

# INVESTMENT OPPORTUNITY

19611 Fisher Avenue • Poolesville, MD 20837



Eileen Xu Weithers   
Principal

Direct: 703.559.1549  
Office: 703.302.1895  
Email: [eileenxu@arcginc.com](mailto:eileenxu@arcginc.com)

[www.arcginc.com](http://www.arcginc.com)



# INVESTMENT OPPORTUNITY

## EXECUTIVE SUMMARY

Alpha Royale Commercial Group is pleased to present the opportunity to acquire House of Poolesville, a stand along building consisting of 5,289 square feet and 1.48 acre land area in Poolesville, Maryland. Build in 1970, and was newly renovated in 2018.

House of Poolesville contains a very unique combination of Asian restaurant and American bar concept. Given its delicious Chinese food and indoor and outdoor dining facility, it became a highly rated and well-known local destination for surrounding population.

The building is prominently located off of Fisher Ave, with 255 SF frontage, Montgomery County, one of the most wealthiest county in Washington Metropolitan Area.

ASKING PRICE:

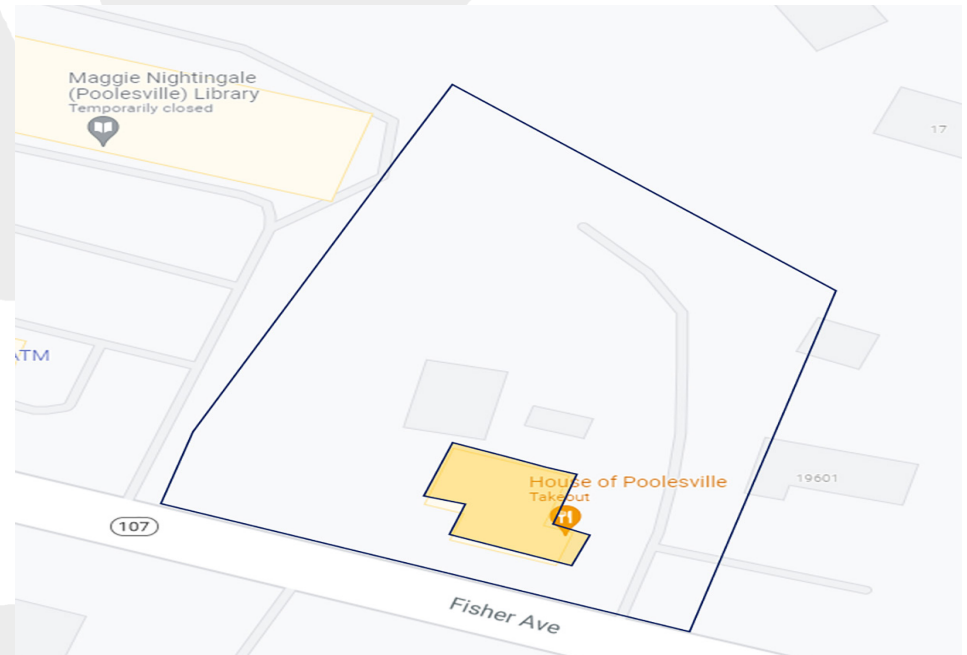
**\$3,300,000**



# INVESTMENT OPPORTUNITY

## PROPERTY DETAILS

PRICING	\$3,300,000
CURRENT USAGE	Restaurant
RENTABLE AREA	5,289 SF include Roof Patio
LAND AREA	1.48 Acres
PROPERTY ADDRESS	19611 Fisher Ave Poolesville, MD
YEAR BUILT	1970 / Renovated 2018
# OF PARKING SPACES	48
PARCEL NUMBER	P573
TRAFFIC COUNT	2,605+ VPD
USAGE	Commercial
ZONING	PC
LOCATION	Town of Poolesville





# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

### Business Friendly Destination | Economic Stability

- The benefits of being on the outskirts of Washington, D.C., Poolesville offers business-friendly town government with a fast-track permitting system greater zoning flexibility and lower commercial space costs.
- Fisher Ave is the main retail corridor for residents

### Long-Standing Asian Restaurant/Bar | Land Ownership

- Indoor & outdoor dining & bar area
- Beautifully renovated in 2018
- Covered facilities for special outdoor events

