

# LAKE FOREST





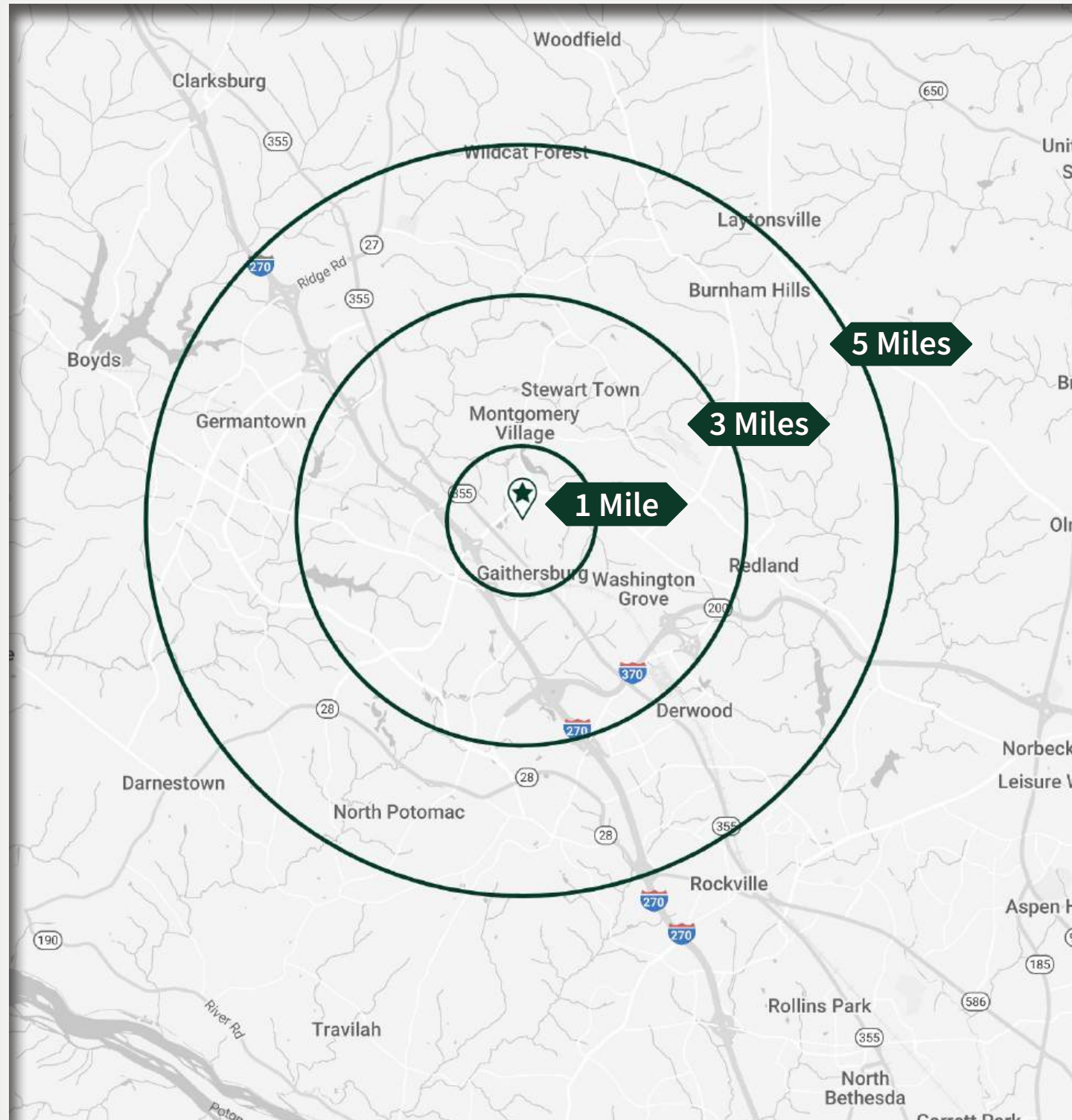
**LAKEFOREST MALL TODAY**



# LAKEFOREST MALL TOMORROW

# LAKEFOREST

701 Russell Avenue, Gaithersburg, Maryland 20877



Situated on approximately 100 acres, WRS Inc. Real Estate Investments is bringing a multi-use employment, retail, residential, and entertainment destination to the former Lakeforest Mall.



