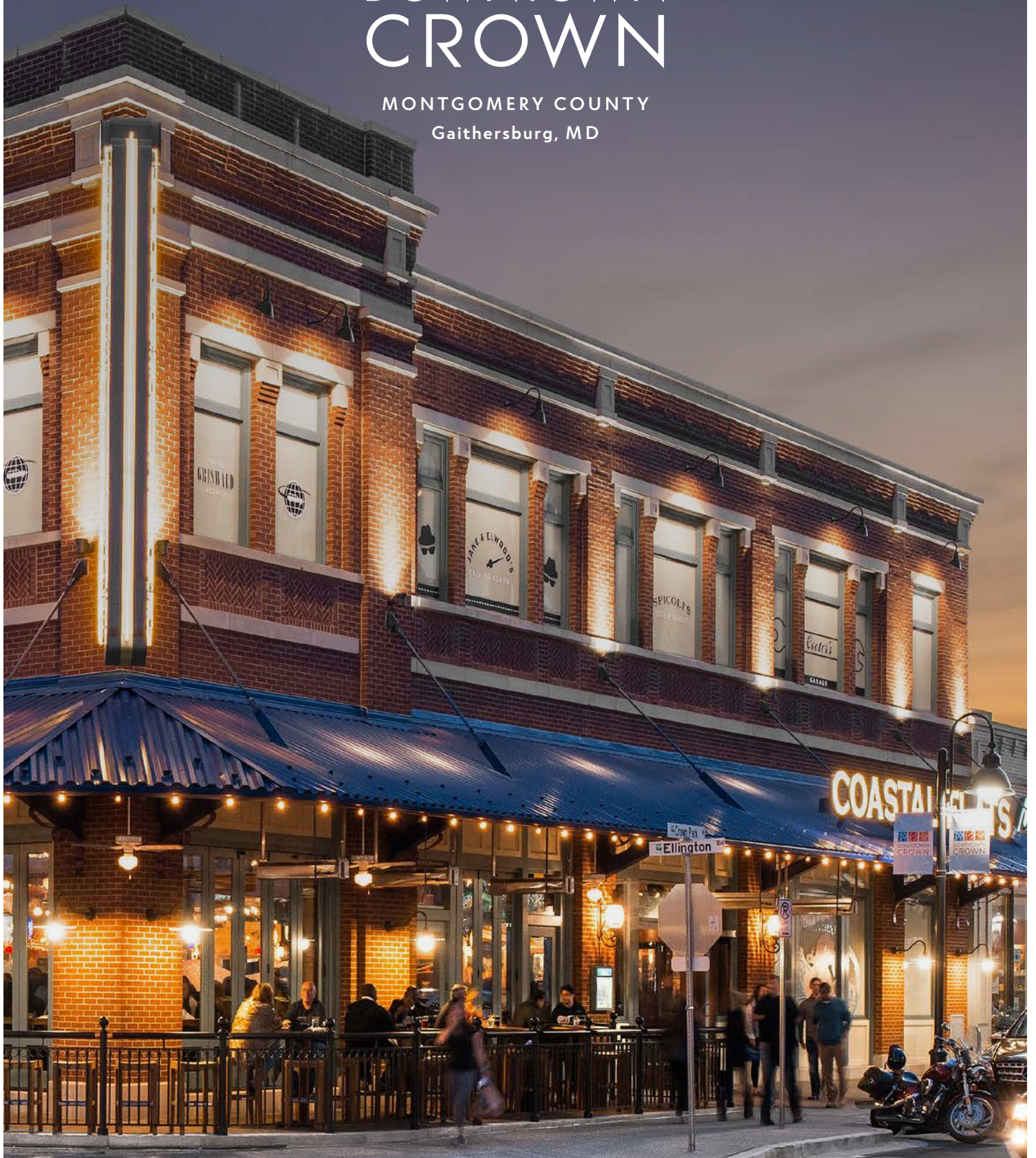




DOWNTOWN CROWN

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 M

RESIDENTS IN MONTGOMERY COUNTY

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



POINTS OF INTEREST

- 1. 367 APARTMENTS**
Under construction by The Hanover Companies
- 2. 690 APARTMENTS**
Under construction by Woodfield Investments
- 3. NATIONAL CANCER INSTITUTE**
575,000 sq. ft. – 2,500 employees
- 4. JOHNS HOPKINS BELWARD CAMPUS**
3,000 students & 450 faculty members, 50+ part-time degree and certificate programs, four academic schools
- 5. SHADY GROVE ADVENTIST HOSPITAL**
- 6. THE UNIVERSITIES AT SHADY GROVE (USG)**
Offering 3rd & 4th year undergraduate and graduate level courses provided by nine Maryland degree-granting institutions
- 7. CAMDEN SHADY GROVE**
475 residential units under construction by Camden Property Trust
- 8. PROPOSED DEVELOPMENT**
