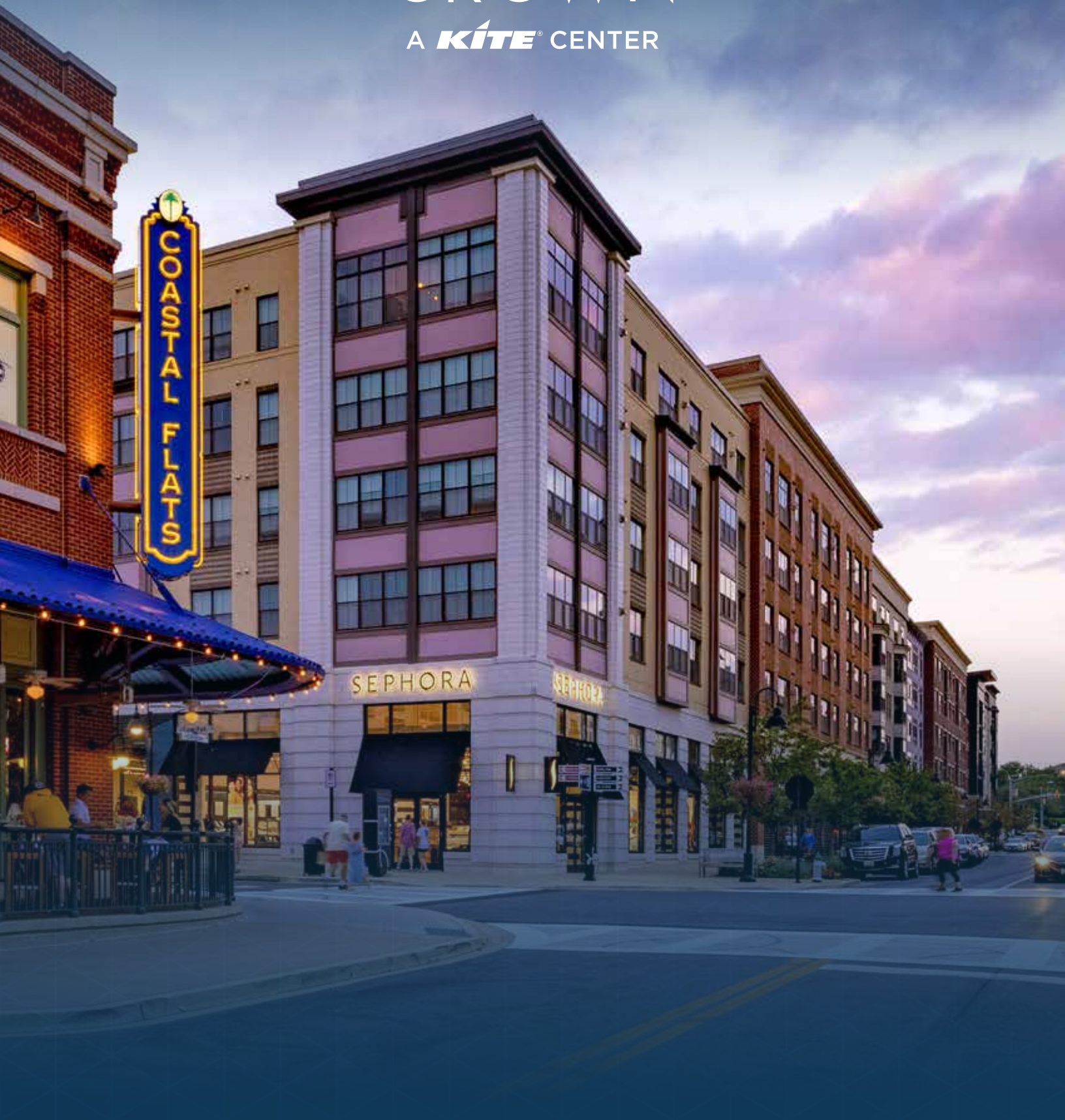




DOWNTOWN CROWN

A **KITE**® CENTER





Downtown Crown is an energetic [mixed-use destination](#) in Gaithersburg, MD 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 \\$114,437](#) based on a 3-mile radius.

