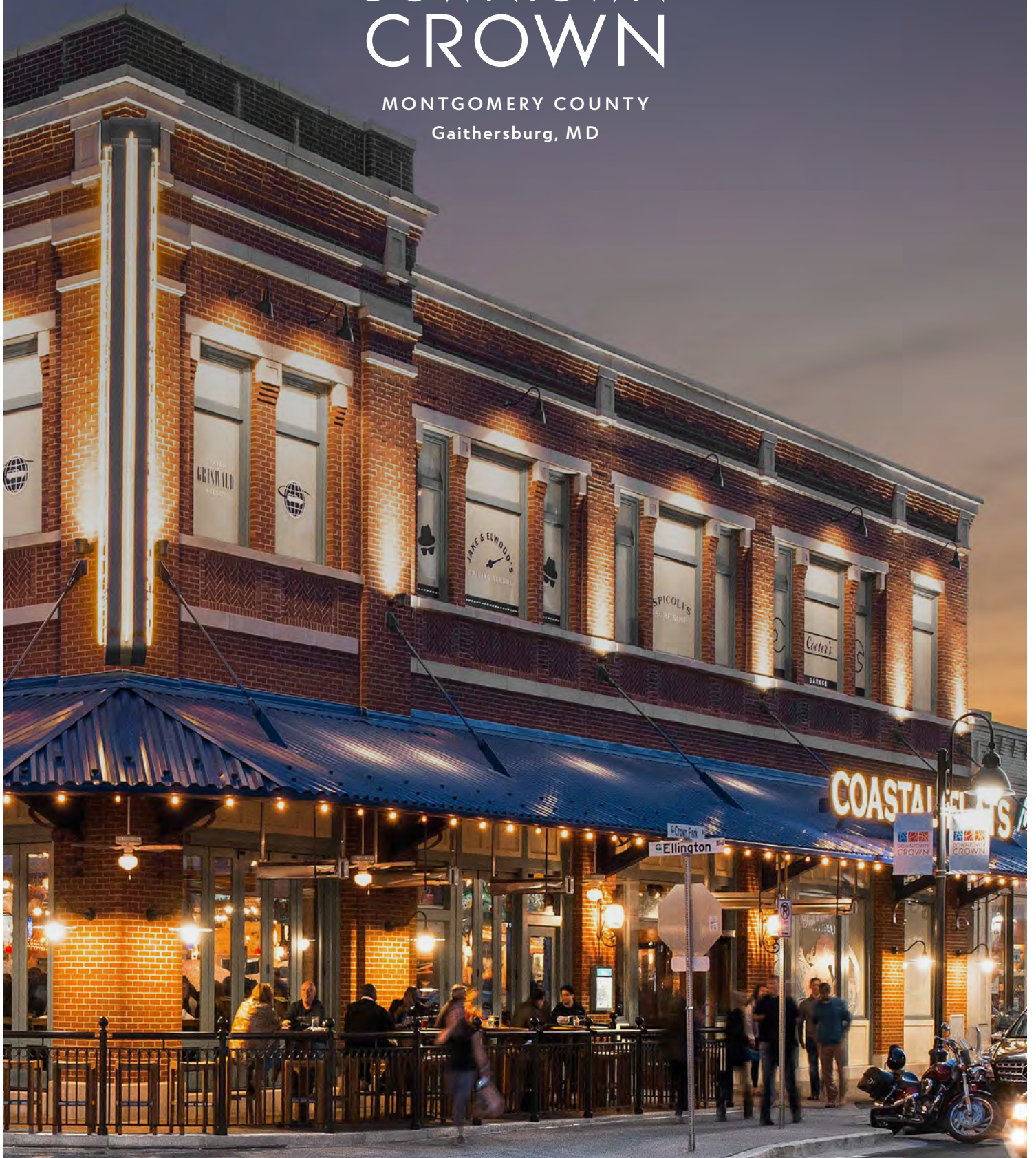




# DOWNTOWN CROWN

MONTGOMERY COUNTY  
Gaithersburg, MD



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

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# 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.



## ACTIVE DEVELOPMENTS



690 APARTMENTS

367 APARTMENTS

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

FOUR MARRIOTT HOTELS

SODEXO USA

**CROWN**  
Approved for 2,250  
residential units

I-270

Intercounty Connector (ICC)