## LOCATION

Montgomery County

102 Acres Plot

1,600 Units Residential

750,000 SF Employment

470,000 SF Retail

1,998 (4.25/1k) Retail Parking

## DEMOGRAPHICS (5-Mile Radius)



295,958  
Population



108,521  
Households



12,590  
Businesses



148,120  
Employees



\$156,142  
Average HH Income



\$124,471  
Median HH Income

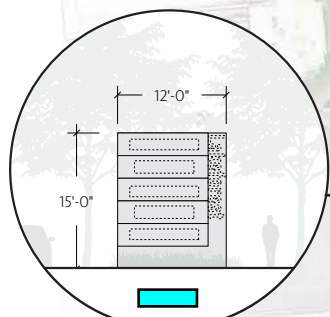
## LEASING

Brian Greene  
703-725-1351  
bg@hp-llc.com

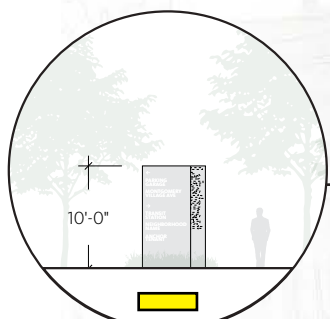




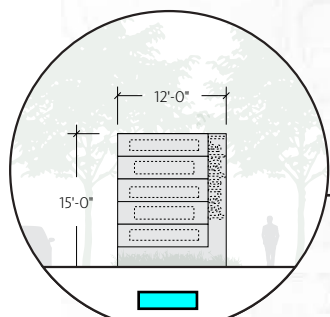
Monument Sign Visible From Intersection of Montgomery Village Ave & N Frederick



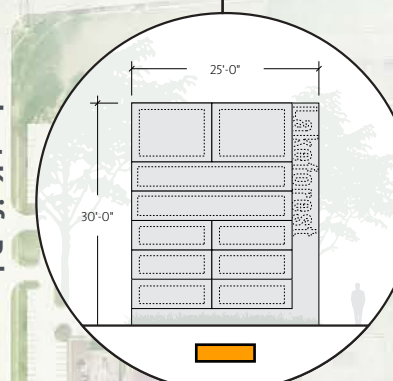
15' Tall Multi-Tenant Monument Sign Visible From Intersection of Montgomery & Russell Ave



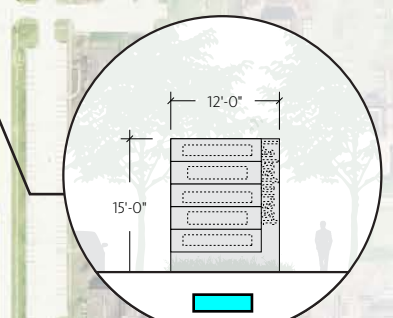
10' Tall Anchor Tenant Monument Sign Visible From Street One Intersections



