



Gaithersburg

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Table 19-1: Gaithersburg, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,693
Total development (square feet)	71,011,596
<i>Key environmental indicators</i>	
Parkland (acres)	1,891
Tree canopy cover (percent)	40.18
<i>Key development types</i>	
Office use (square feet)	6,275,671
Retail use (square feet)	6,275,247
Industrial use (square feet)	6,204,454
Other use (square feet)	8,206,329
Residential use (dwelling units)	31,987

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 19-2: Gaithersburg, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	25
Healthcare Facility	1
Library	0
Place of Worship	32
Police Facility	5
Public School	13
Recreation Center	4

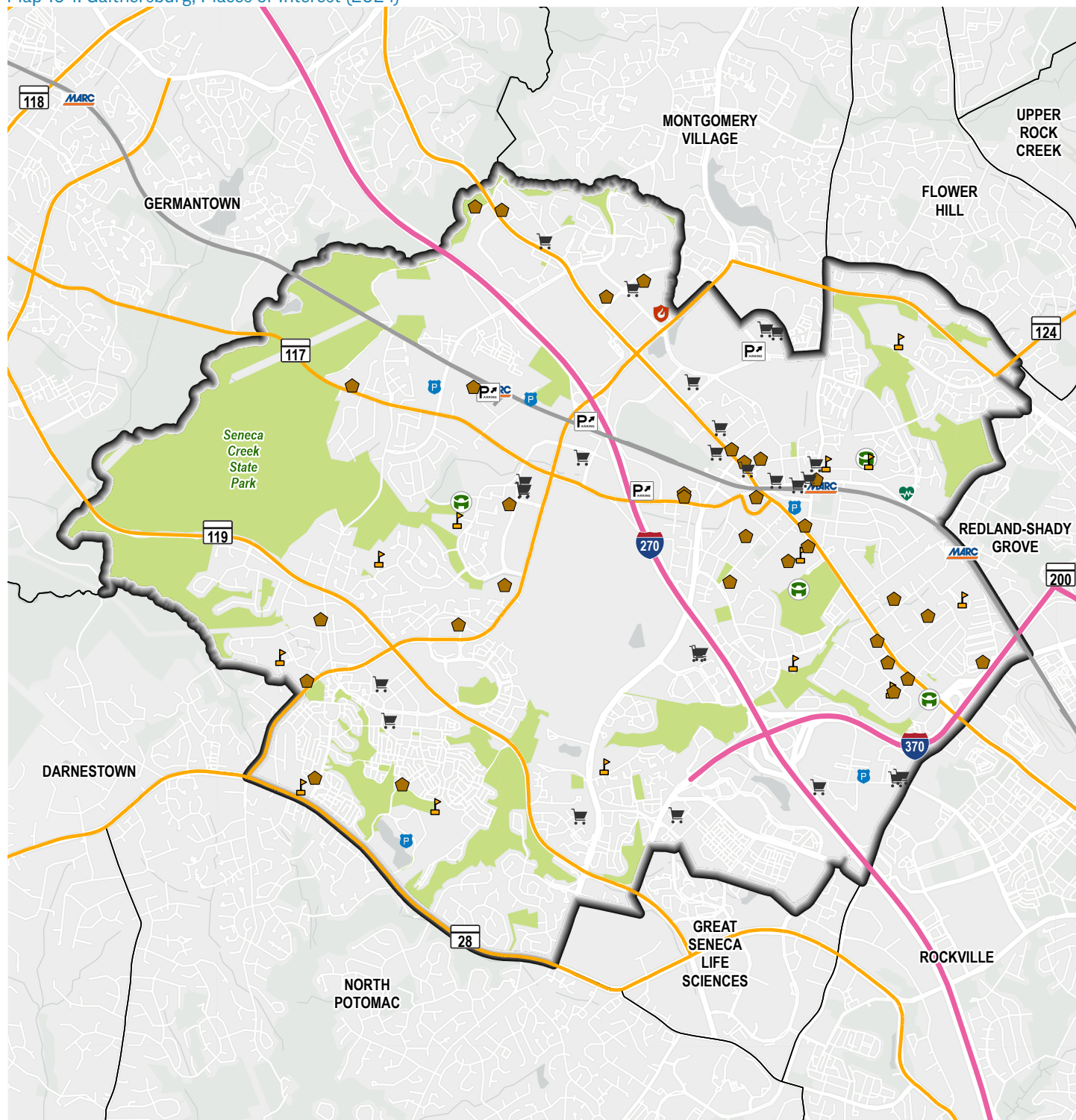
Source: Montgomery Planning (August 2024).

