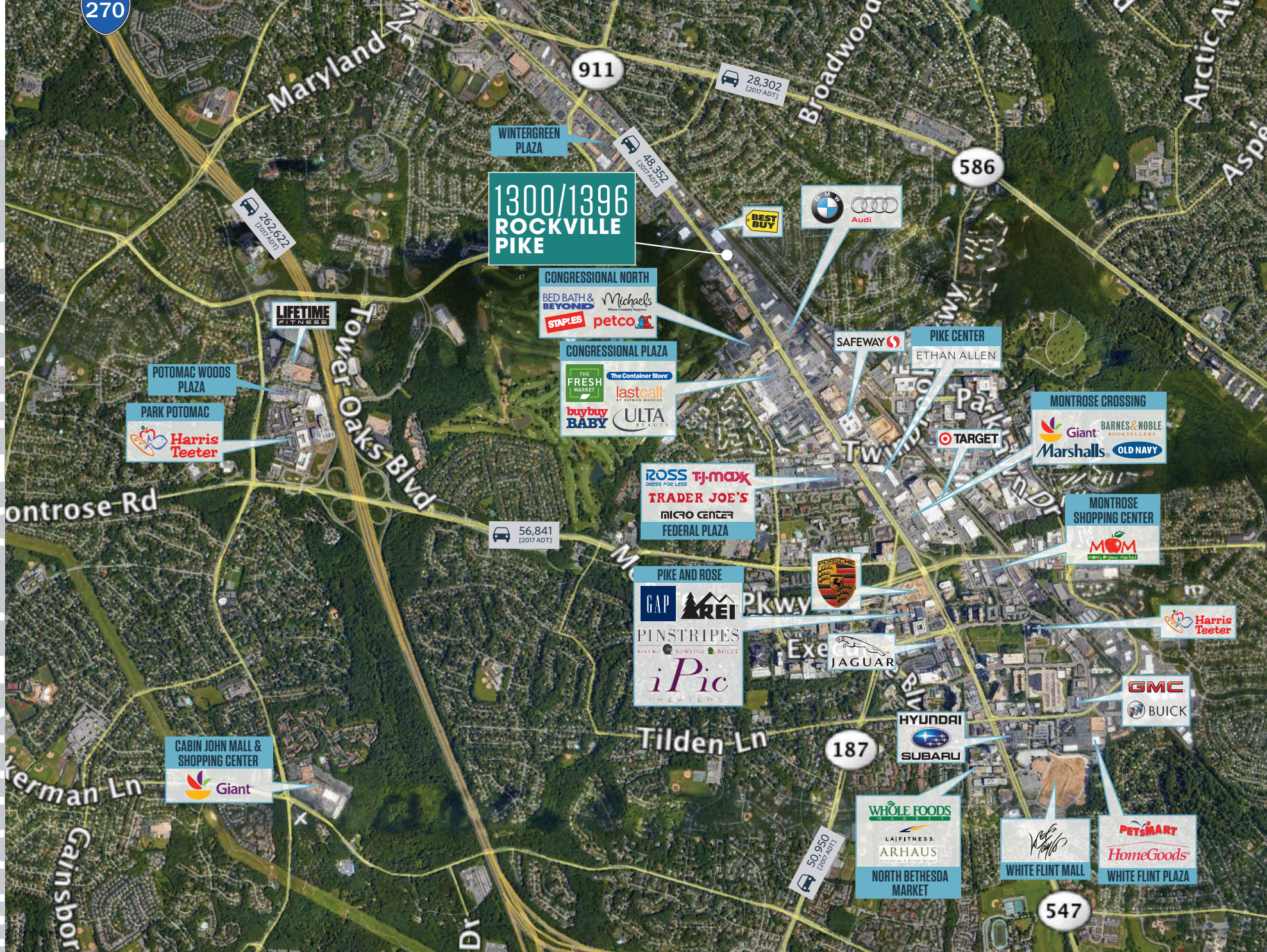


1300/1396
ROCKVILLE
PIKE



UNIQUE OPPORTUNITY

klnb



CLOSE-UP AERIAL

WOODMONT
COUNTRY CLUB



WOODMONT
STATION

48-352
LOT A-DT

1300
ROCKVILLE
PIKE

1396
ROCKVILLE
PIKE



HAVERTYS



1300/1396 ROCKVILLE PIKE

kl**nb**

1300
ROCKVILLE
PIKE

1396
ROCKVILLE
PIKE





1300 ROCKVILLE PIKE

- 24,000 SF on 3 levels
- 12 Service bays
- 3 Deck parking lot - 175 parking spaces
- Zoned - MXCD
- Constructed 2004
- 1.64 Acres