15' Tall Multi-Tenant Monument Sign Visible From Odendhal Ave



30' Tall Multi-Tenant Monument Sign Visible From Montgomery Village Ave



15' Tall Multi-Tenant Monument Sign Visible From Lost Knife Rd

**OVERALL DEVELOPMENT PROGRAM PER ENTITLEMENT:**

RESIDENTIAL: UP TO 1,600 UNITS

RETAIL: UP TO 470,000 SF

EMPLOYMENT: UP TO 750,000 SF

**BLOCK B PROGRAM:**

RETAIL: 50,000 SF

EMPLOYMENT: 50,000 SF

PARKING: 92 STALLS

**BLOCK C PROGRAM:**

RESIDENTIAL: 600 UNITS

RETAIL: 305,000 SF

EMPLOYMENT: 15,000 SF

PARKING: 2,540 STALLS

**BLOCK E PROGRAM:**

RESIDENTIAL: 250 UNITS

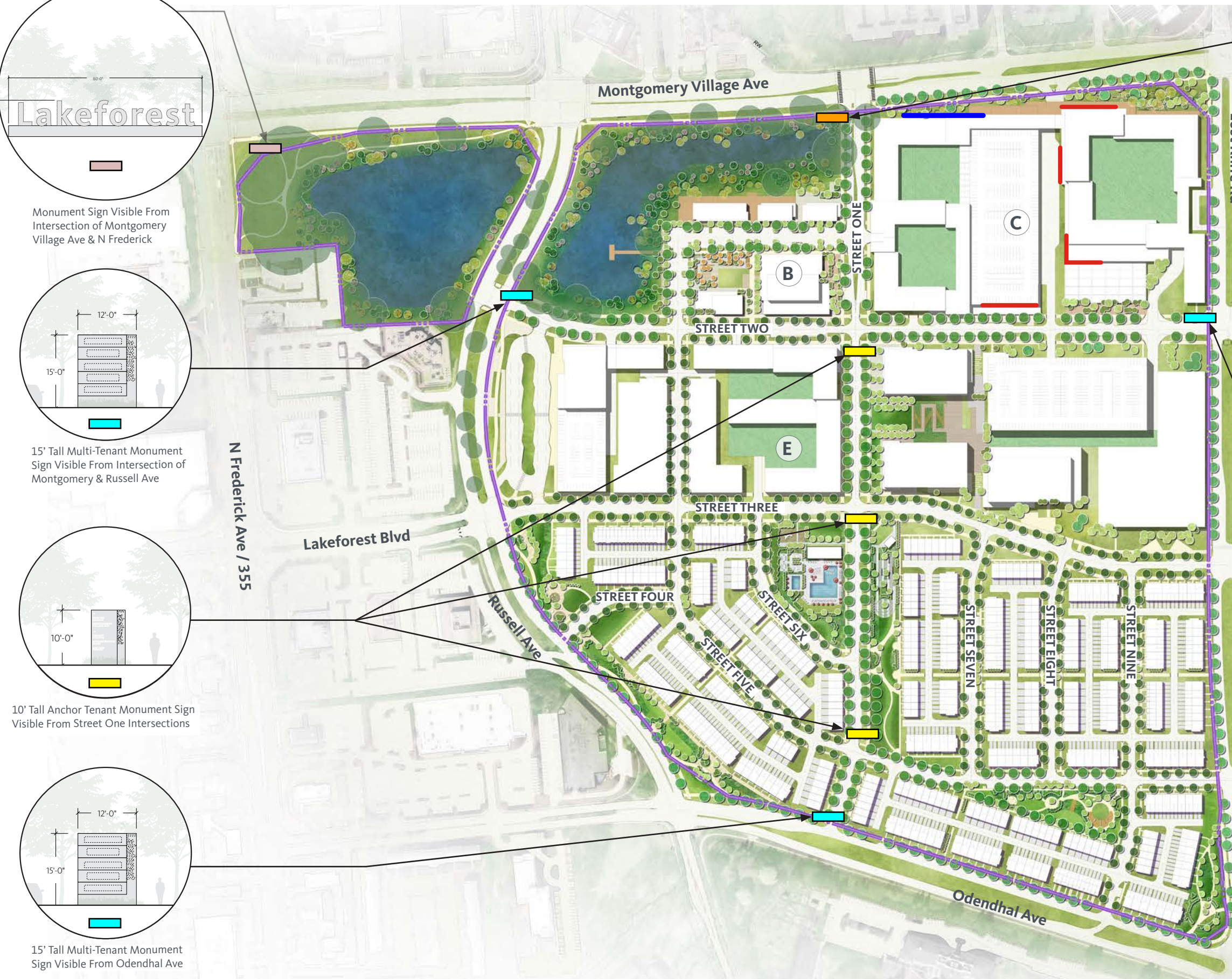
RETAIL: 100,000 SF

PARKING: 745 STALLS

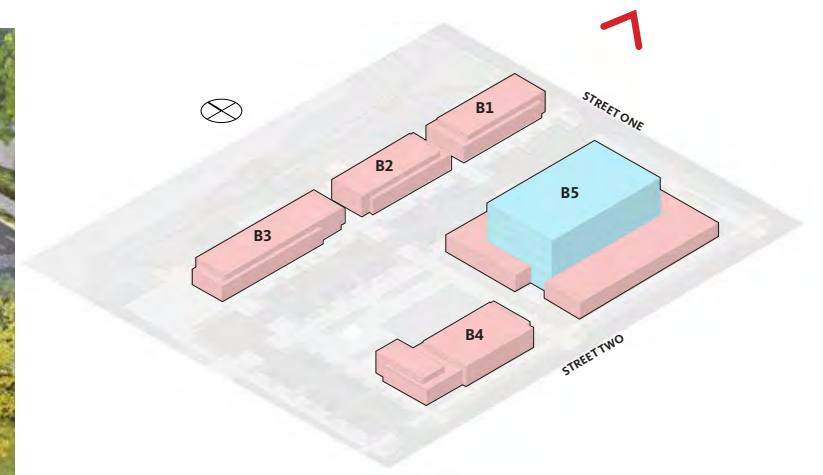
**SIGNAGE:**

— BUILDING-MOUNTED SIGNAGE

— BUILDING DIGITAL SIGNAGE 25'X150'