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

400 APARTMENTS

**LIFETIME FITNESS**  
130,000 sq. ft.

**APPROVED DEVELOPMENT**  
300-unit senior living center



**FUTURE OFFICE & RETAIL  
OPPORTUNITY**



**DOWNTOWN  
CROWN**

RECENTLY OPENED



**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

**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

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

**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

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



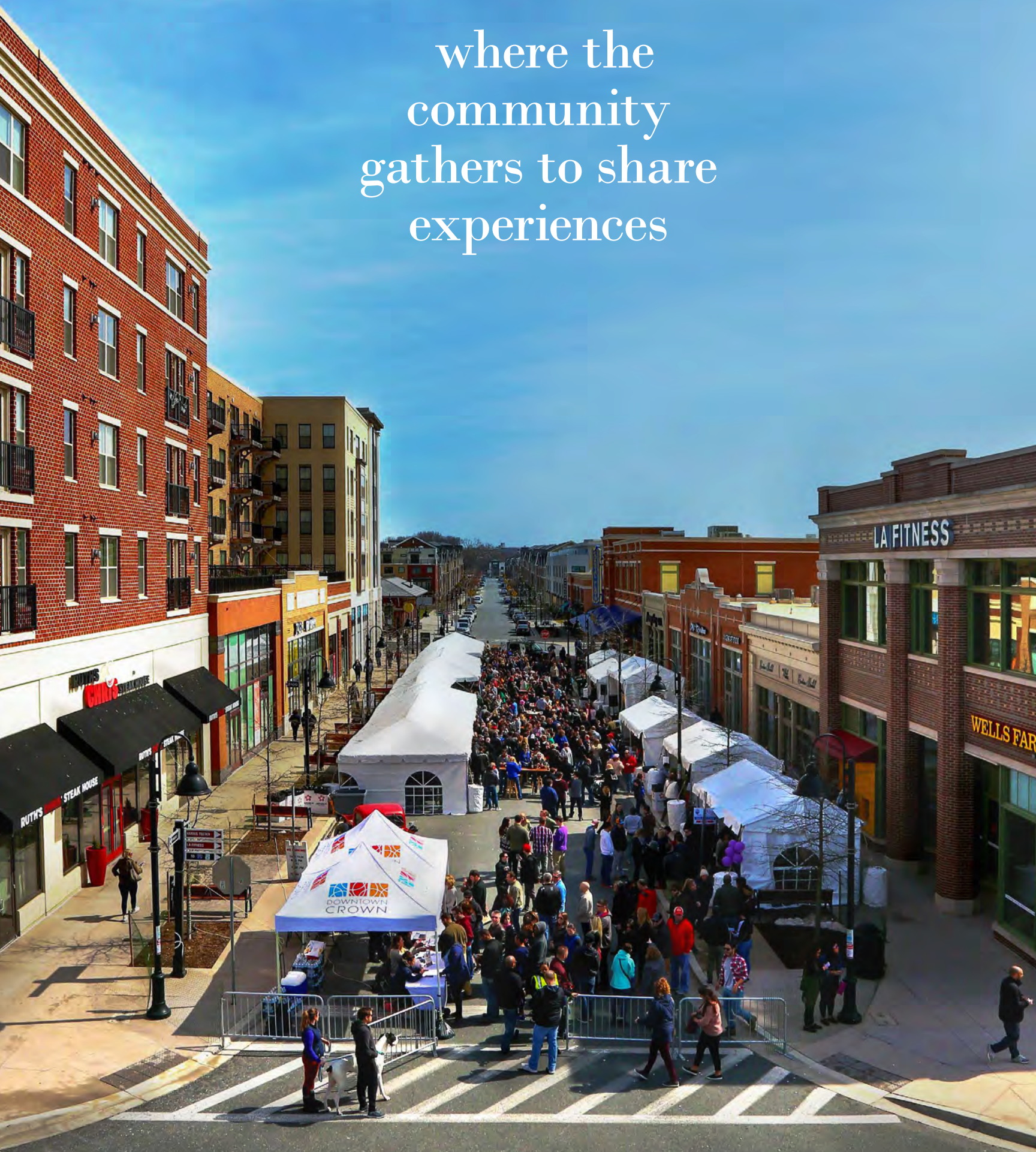
Crown is approved for  
2,250 residential units



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

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&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

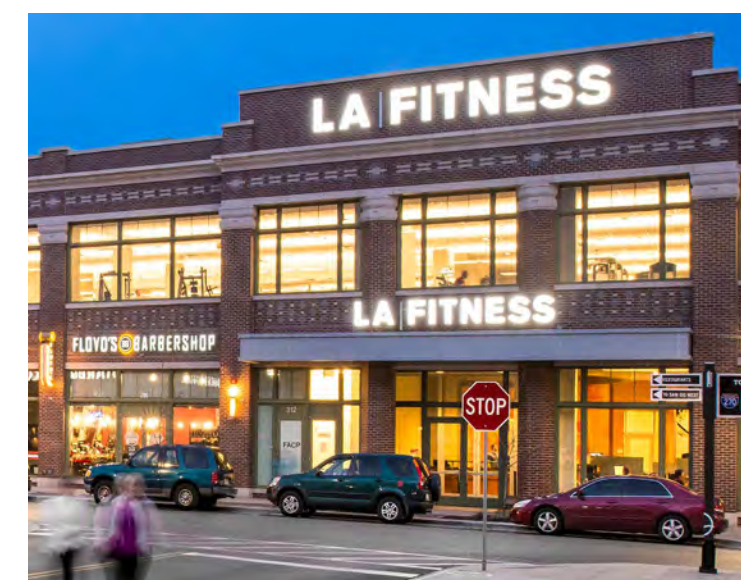
V.EYE.P EYECARE

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 retail at Downtown Crown is owned, leased and managed by  
RPAI US Management LLC, a subsidiary of Retail Properties of America, Inc.