



DOWNTOWN CROWN

GAITHERSBURG, MD



KRG
LISTED
NYSE

888 577 5600

kiterealty.com

KITE[®]



DOWNTOWN
CROWN

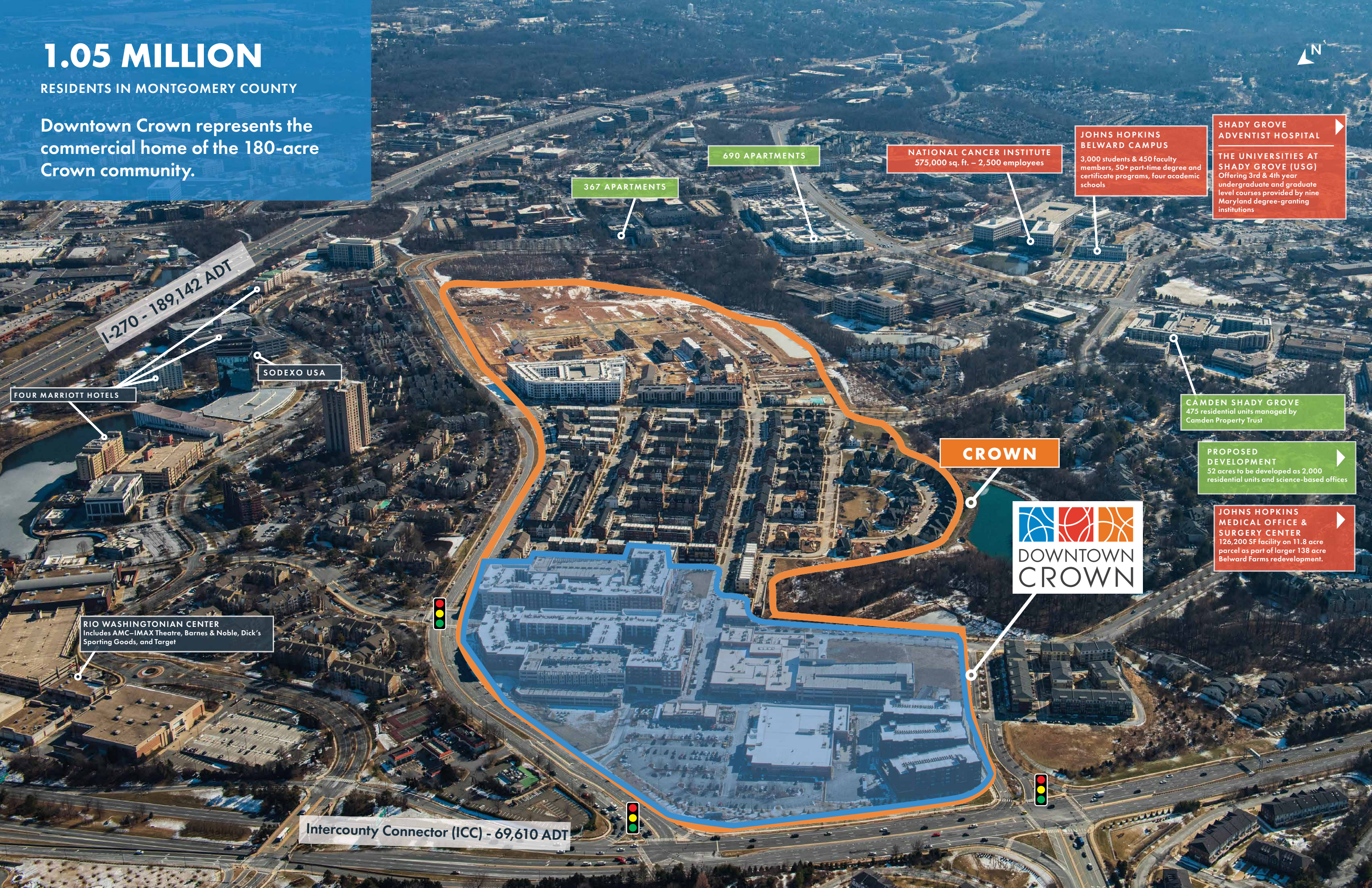
Downtown Crown is an energetic **mixed-use destination** offering unmatched access to nationally recognized brands, unique-to-market restaurants, boutique shops, and services.

The mixed-use development serves as the commercial hub for one of the most educated and affluent communities in the nation, with an **average disposable income of \$101,568**.