The Gaithersburg CTA is located along the I-270 corridor and includes the City of Gaithersburg—Montgomery County’s most populous municipality—and extends westward to include a large portion of Seneca Creek State Park. As a centrally positioned community, other major roads traverse the area, including Interstate Highway 370 and state Routes 355 (Frederick Road), 124 (Quince Orchard Road/Montgomery Village Avenue), 117 (Diamond Avenue/Clopper Road), 119 (Great Seneca Hwy), and 28 (Darnestown Road) as its southern boundary. With various shopping centers, several company headquarters, and research and development labs, the area has approximately equal square footages of office, retail, and industrial uses. Nearly 6% of its land is used for retail, the largest share of this land use type of any community in the county. Formerly a major retail area, the Lakeforest Mall, east of the intersection of Routes 124 and 355, was an operating shopping mall until its recent closure and will be redeveloped into a multi-use employment, retail, residential, and entertainment destination. A newer retail hub, the Rio Lakefront, a waterfront shopping center, is located near the southern intersection of Interstate Highways 270 and 370.

Slightly more than half of the 27% of land area used for housing is for single-family detached units; another 5% is used for townhouses and the remaining 7% for multi-family structures. Gaithersburg has two notable “New Urbanist” neighborhoods, the Kentlands and Lakelands, which are both dense and walkable environments with residential enclaves adjacent to commercial districts and cultural amenities. The 579-acre federal National Institute of Standards and Technology (NIST) headquarters, in the center of Gaithersburg, contributes largely to the “Other use” development square footage listed in Table 19-1. In addition to these diverse residential and commercial uses of land, nearly 20% of the community is parkland, which includes the Seneca Creek State Park. While this area is not connected by WMATA Metrorail, the MARC Brunswick Line provides regional commuter rail service via three stations.



Map 19-1: Gaithersburg, Places of Interest (2024)

