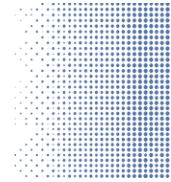




CapStar Commercial
Realty



LAKE SIDE APARTMENTS

46-Unit Multifamily Investment Opportunity • 517 S Frederick Ave, Gaithersburg, MD 20877

FOR SALE



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS



22,881

POPULATION

Total Population within 1-mile radius



\$76,768

MEDIAN HOUSEHOLD INCOME

Average household income within 1-mile



\$451,947

MEDIAN HOME VALUE

Median home value within 1-mile



2.8

AVERAGE HOUSEHOLD SIZE

Average number of persons per household



38.0

MEDIAN AGE

Median age of the population

GROWTH INDICATORS (2024-2029)



3.6%

POPULATION GROWTH

Projected 5-Year Growth



3.6%

HOUSEHOLD GROWTH

Projected 5-Year Growth

PROPERTY STATISTICS

46

Total Units

860 SF

Avg. Unit Size

1963

Year Built

1.65 AC

Site Acreage

CONTACT US



240-644-2317



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Site

517 S Frederick Ave

Lakeside Apartments is a 46-unit apartment community in Gaithersburg, Maryland within Montgomery County. The property is a three-story masonry building on approximately 1.65 acres with convenient access to transit, commuter rail, and regional transportation.

Property Overview

UNIT MIX

LAKESIDE APARTMENTS

1 BEDROOM / 1 BATH

34 UNITS

820 SF AVERAGE

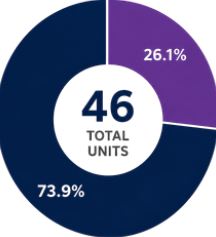
73.9% OF PROPERTY

2 BEDROOM / 1 BATH

12 UNITS

975 SF AVERAGE

26.1% OF PROPERTY



46 TOTAL UNITS
Efficient 1 & 2 Bedrooms Mix

3 Stories | Built 1963 | 55,374 SF Building | 71,874 SF Land | 1.65 Acres | 860 SF Avg Unit | Masonry Construction | Zoning: CD



Prime Location

Approximately 13-minute walk to Gaithersburg MARC Station.



Montgomery County Location

Well-located in Gaithersburg within Montgomery County, Maryland.



Transit-Accessible

Walkable access to MARC Commuter Rail and regional transit.



60 Parking Spaces

Surface parking at 1.30 spaces per unit on 1.65-acre site.



Strong Demographics

Median HH income \$76,768 within 1-mile radius. Solid growth outlook.

Lakeside Apartments presents a compelling value-add multifamily opportunity in one of the Washington metro area's most resilient suburban submarkets with meaningful upside potential.



CONTACT:

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Information deemed reliable but not guaranteed. Buyer should independently verify all property information, including but not limited to square footage, unit count, zoning, financials, condition, and permitted uses. Price, terms, and conditions are subject to change without notice.



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