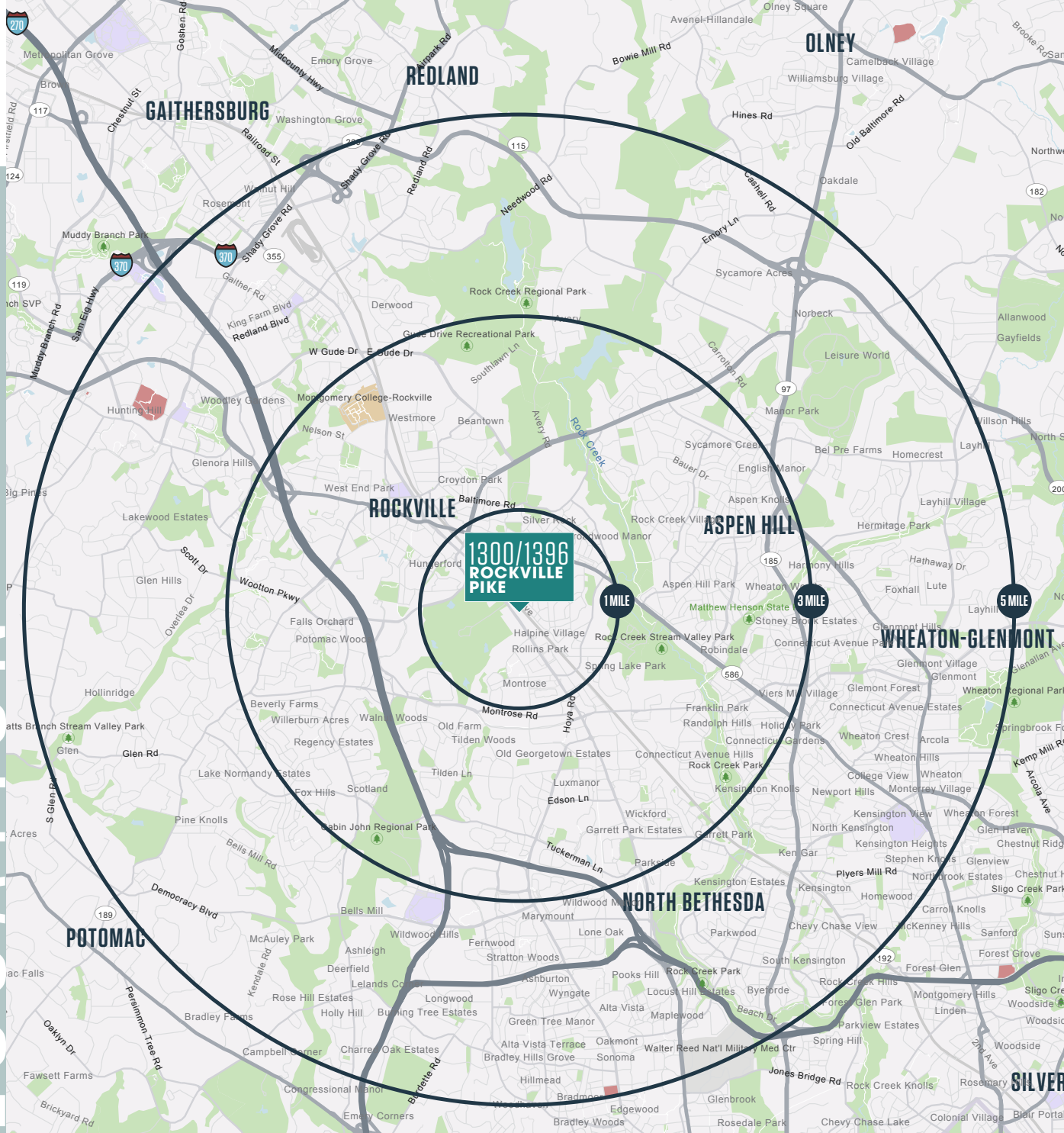


1396 ROCKVILLE PIKE

- 22,000 SF
- 18 Service bays
- 2 Level parking deck - 177 parking paces
- Zoned - MXCD
- Constructed 1975
- 1.17 Acres

LOCATED IN THE HEART OF THE TRADE AREA

LOCATION



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	21,985	135,159	337,176
DAYTIME POPULATION	17,788	95,229	212,737
HOUSEHOLDS	8,659	50,608	126,567
AVERAGE HH INCOME	\$99,464	\$139,224	\$145,201
MEDIAN HH INCOME	\$82,117	\$102,016	\$104,805

TRAFFIC COUNT

ROCKVILLE 3 MIKE 48,352 AADT

1300/1396 ROCKVILLE PIKE



**1300/1396
ROCKVILLE
PIKE**

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