

**IMPROVING MATURE COMMERCIAL CENTERS:
CREATING A SENSE OF PLACE IN MONTGOMERY COUNTY, MARYLAND**

Prepared by:
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910-3760

July 2005

ULI WASHINGTON

TECHNICAL
ASSISTANCE
PANEL

Inventory of Mature Commercial Centers



The Maryland-National Capital Park and Planning Commission

INVENTORY OF MATURE COMMERCIAL CENTERS

Many of Montgomery County's commercial centers are located at the suburban crossroads to long established residential communities. Constructed in an era of one wage earner per family and single automobile ownership, these shopping centers catered to a different retail market than presently exists. As life styles and residents in the county have changed, many of these centers have not kept pace with society's changes. Located on prime real estate adjacent to established neighborhoods experiencing revitalization and growth, these centers can serve as an integral component in recharging and invigorating our neighborhoods and creating a community commercial core.

The following chapter contains an inventory of 55 commercial centers in Montgomery County. These centers represent a cross section of various centers located in C-1 and C-2 zones throughout the county. Several other commercial centers not zoned C-1 or C-2 have also been included to highlight the commercial mix of uses permitted in other zones.

Collectively, these 55 centers account for more than 775 acres of land and 11.2 million square feet of commercial space. Valued at \$1.3 billion, the improvements on these properties are nearly twice as valuable as the land itself (\$691 million).

Name	Address	Town	Zip	Site Area (Ac)	Enclosed Area (SF)	Improvements Value (\$)
ASPEN HILL						
Aspen Hill Shopping Center	13601 Connecticut Avenue	Silver Spring	20906	15.420	163,128	13,439,400
Layhill Shopping Center	14400 Layhill Road 2115 Bel Pre Road 2125 Bel Pre Road 2101 Bel Pre Road	Silver Spring	20906	7.254	48,358	5,624,100
Northgate Shopping Center	13830 Georgia Avenue 13990 Connecticut Avenue	Silver Spring	20906	16.271	221,529	17,863,200
Plaza Del Mercado	2201 Bel Pre Road 2207 Bel Pre Road 2211 Bel Pre Road	Silver Spring	20906	9.758	94,848	13,512,100
Rock Creek Village Shopping Center	5504 Norbeck Road	Rockville	20853	9.388	85,273	10,185,100
BETHESDA/CHEVY CHASE						
Chevy Chase Lake Shopping Center	8505 Connecticut Avenue 8507 Connecticut Avenue 8519 Connecticut Avenue 8550 Connecticut Avenue 8551 Connecticut Avenue	Chevy Chase	20815	7.231	93,636	10,448,200
Little Falls Mall	4601 Sangamore Road 4701 Sangamore Road	Bethesda	20816	11.881	255,532	31,107,300
Westwood Shopping Center I	5400 Westbard Avenue Westbard Avenue	Bethesda	20816	11.388	101,637	10,110,100
Westwood Shopping Center II	5110 Ridgefield Road	Bethesda	20816	1.932	62,065	6,583,200
CLOVERLY						
Cloverly Village Shopping Center	15410 New Hampshire Avenue 15411 New Hampshire Avenue 15507 New Hampshire Avenue	Silver Spring	20905	8.890	95,236	11,141,000
DAMASCUS & EASTERN COUNTY						
Burtonsville Crossing Shopping Center	15719 Columbia Pike	Burtonsville	20866	13.340	129,713	19,645,500
Burtonsville Shopping Center	15600 Old Columbia Pike Columbia Pike	Burtonsville	20866	17.220	49,132	5,343,600
Damascus Shopping Center	9815 Main Street Main Street	Damascus	20872	15.001	142,575	6,038,300
Ridgeview Center	26075 Ridge Road	Damascus	20872	10.300	103,940	6,463,700
FAIRLAND						
Briggs Chaney Shopping Center	13800 Columbia Pike 3050 Briggs Chaney Road	Silver Spring	20904	18.567	216,995	12,951,900
GAITHERSBURG & VICINITY						
The Grove Shopping Center	16701 Crabbs Branch Way Crabbs Branch Way	Rockville	20855	21.147	92,666	4,342,000
Walnut Hill Shopping Center	16531 Frederick Road	Gaithersburg	20877	7.874	102,895	5,701,200
GERMANTOWN						
Fox Chapel Shopping Center	19651 Frederick Road	Germantown	20876	12.090	125,214	11,232,900
Middlebrook Square Shopping Center	19800 Frederick Road	Germantown	20876	3.198	30,645	2,329,700
Milestone Shopping Center	20900-21048 Frederick Road Shakespeare Boulevard Ridge Road	Germantown	20876	80.340	751,545	86,154,400
Sugarloaf Center	13001 Wisteria Drive	Germantown	20874	10.840	118,028	12,258,300