 1.07 MILLION

RESIDENTS IN
MONTGOMERY
COUNTY

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



FOUR MARRIOTT HOTELS

SODEXO USA

367 APARTMENTS

690 APARTMENTS

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 managed by
Camden Property Trust

SHADY GROVE
ADVENTIST HOSPITAL

CROWN



I-270 - 189,142 ADT

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

Intercounty Connector (ICC) - 69,610 ADT

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.



A Super-Zip Community where the population falls within the 95th percentile in weighted average household incomes and percentages of adults with college degrees.

\$161,373

AVERAGE
HOUSEHOLD
INCOME
(3-MILE RADIUS)



ELLINGTON APARTMENTS
255 UNIT MULTI-FAMILY
(NOW OPEN)



sweetgreen



WARBY
PARKER



THE WOODHOUSE
day spa

SEPHORA

The Container Store®



SIXTY VINES
OPENING SOON



MADISON REED®

LOVESAC
Designed for Life Furniture Co.



TED'S BULLETIN

&pizza



CROWN PARK
Gathering area for
center events

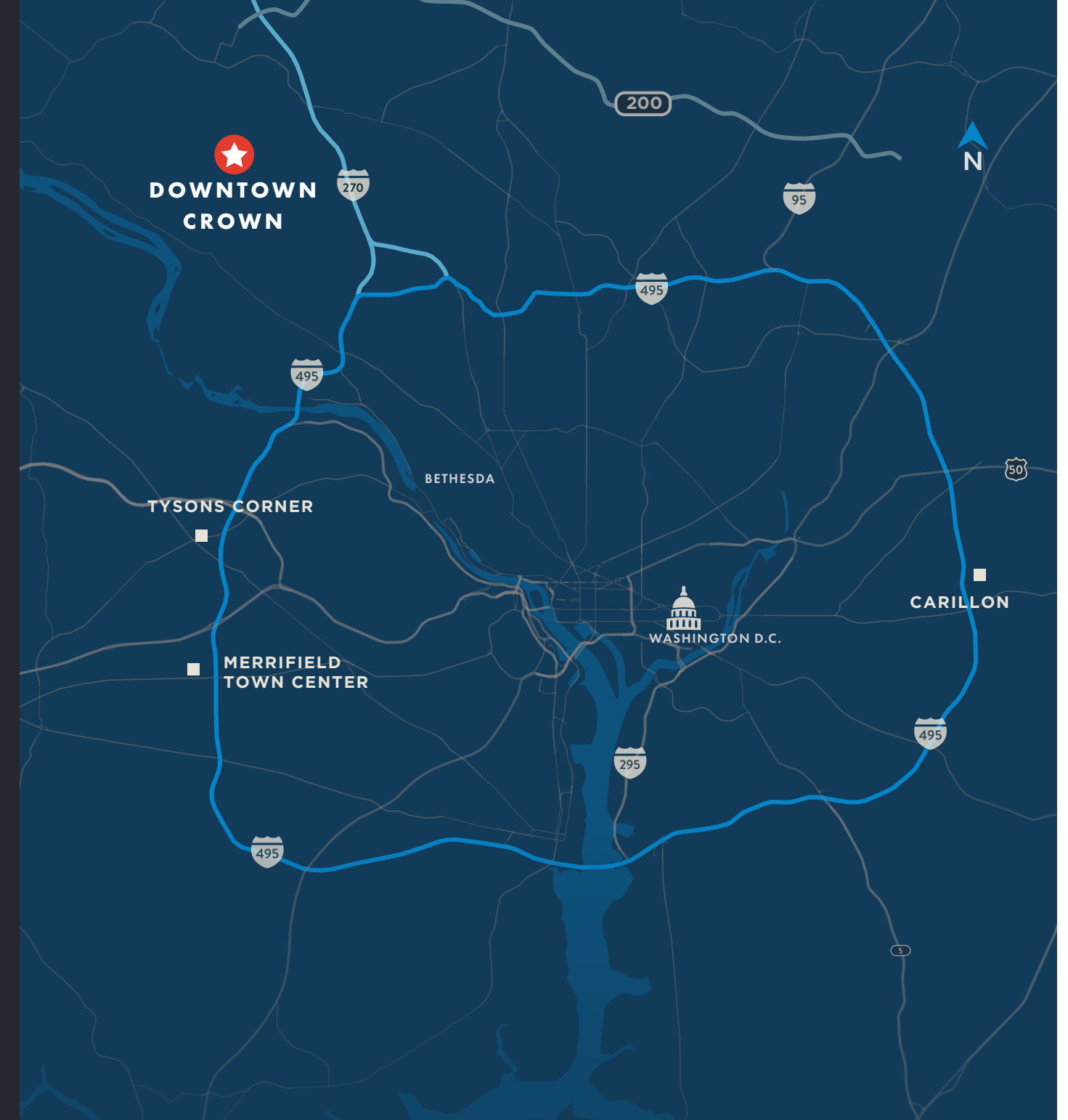


DOWNTOWN
CROWN

A MIXED-USE DESTINATION

200,559 SF

of restaurants, shops and services



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 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**



