PARACLETE
retail real estate advisors

2nd Gen Restaurant Available

GERMANTOWN SQUARE

12601-12627 Wisteria Drive | Germantown, MD

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PROPERTY HIGHLIGHTS

RETAIL FOR LEASE

AVAILABLE

- *6,000sf restaurant*
- *3,044sf fitness*
- *6,360sf fitness*

PROPERTY OVERVIEW

Approximately 108,093sf retail center situated at Great Seneca Highway and Wisteria Drive adjacent to Seneca Valley High School

LOCAL TRAFFIC

I-270 (<1mi)	137,242APD
Great Seneca	12,714APD

JOIN

LANCASTER COUNTY DUTCH MARKET, DQ, Lo's Pizza, America's Best WINGS, MATTRESS Warehouse, SUBWAY, DOLLAR GENERAL, ULTRA CARE PHARMACY, KUMON

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MARKET AERIAL

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SITE PLAN

TENANT ROSTER

12619	Mattress Warehouse	5,600sf
12619-L	America's Best Wings	2,060sf
12619-K	Edible Arrangements	1,280sf
12619-J	Dollar General	8,992sf
12619-E	Jackson Hewitt	800sf
12619-D	MetroPCS	1,600sf
12619-C	Ledo Pizza	3,200sf
12619-B	Ultra Care Pharmacy	1,492sf
12615-E	Style Plus Salon	1,492sf
12615-C	Halal Meats & Grocery	3,200sf
12615-B	Kumon	2,000sf
12615-A	Andy's Nails	1,200sf
12613	Lancaster Co. Dutch MKT	115,120sf
12611-J	Funckle Dan's Tobacco	1,600sf
12611-I	MR. K'S Oriental Cafe	1,600sf
12611-H	Super Chicken	11,920sf
12611-G	Spice Grill	1,280sf
126111-F	Seneca Convenience	3,200sf
12611-D	Barber	1,360sf
12611-C	Mongtromery Wellness	1,360sf
12611-B	Palmera's Market	3,987sf
12609	***2nd Gen Restaurant***	**6,000sf**
12601	Subway	1,168sf
12603	Dairy Queen	1,320sf
12605	Starbuck's	2,900sf
12623-A	**AVAILABLE**	**6,360sf**
12623-B	Sundsmore Laundromat	5,667sf
12623-C	**AVAILABLE**	**5,275sf**
12623-M	Pack Place K9 Day Care	7,500sf
12627-A	***2nd Gen Fitness***	**3,044sf**
12627-D	Holistic Veterinarian Healing	3,792sf

SPACE PLAN

2nd Gen Restaurant

1 EXISTING FLOOR PLAN

Scale: 3/32"=1'-0"

Leasable area: 6,000sf (end cap)

JURISDICTION:	Montgomery County
ZONING:	Planned Development District (PD-9)
CEILING/JOIST HT:	10'6" to ceiling grid 8'-0" at bathroom to ceiling grid
ENTRY DOOR(S):	Two 34" Doors
EXIT DOOR(S):	Double rear egress with loading
STOREFRONT:	Aluminum/Glass/Brick/Wood
SPRINKLER:	Yes
FIRE ALARM:	Yes
ELECTRIC:	(2) 400 amp panel | 120/208, 3 phase 4 wire
GAS:	1.0"
WATER:	1 -1/4"
SANITARY:	4.0"
HVAC:	50 tons (New 8/2025)
HOOD(S):	Three | 16', 18' ,22'
GREASE TRAP:	100-gal
HW HEATER:	Indoor Tankless Water Heater
ADA RESTROOM:	yes, 2
NOTE:	*Finishes shown on drawing are approximate and may not reflect all existing conditions.*