Land Value (\$)	Year Assessed	I/L Ratio	Zone Planning Team	Year Opened	Tax ID#	Owner(s)
11,418,800	2004	1.177	C-1 Georgia Avenue R-60	1962	13-02767580	Aspen Hill Venture LLP
5,095,800	2004	1.104	C-1 Georgia Avenue	1971 1972 1983	13-00959551 13-00961840 13-01512398	G & W Enterprises LLC Elmore Inc Reiver, Robert E Trustee
10,163,500	2004	1.758	C-2 Georgia Avenue C-1	1975 1997	13-03126511 13-00961417	L D G Inc
6,487,900	2004	2.083	C-1 Georgia Avenue	1960 1969 1988	13-00985220 13-00985218 13-00985207	Fr Plaza Del Mercado LLC
5,725,200	2004	1.779	C-1 Georgia Avenue	Unk.	13-01420618	Second Amer Aspen Ltd Ptnshp
10,930,600	2005	0.956	C-1 Bethesda C-2 R-90 R-30	1930 1952 1953 1964 1979	07-00438264 07-00431877 07-00431888 07-00466741 07-00419853	Chevy Chase Land Co
13,028,700	2005	2.388	C-1 Bethesda	2001	07-02676382 07-03316723	W C & A N Miller Dev Co
10,556,300	2005	0.958	C-1 Bethesda R-60	1960	07-00662943 07-00436048	Westwood Shopping Center LLC
2,945,400	2005	2.235	C-1 Bethesda	1981	07-00662885	Westwood Joint Venture LLC
6,143,500	2005	1.813	C-1 Eastern County UPBOZ	1976	05-02571622 05-03276397 05-00255582	G & G Cloverly Safeway Stores Holding Corp Cloverly Ltd Ptnshp
7,554,100	2005	2.601	C-1 Eastern County	Unk.	05-02681446	Burtonsville (E&A) LLC
5,637,300	2005	0.948	C-2 Eastern County	Unk.	05-00263616 05-00263605	Horwitz, Sydney S et al Trust
7,599,500	2005	0.795	C-2 Rural	1985	12-01721150 12-00927065	Damascus Centre, LLC
5,832,600	2005	1.108	PD-7 Rural	1999	12-02857395	Weis Markets Inc
20,219,000	2005	0.641	C-2 Eastern County	1982 1984	05-02356040 05-02356051	Briggs Chaney Plaza LLC Exxon Corp
11,778,500	2003	0.369	C-1 I-270 Corridor	Unk.	09-01813762 09-02781956	Rockville Dev Corp et al Casey, Betty B Tr
4,801,800	2003	1.187	C-2 I-270 Corridor	1967	09-00794560	Daniel, Daniel & Daniel LP
6,318,200	2003	1.778	C-1 I-270 Corridor	1987	09-03321753	Fox Chapel LLC
2,230,200	2003	1.045	C-1 I-270 Corridor	1988	09-02640914	Middlebrook Shopping Center LLC
47,273,100	2005	1.822	RMX-3 I-270 Corridor TDR RMX-1	1996 1997 1999 2000	02-03198807 02-03159305 02-03107893 02-03107905 02-03107916 02-03198693 02-03148131 02-03198671 02-03198682 02-03148120 02-03148118 02-03124671 02-03159282 02-03124738 02-03268318 02-03268307 02-03147876 02-03124705 02-03124693	Wachovia Development Corp Milestone Investment Lmt Part Wal-Mart Real Ests Business Trust Pacheco Village Properties Kohl's Department Stores Inc Agree-Milestone Ctr Project LLC Stonemill LLC HD Development of MD Inc Milestone Retail Leasing LLC Applebee's of Virginia Inc BEF Reit Inc Haddad Milestone Property LLC Milestone Com Ctr Assn Inc FF&F LLC et al Milestone Retail Leasing LLC Milestone Retail Leasing LLC Dayton Hudson Corporation Petsmart Germantown Business Trust Milestone Com Ctr Assn Inc
5,666,200	2005	2.163	C-2 I-270 Corridor C-3	Unk.	02-02628945	Sugarloaf Partnership LLC