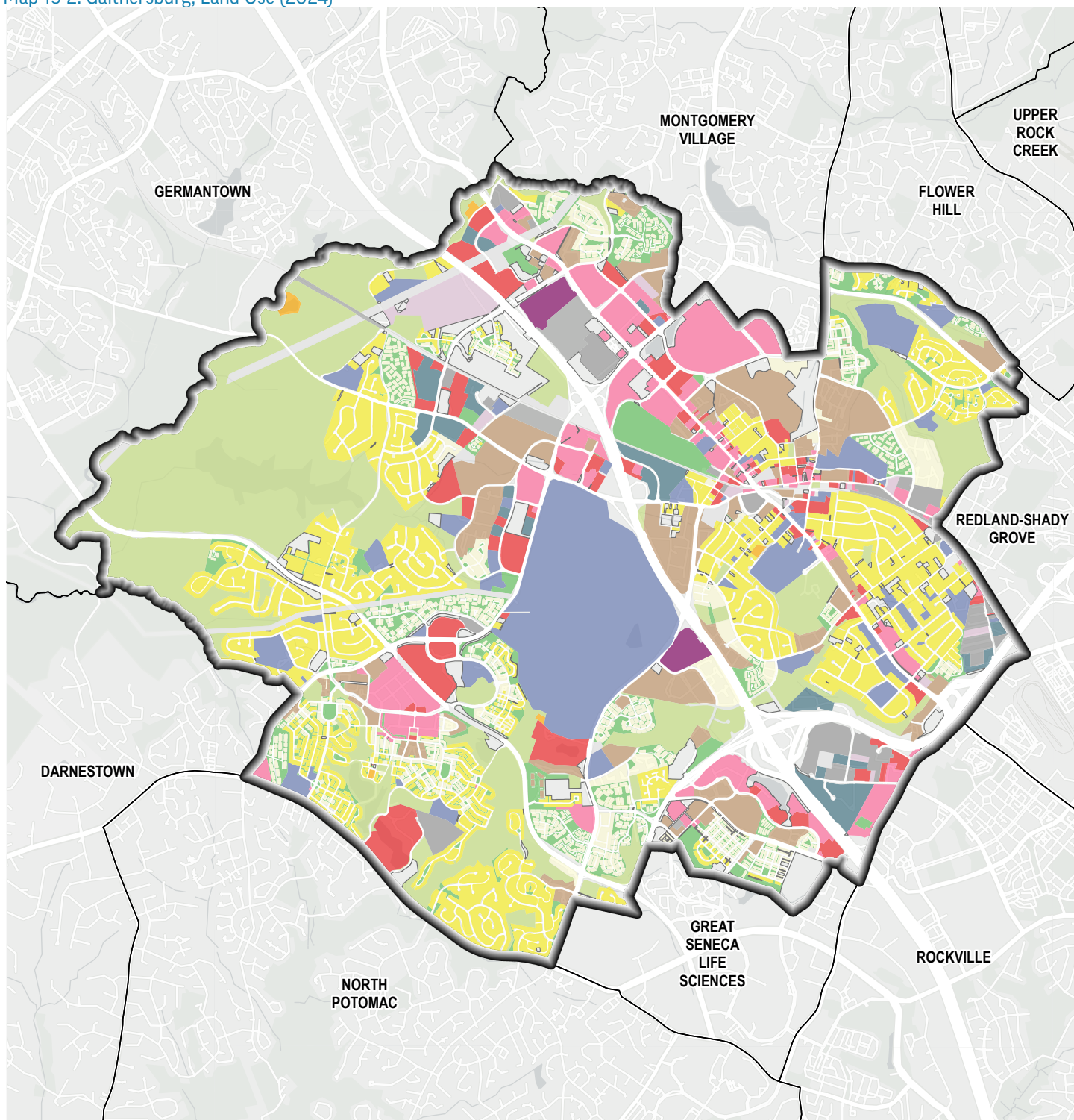


- |                                |                |                   |                     |                   |
|--------------------------------|----------------|-------------------|---------------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Park and Ride Lot | Healthcare Facility | Public School     |
| Freeway                        | Metro Station  | Park              | Place of Worship    | Recreation Center |
| Major Road                     | MARC Line      | Fire Station      | Police Facility     |                   |
|                                | MARC Station   | Grocery Store     |                     |                   |



Source: Montgomery Planning (August 2024).

Map 19-2: Gaithersburg, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Office                     | Research and Development | Single Family Detached |
| Agriculture                    | Mixed-Use Office                 | Open Space/Recreation      | Retail                   | Utility                |
| Cultural                       | Multi-Family                     | Parking and Transportation | Single Family Attached   | Vacant                 |
| Industrial                     |                                  | Parks                      |                          | Warehouse              |



Source: Montgomery Planning (August 2024).



Table 19-3: Gaithersburg, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	19.7%
Cultural	< 1.0%	Research and Development	1.7%
Industrial	< 1.0%	Retail	5.5%
Institutional/Community Facility	9.6%	Single-Family Attached	5.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	14.7%
Multi-Family	6.9%	Utility	1.6%
Office	4.0%	Vacant	4.4%
Open Space/Recreation	5.5%	Warehouse	1.9%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
Source: Montgomery Planning (August 2024).



