

FOR SALE OR
LAND LEASE



307 N. FREDERICK AVENUE
GAITHERSBURG, MD 20877

SIZE: Approx. 23,790 SF lot with 1,360 SF building.

FEATURES: Zoned Corridor Development (CD).
Located in Olde Towne Development Zone.
Traffic count is approx. 34,000 vehicles/day.

PRICING: Real Estate Taxes (7/1/21-6/30/22) : \$11,082.25.
Sale Price: \$2,100,000.
Lease Rate: \$160,000 per year + taxes.

CONTACT:
NEIL DRADDY
301.340.9400
NEIL@JAYCLOGG.COM



JAY CLOGG REALTY GROUP, INC.
301.340.9400 • JAYCLOGG.COM
110 N. WASHINGTON STREET • ROCKVILLE, MD 20850