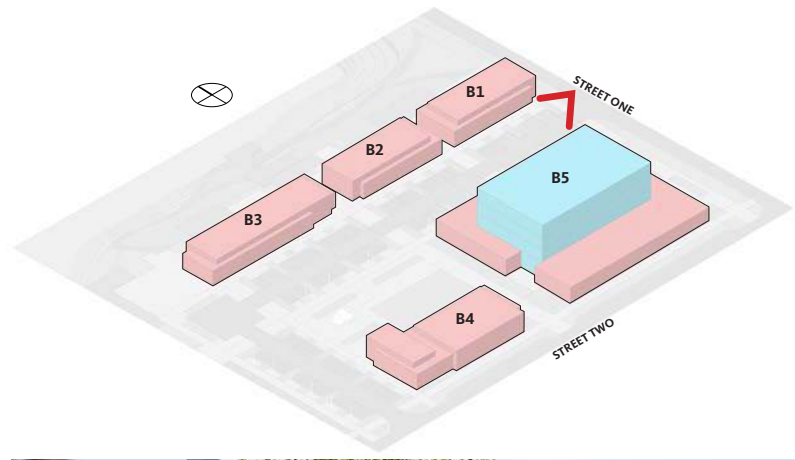
# ILLUSTRATIVE SITE PLAN



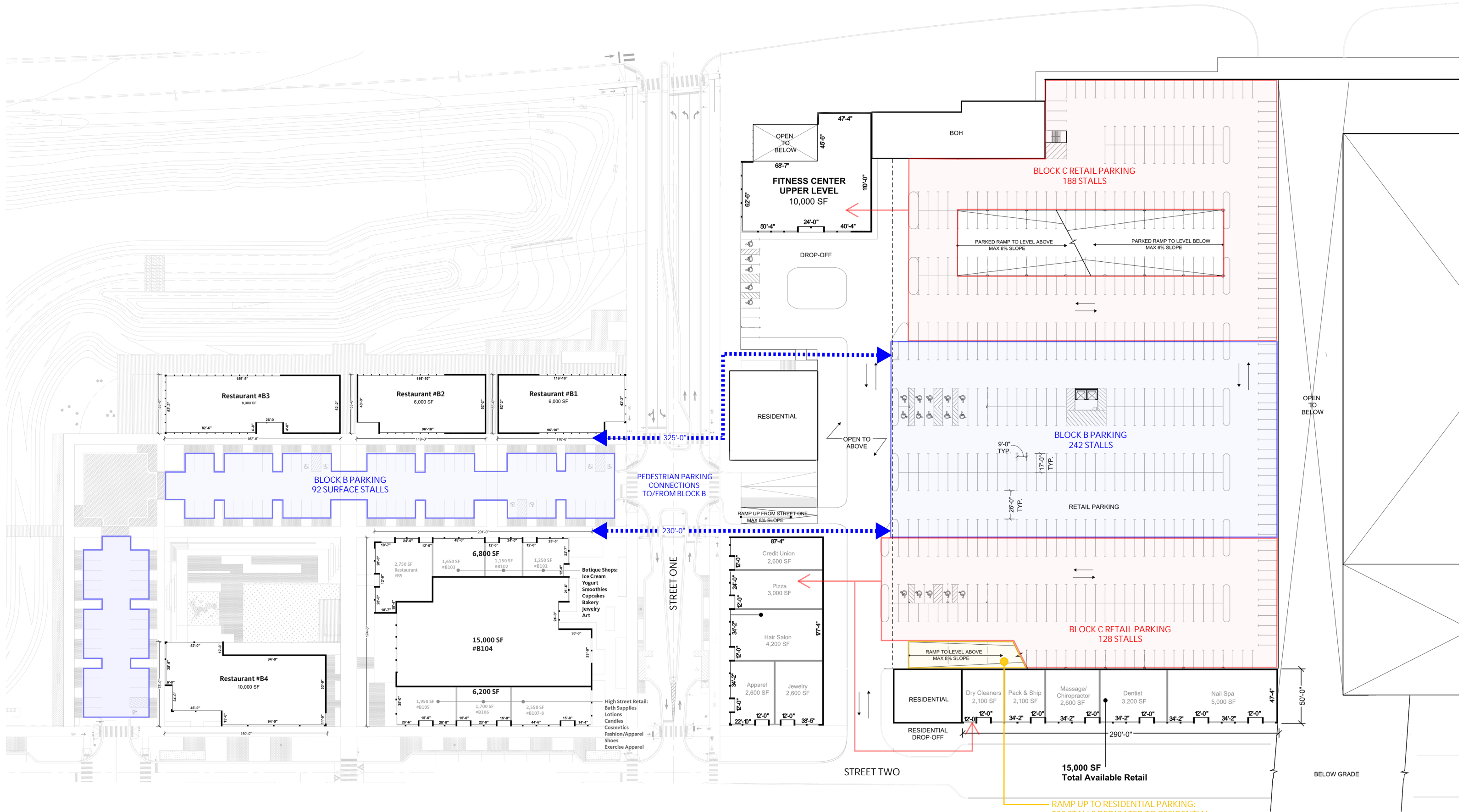
# BLOCK B



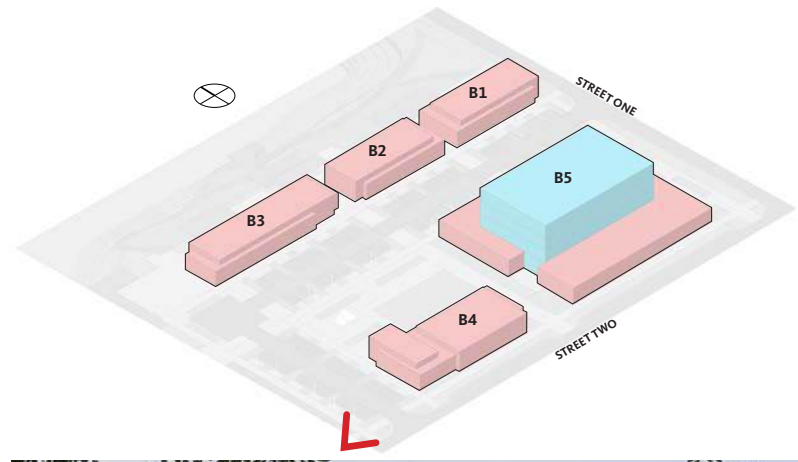