1.05 MILLION

RESIDENTS IN MONTGOMERY COUNTY

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



I-270 - 189,142 ADT

SODEXO USA

FOUR MARRIOTT HOTELS

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

Intercounty Connector (ICC) - 69,610 ADT

367 APARTMENTS

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

CAMDEN SHADY GROVE
475 residential units managed by Camden Property Trust

PROPOSED DEVELOPMENT
52 acres to be developed as 2,000 residential units and science-based offices

JOHNS HOPKINS MEDICAL OFFICE & SURGERY CENTER
126,200 SF facility on 11.8 acre parcel as part of larger 138 acre Belward Farms redevelopment.

CROWN



\$141,393

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.



I-270
I-370 - 69,610 ADT

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



CROWN
Approved for 2,250 residential units



ACTIVE DEVELOPMENTS



FOUR MARRIOTT HOTELS

SODEXO USA

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

255 UNIT MULTI-FAMILY (COMING SOON)



The Copley at Crown



690 APARTMENTS

367 APARTMENTS

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 MEDICAL OFFICE & SURGERY CENTER
126,200 SF facility on 11.8 acre parcel as part of larger 138 acre Belward Farms redevelopment.



255 UNIT MULTI-FAMILY
(COMING SOON)



DOWNTOWN CROWN

Harris Teeter
Neighborhood Food & Pharmacy



sweetgreen

RUTH'S
CHRIS
STEAK HOUSE

Bath
Body
Works

WARBY
PARKER



SEPHORA

The Container Store



LA|FITNESS.