With 78,633 residents, Gaithersburg was the county's second most populous community in 2022. Since 2010, its total population had grown by 18%, adding nearly 12,000 people, the second greatest number of new residents after Clarksburg. Gaithersburg's older adult population (ages 65 and over) was its fastest growing age group, increasing by 65%, while the size of the other age groups remained relatively unchanged. The Black and Hispanic populations were among the fastest growing racial groups, increasing by 49% and 30%, respectively, which contributed to the community's overall increasing racial diversity. Accordingly, by 2022, a majority of residents spoke a language other than English at home, and nearly one-quarter of residents reported speaking English less than "very well." While educational attainment levels stayed mostly constant after 2010, the population with a graduate or professional degree increased by 36% to incorporate one-quarter of Gaithersburg's adults ages 25 and over. Household

composition in Gaithersburg has mirrored that of the county since 2010, with approximately two-thirds of households being families and nearly half of families having children, while more than one-quarter of households were people living alone. Since 2010, the average household income in Gaithersburg has been slightly below the county average but grew by 45%, slightly higher than the county's 38% growth. While an increasing number of households earned at least \$100,000 by 2022, nearly half of all households still reported incomes of less than \$100,000.



*Gaithersburg was Montgomery County's second most populous community in 2022 with 78,633 residents.*

Table 19-4: Gaithersburg, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	66,694	100%	75,938	100%	78,633	100%
0 to 4 years	4,762	7%	6,032	8%	5,431	7%
5 to 17 years	10,160	15%	12,334	16%	12,195	16%
18 to 34 years	18,021	27%	19,551	26%	18,126	23%
35 to 44 years	10,704	16%	11,149	15%	12,937	16%
45 to 64 years	16,742	25%	18,252	24%	19,537	25%
65 years and older	6,304	9%	8,620	11%	10,407	13%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-5: Gaithersburg, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	66,694	100%	75,938	100%	78,633	100%
White, non-Hispanic	28,273	42%	27,660	36%	26,296	33%
Black or African American, non-Hispanic	8,225	12%	12,684	17%	12,294	16%
Asian, non-Hispanic	12,706	19%	13,569	18%	16,012	20%
Other races, non-Hispanic	1,817	3%	2,595	3%	3,653	5%
Hispanic or Latino	15,673	23%	19,429	26%	20,378	26%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



Table 19-6: Gaithersburg, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	61,932	100%	69,906	100%	73,202	100%
Speak non-English language at home	29,718	48%	34,107	49%	37,848	52%
Speak English less than “very well”	13,660	22%	14,613	21%	16,962	23%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-7: Gaithersburg, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	45,683	100%	51,173	100%	54,031	100%
No high school degree	4,744	10%	6,995	14%	6,138	11%
High school degree or some college education	17,477	38%	17,274	34%	18,922	35%
Bachelor’s degree only	13,473	29%	13,445	26%	15,363	28%
Graduate or professional degree	9,988	22%	13,460	26%	13,608	25%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-8: Gaithersburg, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	37,398	100%	39,546	100%	42,325	100%
Commuted by driving	30,788	82%	30,902	78%	29,033	69%
Car-free commute	5,047	13%	6,390	16%	4,107	10%
Worked from home	1,298	3%	1,888	5%	8,124	19%
Percent of households with no vehicles	1,993	8%	2,145	8%	2,529	9%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-9: Gaithersburg, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	26,311	100%	27,392	100%	29,274	100%
Family households	16,604	63%	18,555	68%	19,247	66%
Families with children	8,213	31%	9,443	34%	9,075	31%
Single-parent families with children	2,292	9%	2,957	11%	2,117	7%
Nonfamily multi-person households	2,122	8%	1,710	6%	2,199	8%
Nonfamily single-person households	7,585	29%	7,126	26%	7,828	27%
<i>Average household size</i>	2.52	NA	2.76	NA	2.67	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-10: Gaithersburg, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	26,311	100%	27,392	100%	29,274	100%
Less than \$50,000	8,202	31%	7,892	29%	6,687	23%
\$50,000 to \$99,999	8,212	31%	8,396	31%	7,380	25%
\$100,000 to \$149,999	5,048	19%	5,322	19%	6,155	21%
\$150,000 to \$199,999	2,912	11%	2,617	10%	3,373	12%
\$200,000 or more	1,937	7%	3,165	12%	5,679	19%
Average household income	\$94,221	NA	\$105,677	NA	\$136,720	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.