# BLOCK B - GROUND FLOOR LEASING PLAN



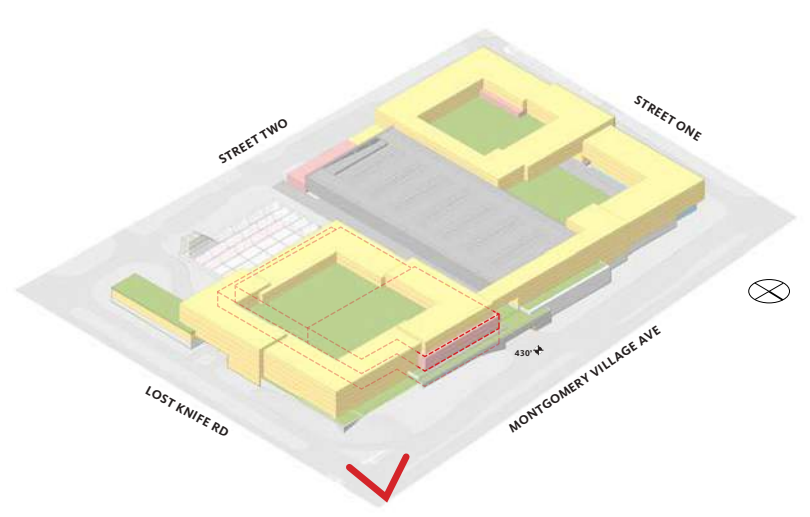
# BLOCK B



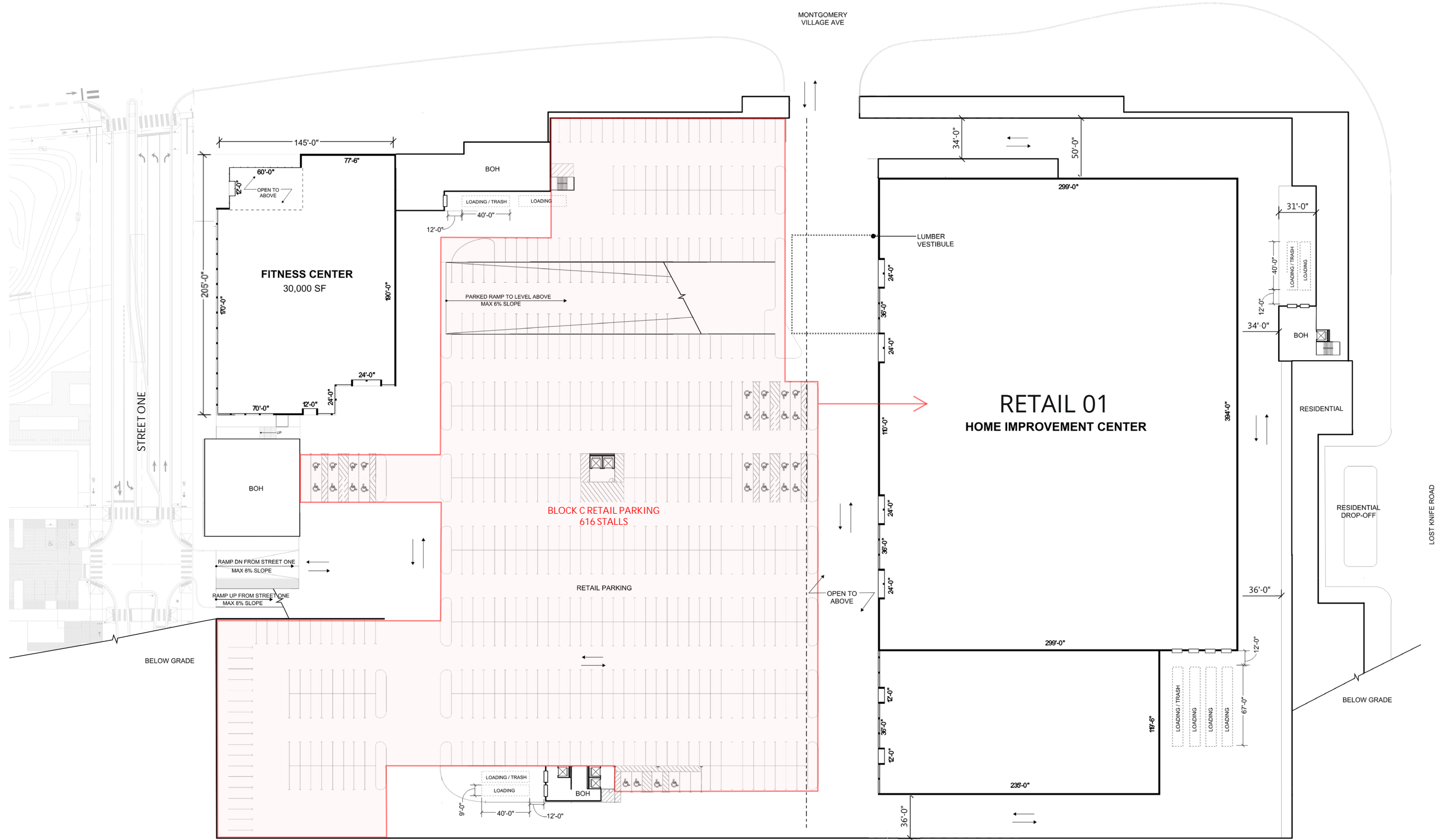
# BLOCK B - PARKING PLAN