52 acres to be developed as 2,000 residential units and science-based offices
- 9. JOHNS HOPKINS RESEARCH CAMPUS**
4.6 million sq. ft. to be developed
- 10. HEALTH CLUB & APARTMENTS**
130,000 sq. ft. Lifetime fitness, 320,000 sq. ft. office pad, & 400 residential units under construction by Camden Property Trust
- 11. RIO WASHINGTONIAN CENTER**
Includes AMC-IMAX Theatre, Barnes & Noble, Dick's Sporting Goods, and Target
- 12. I-270 & INTERCOUNTY CONNECTOR (ICC)**
- 13. FOUR MARRIOTT HOTELS**
- 14. SODEXO USA**



\$145k

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.

Crown
Approved for 2,250
residential units

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

DOWNTOWN CROWN

Intercounty Connector (ICC)

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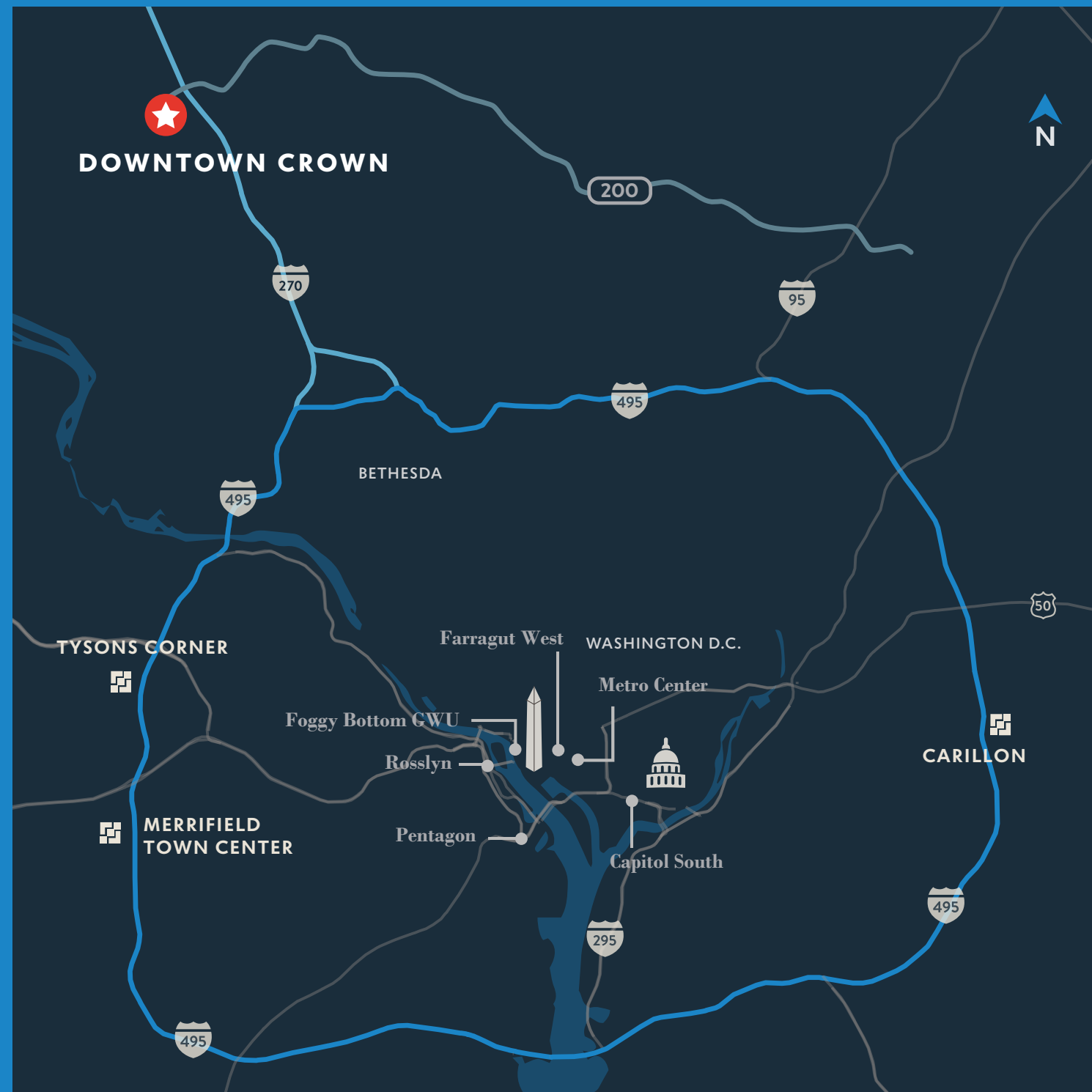
RIO WASHINGTONIAN CENTER
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I-270 & INTERCOUNTY CONNECTOR (ICC)
13.

