

# 19961 CENTURY BLVD.

## MAJOR PRICE REDUCTION



19961 CENTURY BLVD.  
GERMANTOWN, MD 20874



GERMANTOWN



10,129 SF

SECOND GENERATION RESTAURANT FOR SALE  
DISCREET LISTING — DO NOT DISTURB TENANT



**DELIVERY:** Immediate

### FOR SALE

- 10,129 SF fully built out and operational restaurant
- Sits on 1.13 acres

### DETAILS

- Current Tenant Green Turtle Restaurant
- Fully built out and operational restaurant (The fully equipped cookline has 4, two basket fryers, 6 burner stove and ovens, 4' char broiler, 5' flat top, several convection ovens, 3 sandwich tables, a large walk-in Fridge, Freezer & Keg Box)
- The main dining area seats about 150 in booths
- Outdoor patio with 50 seats
- Ample parking
- Great family center across from movie theater

### DEMOGRAPHIC SNAPSHOT



**POPULATION**  
1 mi — 18,405  
3 mi — 107,139



**EMPLOYEES**  
1 mi — 11,413  
3 mi — 30,919



**MEDIAN HHI**  
1 mi — \$80,476  
3 mi — \$94,650



**TRAFFIC COUNT**  
43,101 AADT  
Germantown Road



**EDUCATION**  
(Bachelor's Degree+)  
1 mi — 46.3%  
3 mi — 54.2%



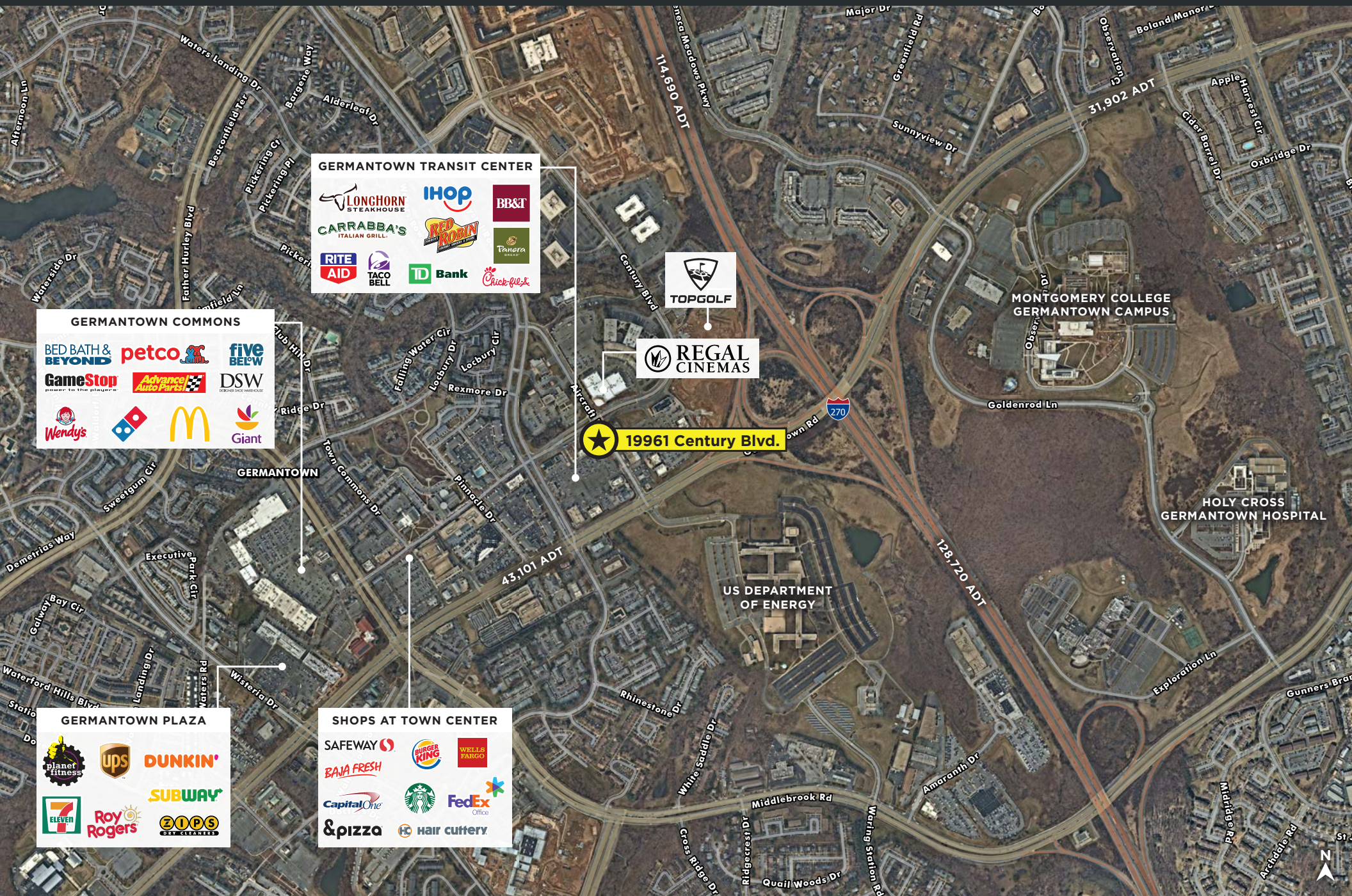
**MEDIAN AGE**  
1 mi — 33.4  
3 mi — 35.1

### CONTACT

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**GERMANTOWN TRANSIT CENTER**

LONGHORN STEAKHOUSE | IHOP | BB&T  
CARRABBA'S ITALIAN GRILL | RED ROBIN | Panera  
RITE AID | TACO BELL | TD Bank | Chick-fil-ee

**GERMANTOWN COMMONS**

BED BATH & BEYOND | petco | five BELOW  
GameStop | Advance Auto Parts | DSW  
Wendy's | Domino's | McDonald's | Giant

**GERMANTOWN PLAZA**

planer fitness | UPS | DUNKIN' | SUBWAY  
7 ELEVEN | Roy Rogers | ZIPS

**SHOPS AT TOWN CENTER**

SAFEWAY | BURGER KING | WELLS FARGO  
BAJA FRESH | Starbucks | FedEx Office  
&pizza | hair cutters

**★ 19961 Century Blvd.**