### Excellent Location

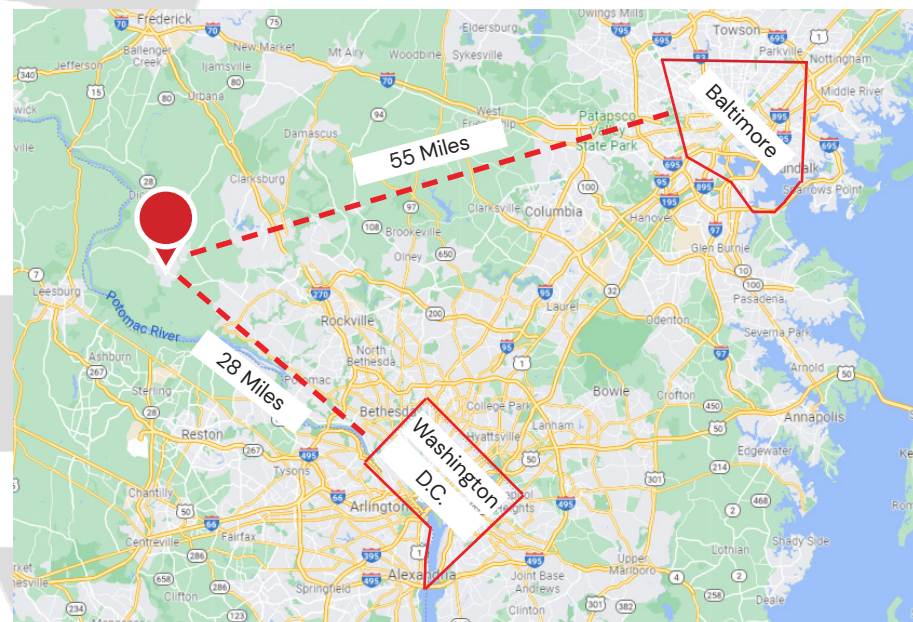
The Town of Poolesville sits in the northwest part of Montgomery County, in an area between Rockville (15 miles to the south) Gaithersburg (9 miles to the east) and Frederick (17 miles to the north). The center of town is approximately 6 miles east of the Potomac River at White's Ferry, the last ferry crossing of the Potomac and less than 25 miles from Washington, D.C.

### Favorable Demographics

- An affluent and highly-educated resident population and consumer base
- Poolesville High School ranked by Newsweek as the premiere (2nd best) public high school in Maryland
- Features a Median household income \$180,524, 1-year growth 6.13%

