

## FAIR HILL (FORMERLY KNOWN AS OLNEY TOWN CENTER)

18100 TOWN CENTER DRIVE, OLNEY, MD 20832  
MONTGOMERY COUNTY



**JOIN**  **Harris Teeter** &  **the Greene Turtle**

### AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
VARIOUS	\$38-\$45 PSF NNN*	"AS-IS"	<ul style="list-style-type: none"> <li>• IMMEDIATE, IF DESIRED**</li> <li>• WITH HARRIS TEETER: 1<sup>ST</sup> Q 2011</li> </ul>

\*EST. NNN=\$7.99 PSF

\*\*SIGNIFICANTLY REDUCED RENTS AVAILABLE DURING MONTHS LEADING UP TO HARRIS TEETER'S OPENING.

OWNED BY:

  
COMPANIES  
Commercial Real Estate

Demographics (2008)	1 Mile	3 Mile	5 Mile
Population	12,150	40,260	109,021
Median HH Income	\$109,326	\$115,641	\$102,247
College 4YR +	57.2%	57.2%	53.9%

### Traffic Counts

Route 108	25,112 (2008 ADT)
Georgia Avenue	31,162 (2008 ADT)

For More Information  
Please Contact:

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[KLNBretail.com](http://KLNBretail.com)

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## SITE PLAN



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### FAIR HILL (FORMERLY KNOWN AS OLNEY TOWN CENTER)

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MONTGOMERY COUNTY



**OLNEY**  
MONTGOMERY COUNTY,  
MARYLAND

**KLNBretail**  
Commercial Real Estate Services  
- Aerials Express -  
Fall 2007 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein & make no warranty of any kind, express or implied, with respect to the property or any other matters.

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