



MUDDY BRANCH SQUARE

Gaithersburg, MD

1,226 - 3,502 SF available

RAPPAPORT
CULTIVATING PLACES

Gaithersburg, MD

Muddy Branch Square is a 110,670 square-foot neighborhood shopping center anchored by Giant Food. The shopping center features distinctive architectural elements like gables, arches, metal seamed and shingled roofs. Muddy Branch Square has a strong tenant mix and a desirable location on Muddy Branch Road.

2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	23,357	128,837	284,005
Daytime Population	14,570	157,535	292,203
Household Income	\$132,682	\$140,478	\$140,251
Traffic Counts	37,575 on Great Seneca Highway/Route 119		

Co-Tenants



Site Plan

1,226 - 3,502 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
01	3,900 SF	First Watch
02	1,264 SF	Hair Cuttery
03	1,580 SF	Available
04	1,580 SF	Muddy Branch Dental Group
05	1,564 SF	Salon First
06	3,876 SF	Capital One
08	1,760 SF	C2 Education
09	1,920 SF	Yiku Sushi
10	3,502 SF	Available
12	2,108 SF	Paisano's

Space #	Sq. Ft.	Tenant
13	1,920 SF	Weight Watchers
14	1,920 SF	Pivot Physical Therapy
15	1,638 SF	Available
16	1,736 SF	Hollier Eyecare
18	2,484 SF	Mudo USA
19	1,200 SF	Lovely Nails
20	1,620 SF	Available
21	52,706 SF	Giant
22	6,400 SF	Montgomery County Liquor & Wine
23A	870 SF	Avis Rental Car

Space #	Sq. Ft.	Tenant
23B	1,226 SF	Available
24	1,650 SF	Subway
25	990 SF	Country Moon Spa
26	650 SF	Kim's Custom Tailor
27	3,062 SF	Muddy Branch Veterinarian Clinic
27A	3,062 SF	Righttime Medical Care
28	1,500 SF	Starbucks
29	1,500 SF	SunTrust Bank

The Property

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