MADISON REED
LOVESAC

COASTAL FLATS

PALADAR

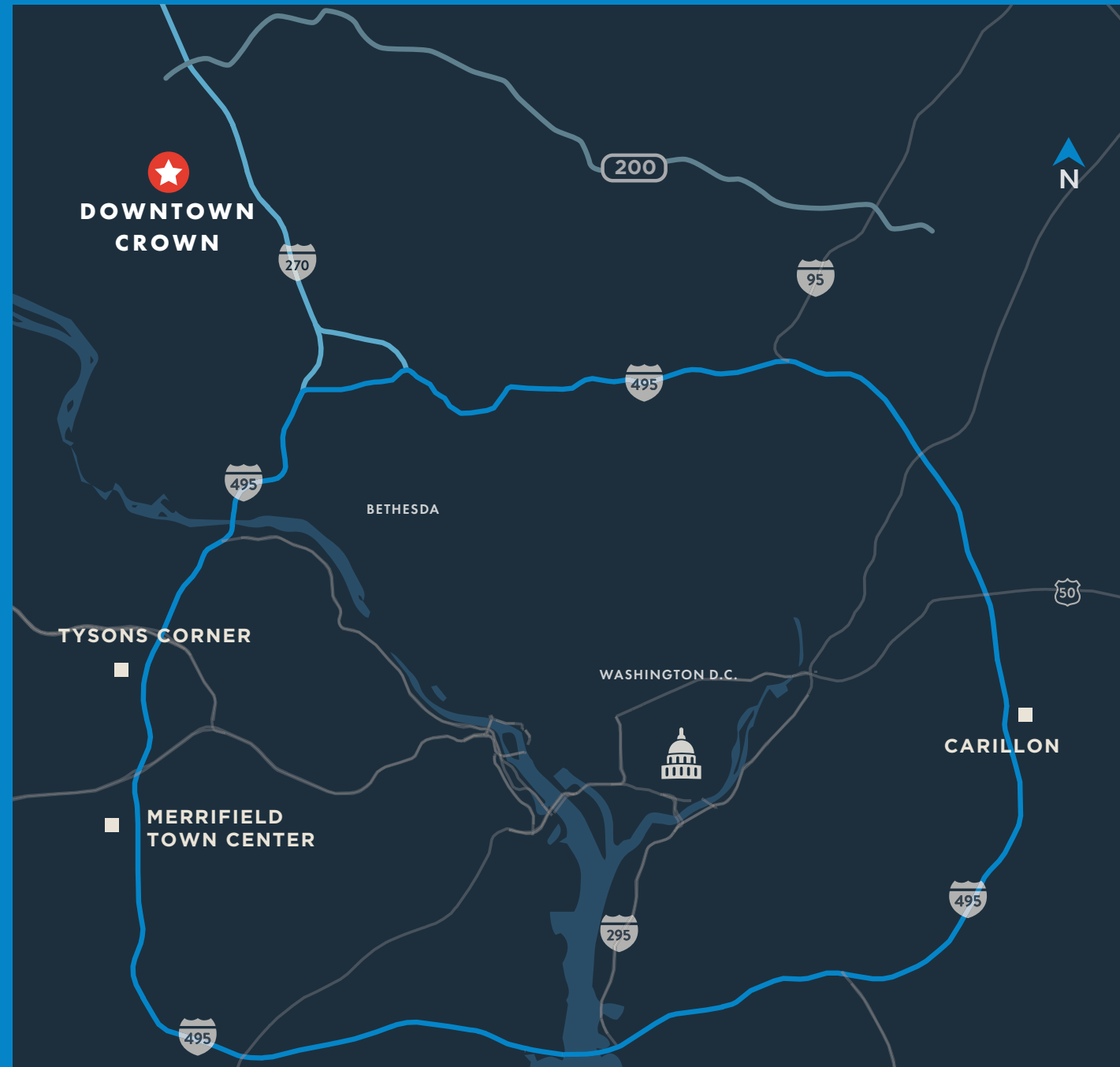
TED'S BULLETIN

&pizza

mezeh

CROWN PARK
Gathering area for
center events

Downtown Crown is located in an exclusive super-zip - a rare area where residents rank in the 95th percentile for income and education. There are only 650 super-zips in the US. Downtown Crown is located in one of these exclusive areas.



283,782 SF

of restaurants, shops and services



GATHER

Downtown Crown is the retail component of a 180-acre urban masterplan, which creates the ideal 24/7 mixed-use community destination for Montgomery County.



333 Ellington Apartments
255 Unit Multi-family



Seasonal events offer great experiential opportunities for tenants to engage with the community





fine & casual dining for every mood & palate

FEATURED RESTAURANTS:



TED'S BULLETIN

COASTAL FLATS



sweetgreen

la Madeleine



&pizza

services & retail for convenience & ease

FEATURED RETAILERS:

 The Container Store®



WARBY PARKER



SEPHORA

CLUB  PILATES

LOVESAC

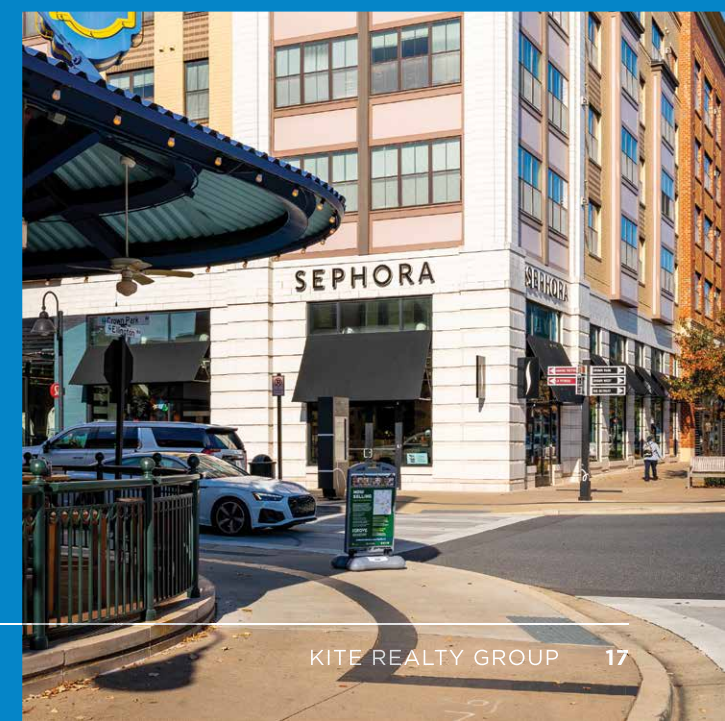
MADISONREED®

ME  Message Envy



Bath&BodyWorks®

THE WOODHOUSE
day spa®



Downtown Crown boasts a strong daytime population of 281,379 in a 5-mile radius.



UPCOMING ENHANCEMENTS






In 2023, a one-of-a-kind enhancement is underway at Downtown Crown - with a new park, plaza, and community stage to be added on site. The aesthetic improvements and consistent activation opportunities will elevate the visitor experience and make the development even more of a welcoming destination within the neighborhood.





Demographics

2023 DEMOGRAPHIC SOURCE: POPSTATS

| | 3-MILE | 10-MILE |
|---|-----------|-----------|
|  POPULATION | 135,359 | 738,274 |
|  MEDIAN AGE | 40 | 41 |
|  AVG HH INCOME | \$141,393 | \$155,301 |
|  HOUSEHOLDS | 50,813 | 263,360 |
|  BACHELORS DEGREE OR HIGHER | 62.65% | 59.10% |

3.2M VISITS TO DOWNTOWN CROWN DURING 2023

DATA PROVIDED BY PLACER.AI





KRG
LISTED
NYSE

888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

LEASING CONTACT

GREG GOLDBERG

ggoldberg@kiterealty.com

410 246 5599

DOWNTOWN CROWN

119 Crown Park Ave | Gaithersburg, MD 20878
shopdowntowncrown.com |  