Name	Address	Town	Zip	Site Area (Ac)	Enclosed Area (SF)	Improvements Value (\$)
Village of Cloppers Mill	18000 Mateny Road 18012 Mateny Road Stags Leap Terrace Cloppers Mill Road	Darnestown	20878	14.136	137,035	29,232,700
KEMP MILL/FOUR CORNERS						
Flower Avenue Shopping Center	8750 Arliss Street 8701 Flower Avenue 8805 Flower Avenue 8807 Flower Avenue 8809 Flower Avenue 8528 Piney Branch Road 8550 Piney Branch Road	Silver Spring	20901	11.967	166,987	6,211,600
Kemp Mill Shopping Center	1301 Lambertson Drive 1299 Lambertson Drive	Silver Spring	20902	6.930	68,829	2,090,300
Woodmoor Shopping Center	10101 Colesville Road 10145 Colesville Road 10149 Colesville Road 8 Timberwood Avenue E. University Boulevard 20 E. University Boulevard 28 E. University Boulevard 50 E. University Boulevard	Silver Spring	20901	3.090	65,587	5,558,300
KENSINGTON/WHEATON						
Randolph Crossing	12200 Veirs Mill Road	Silver Spring	20906	2.050	47,886	3,214,400
Stonemill Square	4101 Randolph Road 12201 Veirs Mill Road 12221 Veirs Mill Road 12245 Veirs Mill Road 12255 Veirs Mill Road 12265 Veirs Mill Road Colie Drive	Silver Spring	20906	13.456	127,305	7,669,600
Westfield Shoppingtown Wheaton	11160 Veirs Mill Road 11030 Veirs Mill Road 2730 W University Boulevard 11190 Veirs Mill Road 2730 W University Boulevard Veirs Mill Road	Silver Spring	20902	78.967	1,561,712	91,315,200
Wheaton Park Shopping Center	12019 Georgia Avenue	Silver Spring	20902	5.480	74,243	5,477,100
NORTH BETHESDA						
1776 Plaza	1776 East Jefferson Street	Rockville	20852	6.055	121,588	19,310,300
Federal Plaza	12250 Rockville Pike	Rockville	20852	11.520	111,892	14,234,300
Georgetown Square Shopping Center	10400 Old Georgetown Road	Bethesda	20814	10.290	121,705	14,430,500
Metro Pike Shopping Center	11520 Rockville Pike 11560 Rockville Pike 11564 Rockville Pike	Rockville	20852	4.478	69,600	12,931,600
Mid-Pike Plaza	11806 Rockville Pike Rockville Pike Rockville Pike Rockville Pike Rockville Pike Montrose Road	Rockville	20852	10.057	331,716	32,263,800
Towne Plaza	12230 Rockville Pike	Rockville	20852	2.875	57,113	9,694,100
White Flint Mall	11301 Rockville Pike Rokey Avenue	Rockville	20895	43.310	1,603,758	87,540,500
White Flint Plaza	5100 Nicholson Lane	Kensington	20895	15.020	192,407	22,684,300
Wildwood Shopping Center	10233 Old Georgetown Road	Bethesda	20814	11.610	80,359	38,073,800
OLNEY						
Norbeck Center Shopping Center	4007 Norbeck Road	Rockville	20853	0.621	8,146	1,239,000
Olney Shopping Center	3190-3494 Olney Laytonsville Road 3410 Olney Laytonsville Road	Olney	20832	3.709	58,437	9,920,400
Olney Town Center	18100 Town Center Drive	Olney	20832	12.960	35,706	19,485,900
Olney Village Center	18330 Village Center Drive	Olney	20832	17.690	202,044	27,239,500