# BLOCK B



# BLOCK C



# BLOCK C - LEVEL 01 LEASING PLAN



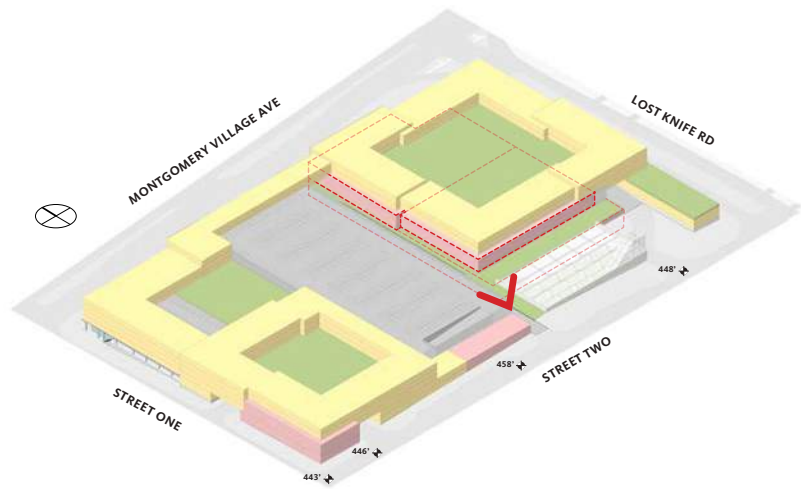




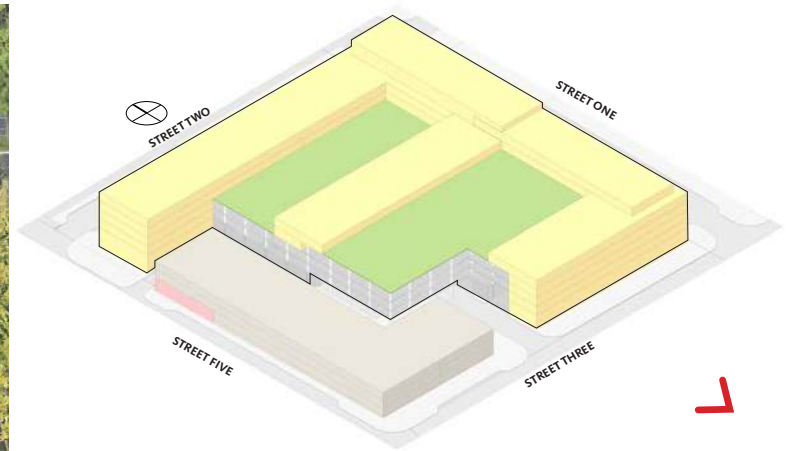