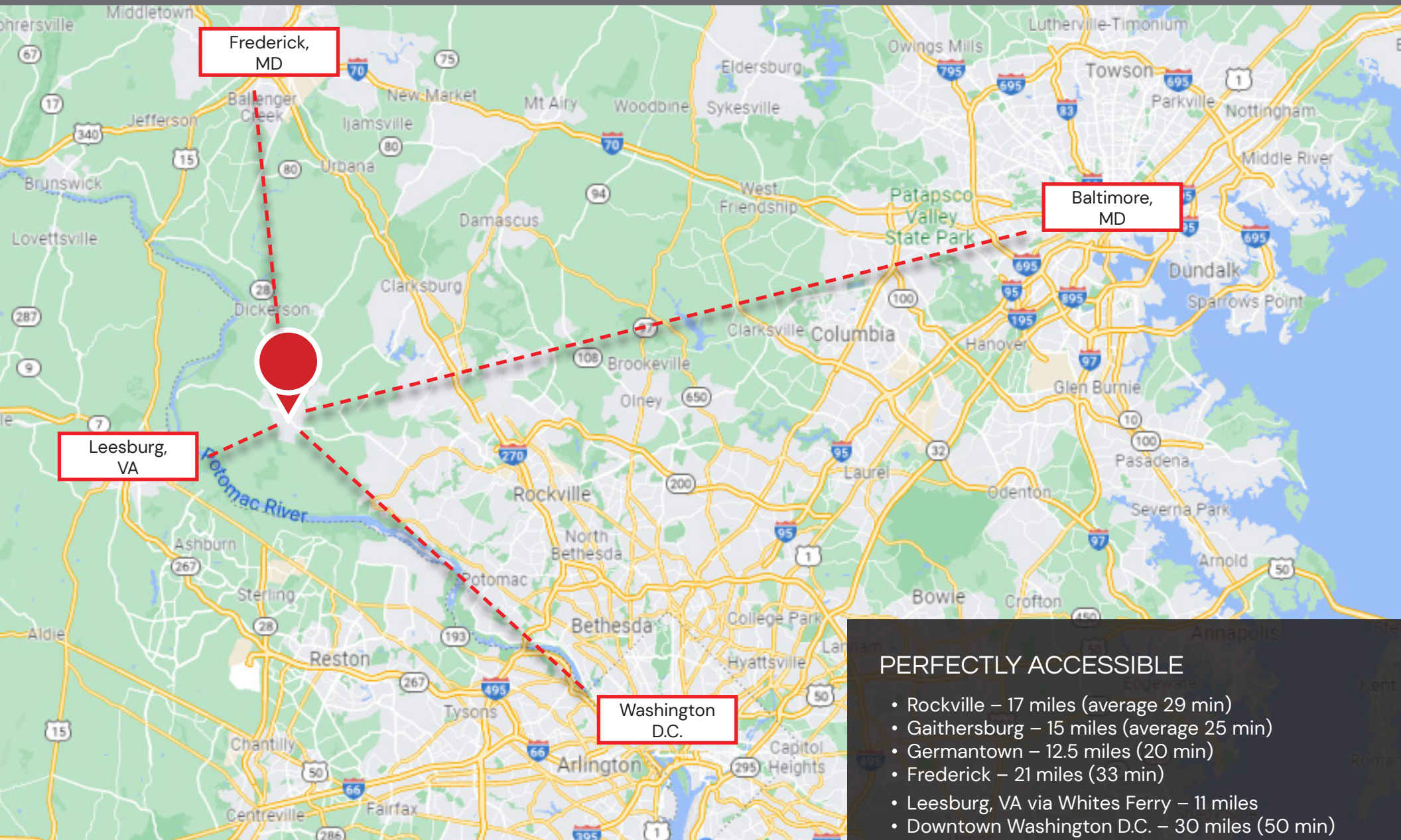
### Tremendous Traffic Counts | Signage

- Excellent signage with Fisher Ave frontage of 255 FT
- Average of 2,605 cars per day
- More than 8,000 residents and 2,300 employees support the trade area





# PROPERTY LOCATION



## PERFECTLY ACCESSIBLE

- Rockville – 17 miles (average 29 min)
- Gaithersburg – 15 miles (average 25 min)
- Germantown – 12.5 miles (20 min)
- Frederick – 21 miles (33 min)
- Leesburg, VA via Whites Ferry – 11 miles
- Downtown Washington D.C. – 30 miles (50 min)
- Arlington, VA – 33 miles (47 min)
- Baltimore – 57 miles



# PROPERTY LOCATION





TOWN OF POOLESVILLE

LIVE • WORK • PLAY



DEMOGRAPHICS

DAYTIME POPULATION



1 Mile	3 Miles	5 Miles
4,975	6,080	8,002

POPULATION



1 Mile	3 Miles	5 Miles
4,970	6,073	8,004

AVERAGE HOUSEHOLD INCOME



1 Mile	3 Miles	5 Miles
\$175,762	\$175,455	\$179,747

TRAFFIC (VPD)



1 Mile	3 Miles	5 Miles
2,469	3,002	3,859

TOWNS OF POOLESVILLE

Poolesville is a historic community located in the northwestern part of Montgomery County. Relatively close to Rockville & Frederick, Maryland, and approximately 33 miles from Washington D.C.

The town encompasses 2,374 acres with a population of 5,191, a 0.4% annual increase and its median household income of \$180,524 which is more than the median annual income of \$65,712 across the entire United States. Poolesville also 2,65k people mostly in professional, scientific, technical service, public administration and construction.

With median property value of \$475,000 which is 1.98 times larger than the national average of \$240,500, Poolesville is a town of unique charm, a special place strategically located at a crossroad, not only of geography, but also where the past intersects the present, agriculture connects with commerce, and rural beauty coexists with suburban convenience The Town of Poolesville prides itself on being a caring community with small town values and character that endeavors to ensure that present and future residents area able to enjoy this lifestyle.





# PROPERTY PHOTOS







VISION • KNOWLEDGE • COMMITMENT • PARTNERSHIP

**Eileen Xu Weithers CCIM**  
Principal

Direct: 703.559.1549

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[eileenxu@arcginc.com](mailto:eileenxu@arcginc.com)

211 N Union Street Suite 100  
Alexandria, VA 22314

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