KITE REALTY GROUP



fine & casual dining for every mood & palate

FEATURED RESTAURANTS:



TED'S BULLETIN

laMadeleine

SIXTY VINES



&pizza

sweetgreen

COASTAL FLATS

services & retail for convenience & ease

FEATURED RETAILERS:

SEPHORA



CLUB  PILATES


LA|FITNESS

 The Container Store®

THE WOODHOUSE
day spa®

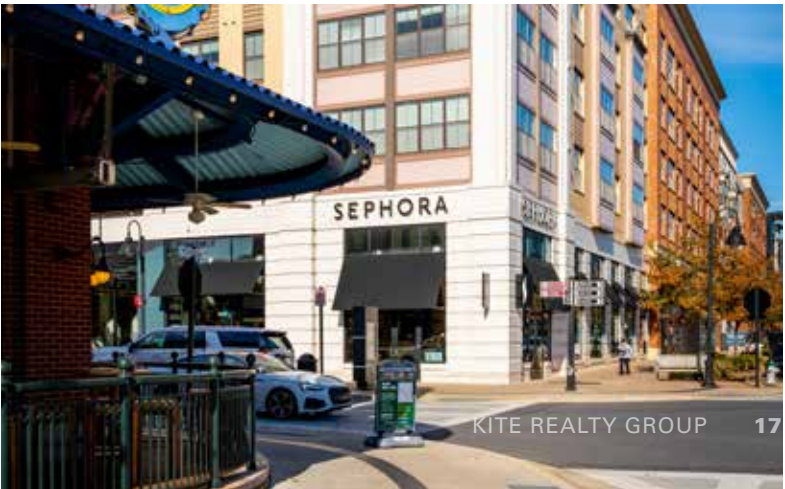
 Harris Teeter

MADISON REED®

LOVESAC

Bath&BodyWorks®

Rowan



Downtown
Crown boasts a
strong daytime
population of
139,204 in a
5-mile radius.

139,204



A one-of-a-kind enhancement has been completed at Downtown Crown - with a new park, plaza, and community stage 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.



NEW ENHANCEMENTS

DOWNTOWN CROWN DEMOGRAPHICS

2024 DEMOGRAPHICS | SOURCE: POPSTATS

3.1M
VISITS TO DOWNTOWN CROWN DURING 2024
DATA PROVIDED BY PLACER.AI

POPULATION



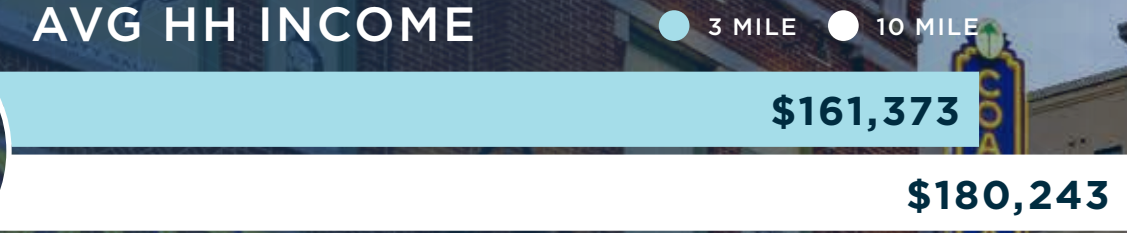
3 MILE
135,225
10 MILE
745,468

MEDIAN AGE



3 MILE
40
10 MILE
41

AVG HH INCOME



HOUSEHOLDS



3 MILE
50,875
10 MILE
266,326

BACHELORS DEGREE OR HIGHER



3 MILE
62.69%
10 MILE
59.82%



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



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