# BLOCK C



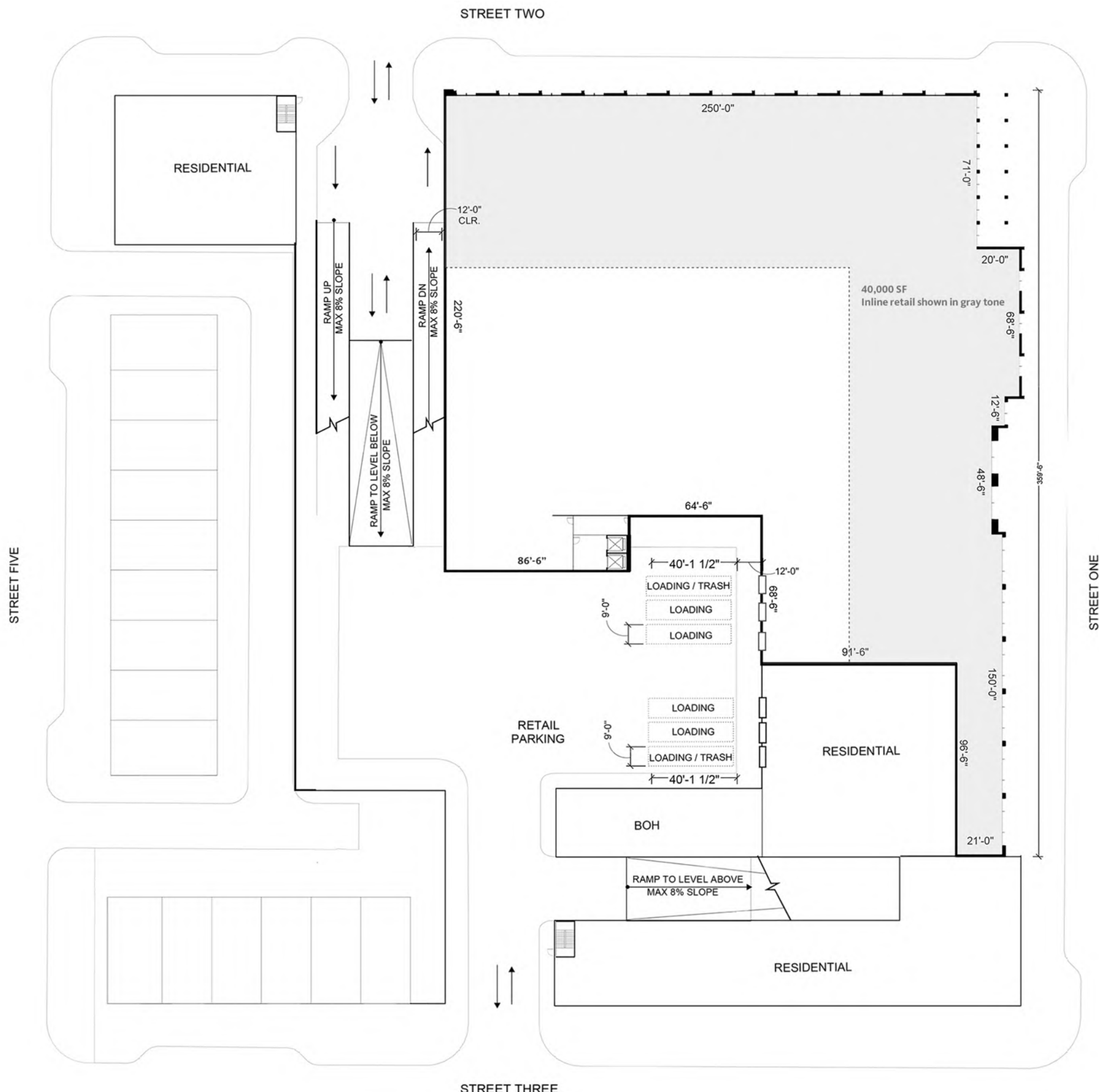
# BLOCK C



# BLOCK C

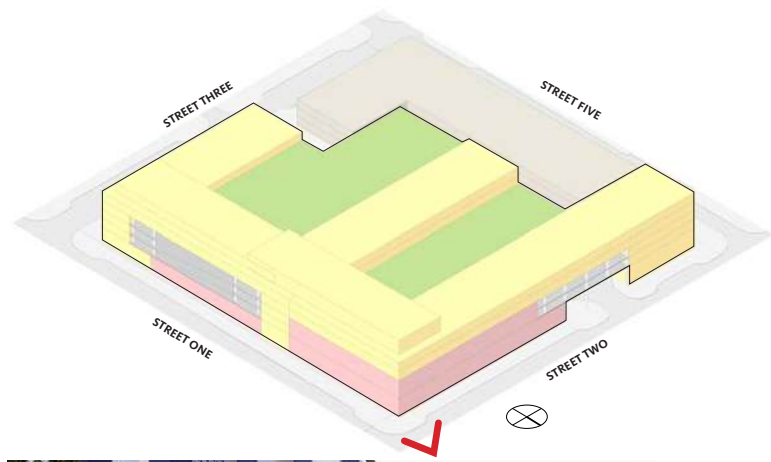


# BLOCK E



# BLOCK E - GROUND FLOOR LEASING PLAN





# BLOCK E



# BLOCK E



For Retail Leasing Contact:



**HERITAGE**  
**PARTNERS**  
Developers of Real Estate

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