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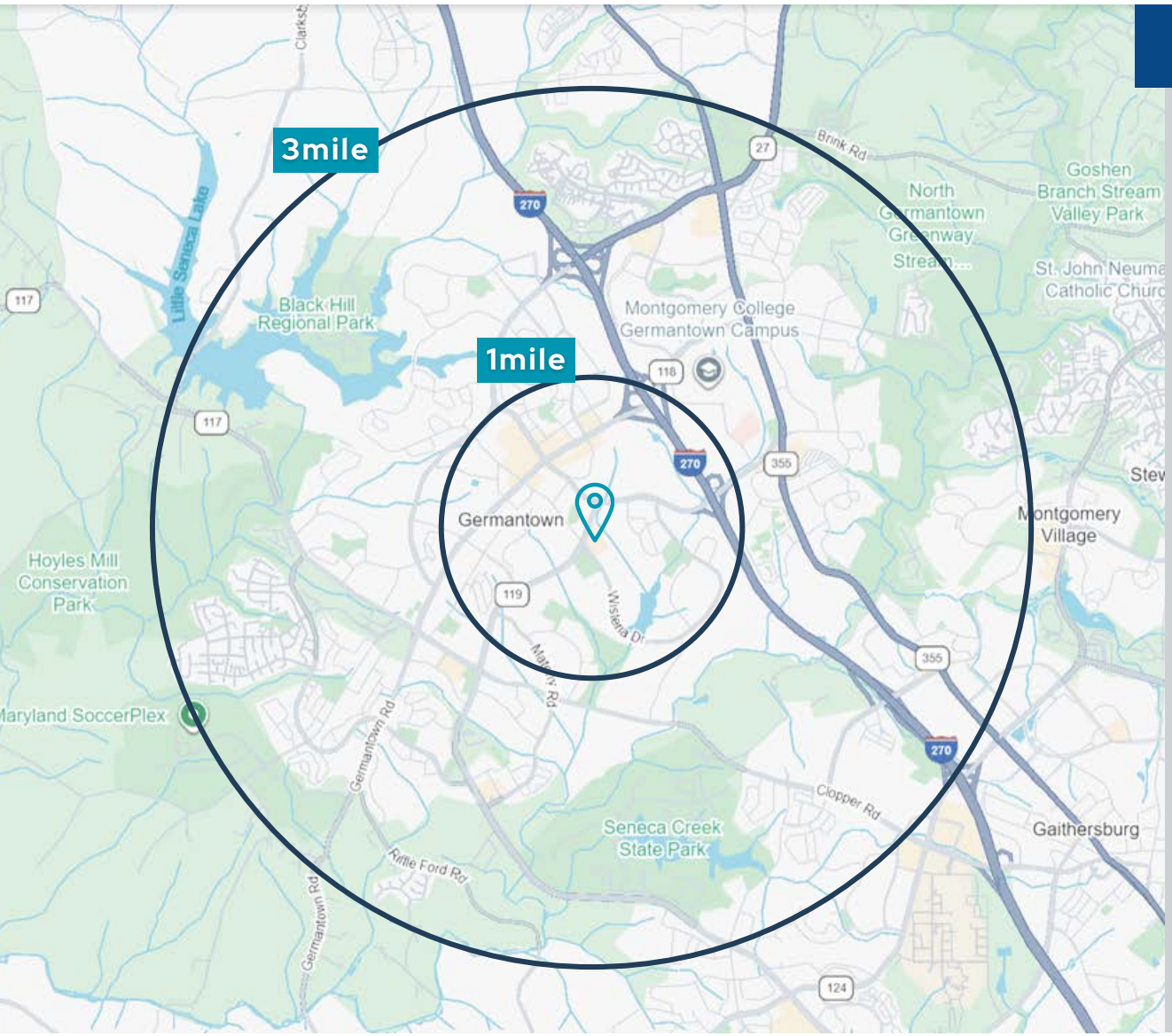
DEMOGRAPHICS



By RADIUS

	1mile	3miles	5miles
POPULATION	23,493	114,498	248,743
WORKDAY POP	5,663	95,884	219,293
HOUSEHOLDS	8,568	41,974	72,963
MEDIAN HOUSEHOLD INCOME	$134.4k	$150.4k	$160.7k

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