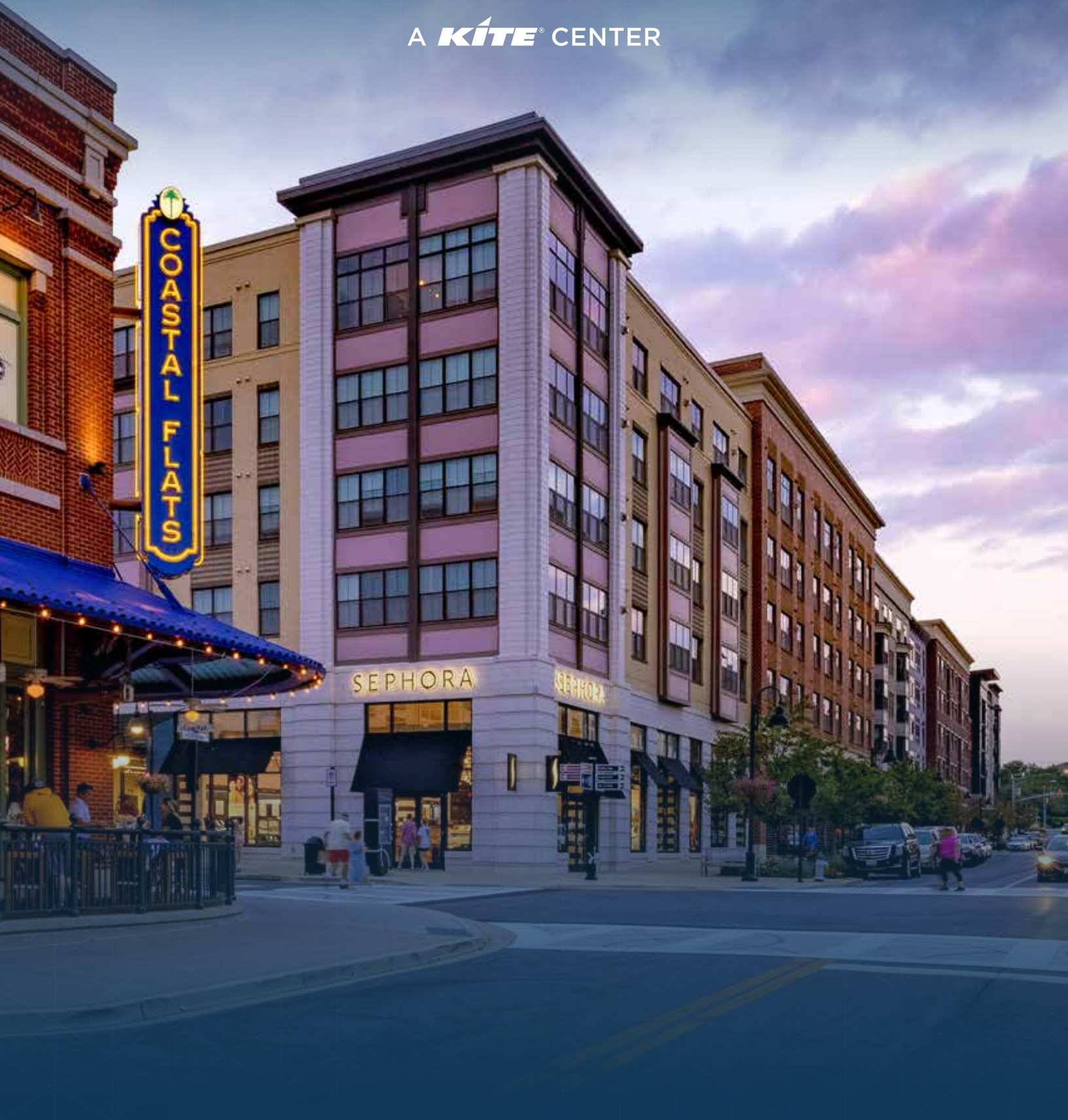




DOWNTOWN CROWN

A **KITE**® CENTER





DOWNTOWN
CROWN

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 \$119,227 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.