Land Value (\$)	Year Assessed	I/L Ratio	Zone Planning Team	Year Opened	Tax ID#	Owner(s)
4,666,770	2005	6.264	PD4 I-270 Corridor	1996	06-03086620	Cloppers Mill Village Ctr LLC
					06-03086618	
					06-03062225	
					06-03086631	
7,632,700	2004	0.814	C-1 Silver Spring CROZ	1918	13-00964991	B Franklin Kahn et al Trust
				1950	13-01397603	Flower Ave Shopg Cntr Ltd
				1960	13-01397443	8805 Flower Ave Ptnshp
				1962	13-01397578	Ghim, Ray G & E S
				1976	13-01397636	Flower Ave Shopg Cntr Ltd Part
					13-00958283	Piney Branch Rd LLC
					13-00960710	Joyken United Corp
4,535,400	2004	0.461	C-1 Eastern County R-90	1970	13-00959675	Kemp Mill Shopping Ctr et al
				1971	13-00965541	B & D Office Building Assoc
2,907,500	2004	1.912	C-4 Eastern County	1950	13-01087816	U S Retail Partners Ltd Ptnshp
					13-01087840	
					13-01087851	
					13-01087838	
					13-01087793	
					13-01087862	
					13-01087873	
					13-01087827	
982,200	2004	3.273	C-1 Georgia Avenue R-60	1955	13-01166641	VMR Associates
7,226,700	2004	1.061	C-1 Georgia Avenue R-60	1959	13-00982875	CBS Associates Ltd Pntshp
				1960	13-01343213	Exxon Corporation
				1962	13-01343235	Carruthers, John T Jr
				1963	13-03219752	
				1973	13-01342231	
				2000	13-01343224	
					13-01343246	
81,455,200	2004	1.121	C-2 Georgia Avenue C-T	1958	13-00951635	Wheaton Plaza Regional Shpng Cntr
				1961	13-00983700	
				1964	13-00951668	
				1969	13-00983722	
				1977	13-00951657	
					13-03259473	
3,580,600	2004	1.530	C-1 Georgia Avenue	1982	13-03147934	Kahn, B Franklin et al Tr
7,912,800	2003	2.440	C-2 Bethesda	1976	04-02859678	Fr Federal Plaza Inc
15,054,300	2003	0.946	C-2 Bethesda	1991	04-00049984	Fr Federal Plaza Inc
11,169,900	2003	1.292	C-1 Bethesda	1973	04-00047690	Davis, Floyd E 3rd et al Tr
8,337,200	2003	1.551	C-2 Bethesda	1990	04-00048934	Green Acres Metro Ltd Ptnshp
				1999	04-01999131	
					04-00048923	
32,016,000	2003	1.008	C-2 Bethesda	1964	04-00055165	Farber, William A et al Tr
					04-02044618	State Of Maryland
					04-02044607	
					04-02044584	
					04-02044595	
					04-02044573	
5,009,400	2003	1.935	C-2 Bethesda	1984	04-02303350	Jefferson Joint Venture
38,959,500	2003	2.247	C-2 Bethesda C-T R-90	1977	04-00089524	Abramson, Albert & R et al
					04-01820778	White Flint Associates
15,048,200	2003	1.507	C-2 Bethesda R-90	1975	04-02361673	Combined Prop Ltd Ptnshp
12,281,300	2005	3.100	C-1 Bethesda R-90	1958	07-00699085	Federal Realty Investment Tr
622,100	2005	1.992	C-1 Georgia Avenue R-200	1988	08-02775033	DiSalvatore LLC
3,716,000	2005	2.670	C-1 Georgia Avenue C-2 R-60	1972	08-03058597	Saul Holdings Ltd Ptnshp
					08-00710300	Saul, B Francis 2nd et al Tr
7,574,000	2005	2.573	C-2 Georgia Avenue	Unk.	08-02697794	Ladson, Thomas A Jt et al
13,485,000	2005	2.020	C-2 Georgia Avenue	1979	08-01800441	CMF Springfield Ltd Ptnshp

