



**RENAUD**  
**CONSULTING**  
 COMMERCIAL REAL ESTATE

19961 Century Blvd.

Germantown, MD 20874

**Retail Space For Sale**



## Quick Facts

### PROJECT SIZE

1.13 Acres

### AVAILABILITY

10,129 SF

### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMPL.

1 mile	18,843	\$85,010	9,830
3 mile	109,772	\$118,753	37,423
5 mile	226,889	\$126,746	81,542

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Former Green Turtle Restaurant. Fully-built out and operational restaurant includes stoves, ovens, fryers, tables, and a large walk-in Fridge, Freezer & Keg Box. The main dining area seats about 150 people in booths and outdoor patio with 50 seats with ample parking. Great location with busy family center and movie theater across the street.

[Click For Street View](#)



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | [renaudconsulting.net](http://renaudconsulting.net)



# Leasing Plan

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## Tenants

Tenant	SF
Available	10,129
<b>Total</b>	<b>10,129</b>

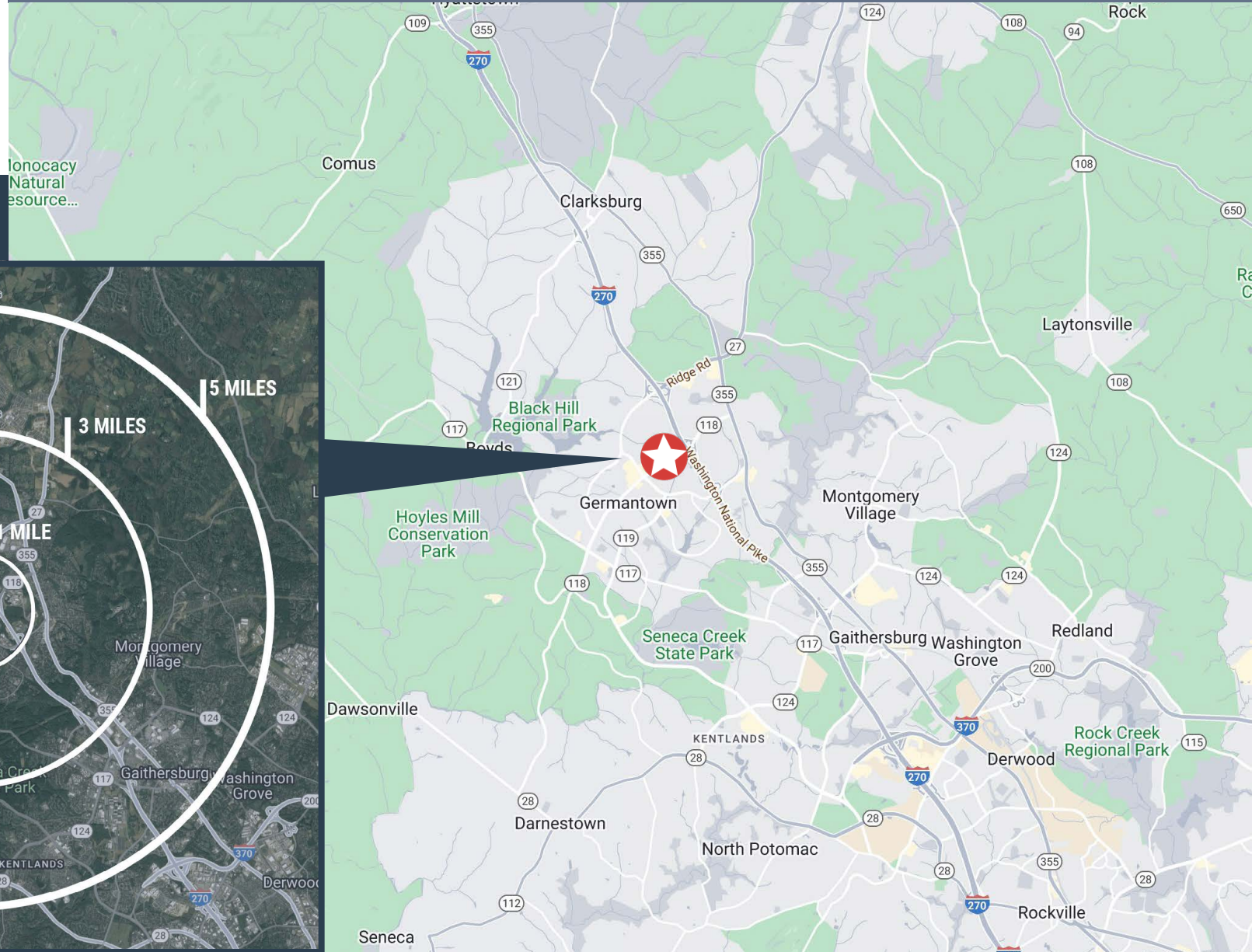




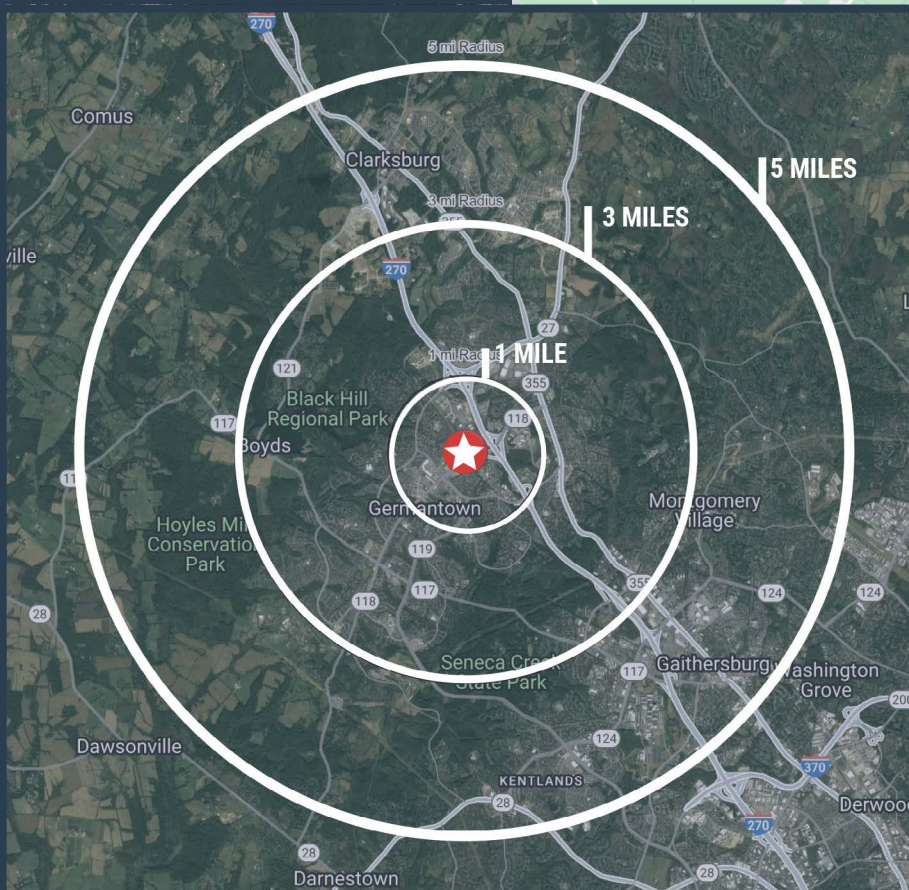


# Location Map

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# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- Safeway
- Taco Bell
- Panera Bread
- FloorMax
- Hair Cuttery
- Wegmans
- Sally Beauty Supply
- T-Mobile
- Mattress Warehouse
- Target
- Gold's Gym
- Walmart
- Ulta
- Chipotle
- Giant
- CVS Pharmacy
- Best Buy