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

690 APARTMENTS

367 APARTMENTS

SODEXO USA

FOUR MARRIOTT HOTELS

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.

\$170,187

AVERAGE HOUSEHOLD INCOME (3-MILE RADIUS)



AVENTON CROWN
386 UNITS



THE FLATS AT CROWN
110 TOWNHOMES



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

FOUR MARRIOTT HOTELS

367 APARTMENTS

690 APARTMENTS

SODEXO USA

PHASE II CROWN DEVELOPMENT
\$850k - avg Price per home

LIFETIME FITNESS
130,00 sq. ft.

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



CROWN
Approved for 2,250 residential units

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

400 APARTMENTS

I-370 - 69,610 ADT

CAMDEN SHADY GROVE
475 residential units by Camden Property Trust


WASHINGTON NORTH
300-unit senior living center



FUTURE OFFICE & RETAIL OPPORTUNITY



THE COPLEY AT CROWN



ELLINGTON APARTMENTS
255 UNIT MULTI-FAMILY



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

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

ELLINGTON APARTMENTS
255 UNIT MULTI-FAMILY



sweetgreen



WARBY PARKER



SEPHORA

THE WOODHOUSE
day spa

The Container Store

SIXTY VINES

Harris Teeter



MADISON REED

LOVESAC
Designed for Life Furniture Co.