Name	Address	Town	Zip	Site Area (Ac)	Enclosed Area (SF)	Improvements Value (\$)
POTOMAC						
Cabin John Mall	11325 Seven Locks Road Tuckerman Lane 7817 Tuckerman Lane Tuckerman Lane Heatherton Lane	Rockville	20854	25.300	223,163	34,313,100
Potomac Place	10100 River Road	Rockville	20854	6.000	79,351	27,183,700
Potomac Promenade Shopping Center	9812 Falls Road 10200 River Road 10240 River Road	Rockville	20854	10.243	145,141	21,036,900
Potomac Village	10101 River Road	Rockville	20854	3.460	34,958	8,821,800
Westfield Shoppingtown Montgomery	10341 Westlake Drive 10235 Westlake Drive Westlake Drive 10235 Westlake Drive Westlake Drive 10323 Westlake Drive 10323 Westlake Drive	Bethesda	20817	57.736	1,335,806	390,205,200
ROCK CREEK						
Redmill Shopping Center	7200 Muncaster Mill Road 7258 Muncaster Mill Road	Rockville	20855	4.718	47,541	4,297,800
SILVER SPRING						
Seminary Place Shopping Center	9440 Georgia Avenue 9500 Georgia Avenue 9510 Georgia Avenue 9520 Georgia Avenue	Silver Spring	20910	3.844	46,966	4,879,800
Spring Center	8627 16th Street 16th Street	Silver Spring	20910	4.615	42,635	5,843,800
TAKOMA PARK						
Hampshire-Langley	1101 E. University Boulevard 1167 E. University Boulevard	Takoma Park	20912	9.800	141,582	7,019,100
WHITE OAK						
Burnt Mills Shopping Center	Colesville Road	Silver Spring	20904	3.506	32,000	N/A
Colesville Center Shopping Center	13440 New Hampshire Avenue 17 Randolph Road 25 Randolph Road	Silver Spring	20904	7.939	93,796	13,549,700
Hillandale Shopping Center	10101 New Hampshire Avenue 10145 New Hampshire Avenue Powder Mill Road 1801 Powder Mill Road Elton Road 1700 Elton Road	Silver Spring	20903	14.446	192,652	8,890,900
White Oak Shopping Center	11201 New Hampshire Avenue 11221 New Hampshire Avenue 11271 New Hampshire Avenue	Silver Spring	20904	27.835	477,155	41,943,700
TOTALS				775.043	11,221,391	1,330,277,900

Land Value (\$)	Year Assessed	I/L Ratio	Zone Planning Team	Year Opened	Tax ID#	Owner(s)
13,740,900	2003	2.497	RMX-2C Potomac R-90	1968 1978	04-00046707 04-00046797 04-00046695 04-00046811 04-01890691	Cabin John Ltd Ptnshp
9,147,600	2005	2.972	C-1 Potomac R-200	Unk.	10-00905376	Potomac Place Ltd Ptnshp
15,799,300	2005	1.332	C-1 Potomac	Unk.	10-02724045 10-00857862 10-00853055	Falls Road Limited Ptnshp River Falls Limited Ptnshp
6,028,700	2005	1.463	C-1 Potomac	1959	10-00906132	McConihe, M H et al Tr
89,609,200	2005	4.355	C-2 Potomac	1976	10-03379217 10-00862210 10-00858866 10-00857691 10-00858855 10-03293494 10-03293506	Montgomery Mall LLC Src O P Corporation May Department Stores Co Montgomery Mall Condo LLC May Co Montgomery Cond LLC
2,958,400	2003	1.453	C-1 Georgia Avenue	1985 1987	09-01983090 09-02450358	Redmill Shop Ctr Asc LP
6,150,700	2004	0.793	C-2 Silver Spring	1954 1965 1966	13-01428682 13-01428795 13-01428636 13-01428671	Seminary Center Ltd Ptnshp Kramer, Sidney Kremkau, Richard O
4,630,400	2004	1.262	C-4 Silver Spring	1986	13-03061460 13-03061471	Ancar Associates
6,435,900	2004	1.091	C-2 Silver Spring CROZ	1960 1970	13-03161081 13-03161092	Saul Subsidiary I Ltd Part (Bf Saul Real Est Inv Tr)
3,054,300	2005	N/A	C-4 Eastern County R-90	2005	05-03436956	Leisner Family Ltd Ptnshp
8,645,300	2005	1.567	C-1 Eastern County	1978	05-01781916 05-01874350 05-00273307	Kramer, Sidney & B M
8,802,000	2005	1.010	C-1 Eastern County R-90	1967 1987 1988	05-00285624 05-00260464 05-00257956 05-00309333 05-00257967 05-00257978	Ralph J Duffie Inc
23,938,200	2005	1.752	C-2 Eastern County R-90	1966 1967	05-00260351 05-00260362 05-00260338	Saul Subsidiary I Ltd Ptnshp
690,519,870		1.926				