## HOUSING

Gaithersburg has a very diverse housing stock, with more than half of its units in multi-family structures, mostly smaller ones. Among all existing housing units, 81% were built before 2010; 70% of the more than 5,300 units constructed since 2010 were new multi-family homes, 26% townhouses, and just 4% single-family detached units (see Table 19-11 and Figure 19-1). Given the variety of housing options and the large amount of multi-family housing, renters have consistently comprised half of

all households—though nearly half of renter-occupied households were burdened by housing costs in 2022, and the average gross rent rose by 45% after 2010 to nearly \$2,000 per month in 2022. Monthly rents, along with their growth, mirrored county averages and rates of increase. For homeowners, both average costs and home values stayed slightly lower than the county average but grew at nearly the same rates as the county—14% for homeowner costs and 26% for housing values.

Table 19-11: Gaithersburg, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
<i>Total housing units</i>	31,987	100%	6,041	100%	9,002	100%	16,944	100%
Before 1960	808	3%	618	10%	11	0%	179	1%
1960 to 1969	3,591	11%	610	10%	29	0%	2,952	17%
1970 to 1979	7,045	22%	1,003	17%	1,983	22%	4,059	24%
1980 to 1989	6,714	21%	1,473	24%	3,021	34%	2,220	13%
1990 to 1999	4,682	15%	1,348	22%	1,098	12%	2,236	13%
2000 to 2009	2,971	9%	766	13%	1,462	16%	743	4%
2010 or later	5,317	17%	223	4%	1,398	16%	3,696	22%
Unknown year	859	3%	0	0%	0	0%	859	5%
<i>Average year built*</i>	1988	NA	1982	NA	1991	NA	1988	NA
<i>Average age*</i>	36	NA	42	NA	33	NA	36	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 19-12: Gaithersburg, Homeownership and Housing Affordability

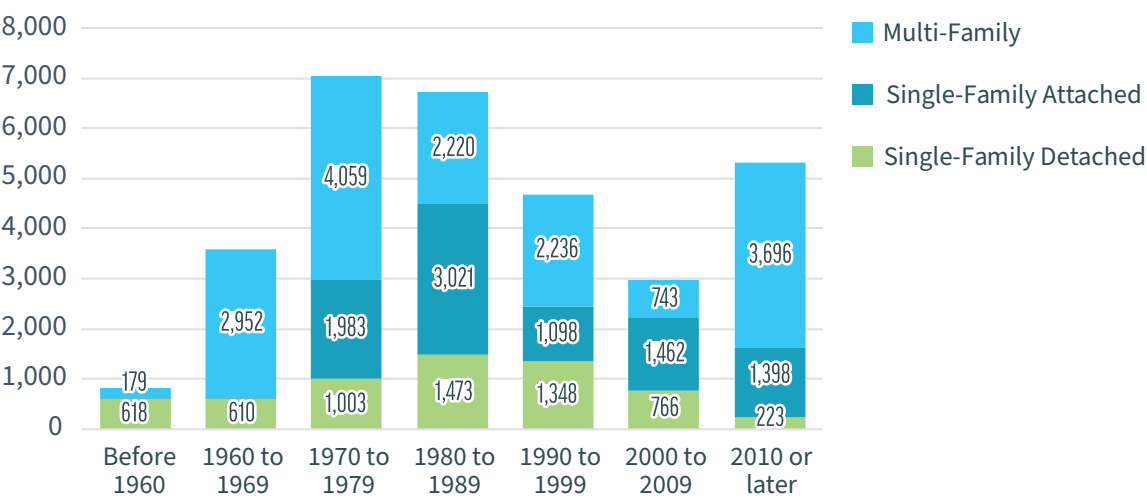
Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	14,050	53%	13,739	50%	14,550	50%
<i>Average homeowner costs (with mortgage)</i>	\$2,493	NA	\$2,355	NA	\$2,848	NA
<i>Average housing value (for homeowners)</i>	\$447,079	NA	\$423,826	NA	\$563,751	NA
Rent-burdened households	5,733	48%	6,691	50%	6,791	48%
<i>Average gross rent</i>	\$1,374	NA	\$1,616	NA	\$1,985	NA

NA Not Applicable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



Figure 19-1: Gaithersburg, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.  
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024)