COASTAL FLATS

KS KITCHEN SOCIAL
OPENING SOON

TED'S BULLETIN

&pizza

mezeh
MEDITERRANEAN BOWL

CROWN PARK
Gathering area for center events

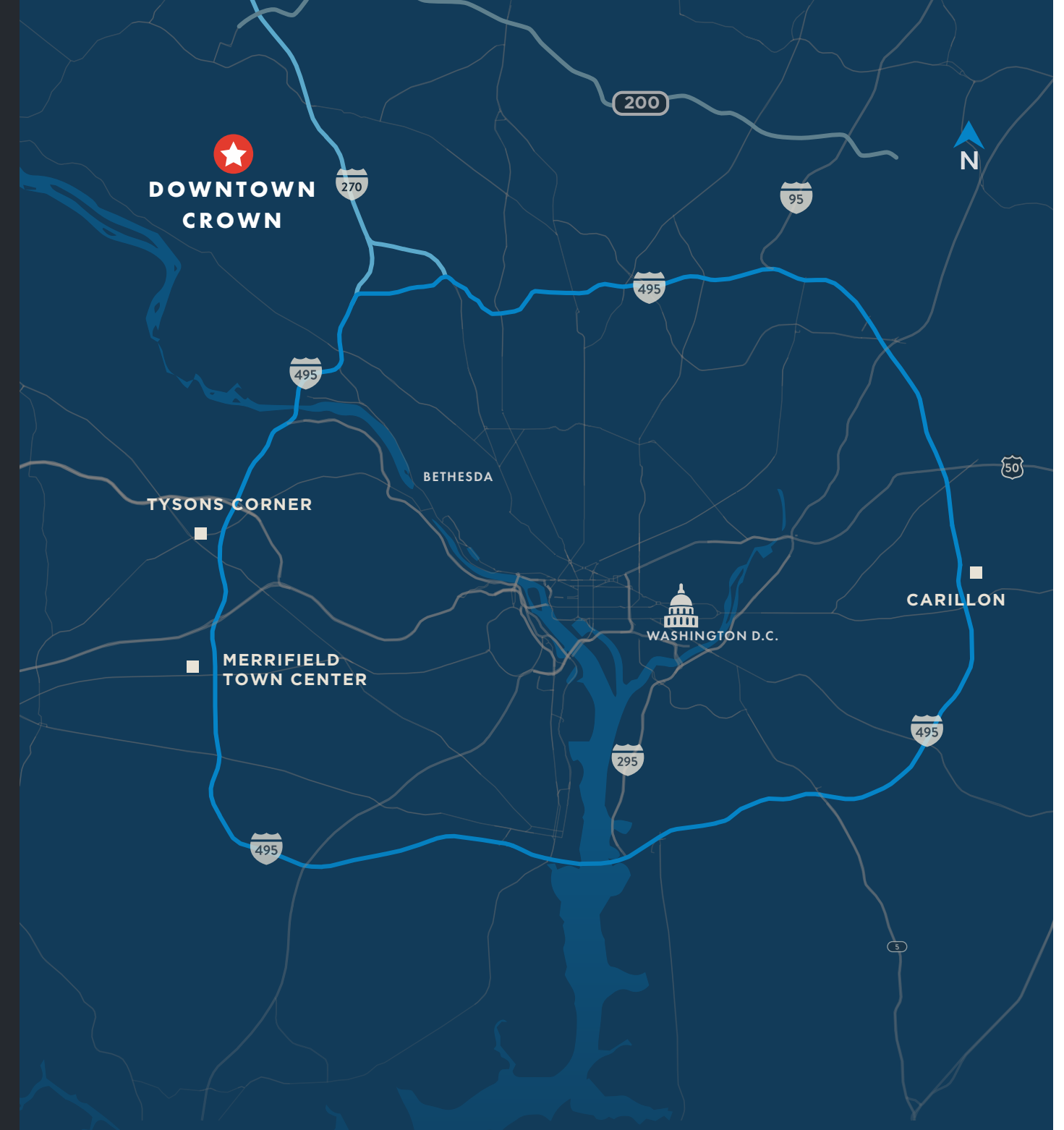


DOWNTOWN
CROWN

A MIXED-USE DESTINATION

200,769 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**





fine & casual dining for every mood & palate

FEATURED RESTAURANTS:

SIXTY VINES

COASTAL FLATS

la Madeleine

TED'S BULLETIN



&pizza

sweetgreen



services & retail for convenience & ease

FEATURED RETAILERS:

SEPHORA



CLUB PILATES



The Container Store

THE WOODHOUSE
day spa

Harris Teeter

MADISON REED

LOVESAC

Bath & Body Works

Rowan

WARBY PARKER



Downtown
Crown boasts a
strong daytime
population of
132,936 in a
5-mile radius.

132,936



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 elevate the visitor experience and make the development even more of a welcoming destination within the neighborhood.



NEW ENHANCEMENTS

DOWNTOWN CROWN DEMOGRAPHICS

2025 DEMOGRAPHICS | SOURCE: POPSTATS

3.1M

VISITS TO DOWNTOWN CROWN DURING 2025

DATA PROVIDED BY PLACER.AI

POPULATION



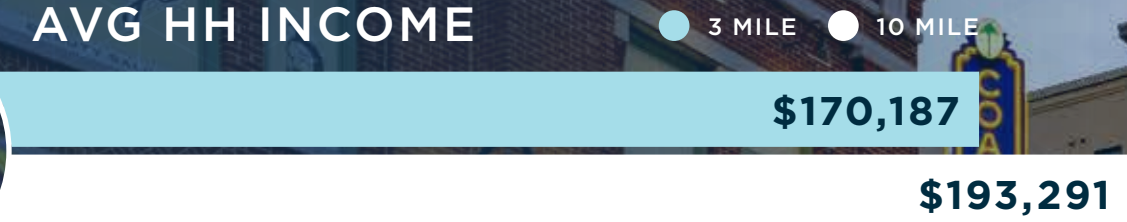
3 MILE
140,198
10 MILE
764,087

MEDIAN AGE



3 MILE
41
10 MILE
42

AVG HH INCOME



HOUSEHOLDS



3 MILE
52,953
10 MILE
273,763

BACHELORS DEGREE OR HIGHER



3 MILE
62.63%
10 MILE
60.38%



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