FOUR MARRIOTT HOTELS
14.

SODEXO USA

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



A vibrant and
charming
neighborhood...



where the
community
gathers to share
experiences.



annual events

SPRING: MARYLAND DAY BEER FESTIVAL

SUMMER: FITNESS IN THE PARK

FALL: FALL FESTIVAL

WINTER: FIRE & ICE





fine & casual dining for every mood & palate



- | | | |
|---------------|---------------------------|--------------------------|
| &PIZZA | LA MADELEINE | AND RUM BAR |
| ASIA NINE | MANGO MANGO DESSERT | RUTH'S CHRIS STEAK HOUSE |
| CHOP'T | MEZEH MEDITERRANEAN GRILL | STARBUCKS COFFEE |
| CINNAHOLIC | OLD TOWN POUR HOUSE | TED'S BULLETIN |
| COASTAL FLATS | PALADAR LATIN KITCHEN | TED'S MONTANA GRILL |

services for your
convenience & ease

ADVENTIST HEALTH CARE
REHABILITATION

AMAZING ART STUDIO

BLO BLOW DRY BAR

CHARLES SCHWAB

CROWN CLEANERS

CROWN DENTAL

CROWN WINE & BEER

COUTURE BY POSH BRIDAL

FLOYD'S 99 BARBERSHOP

GLAMOROUS NAIL SPA

GREAT GATHERINGS

HAIR CUTTERY

HARRIS TEETER

HBF BOUTIQUE

LA FITNESS

LULULEMON
(COMING SOON)

LE'MER SALON & SPA

MASSAGE ENVY

NAVY FEDERAL CREDIT UNION

SEPHORA

THE LITTLE GYM

THE UPS STORE

V.EYE.P EYECARE

VERIZON

WELLS FARGO

WOODHOUSE DAY SPA

ZAGG





A 180-acre urban masterplan along with future development positions Downtown Crown as a covetable 24/7 live-work-play community in the center of Montgomery County.




Downtown Crown by the numbers.

BASED ON A 3-MILE RADIUS



136,631
POPULATION


6.0%
PROJECTED POPULATION GROWTH


\$145K
AVERAGE HOUSEHOLD INCOME


75.6%
WHITE COLLAR EMPLOYEES


\$90,150
AVERAGE DISPOSABLE INCOME


61.3%
WITH A BACHELOR'S DEGREE OR HIGHER



expectations surpassed



2021 Spring Road, Suite 200, Oak Brook, IL 60523 | www.rpai.com
The retail at Downtown Crown is owned, leased and managed by
RPAI US Management LLC, a subsidiary of Retail Properties of America, Inc.