



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- 1,518 square foot Geico Insurance space available December 1, 2020
- Approximately 21 feet of prime frontage along Rockville Pike
- Full access intersection on Rockville Pike (54,075 ADT) directly across the street from Wintergreen Plaza
- Parking available in the front and rear
- Recently renovated facade

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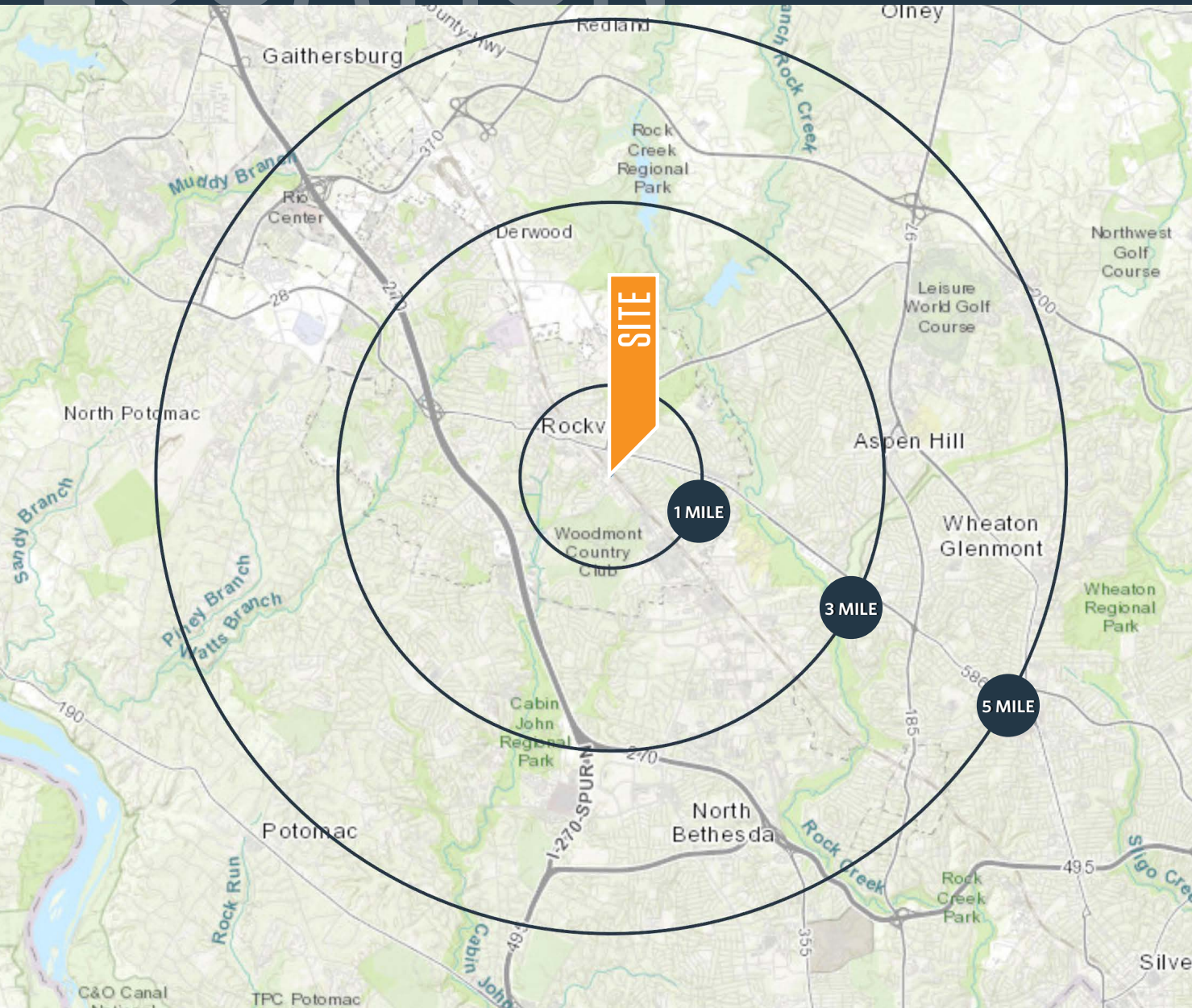
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# LOCATION

# 842B ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,518 SF	\$33.00 PSF + \$8.00 PSF NNN	Retail Shell	12/1/2020

## DEMOGRAPHICS | 2019:

### DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
160,304	17,373	121,760	325,358
Daytime Population			
121,518	12,960	94,990	188,153
Households			
61,236	6,407	45,924	122,874
Average HH Income			
\$151,320	\$112,846	\$148,991	\$149,952

## TRAFFIC COUNTS | 2019:

Rockville Pike	54,075 ADT
First Street	24,920 ADT
Wootton Pkwy	19,175 ADT

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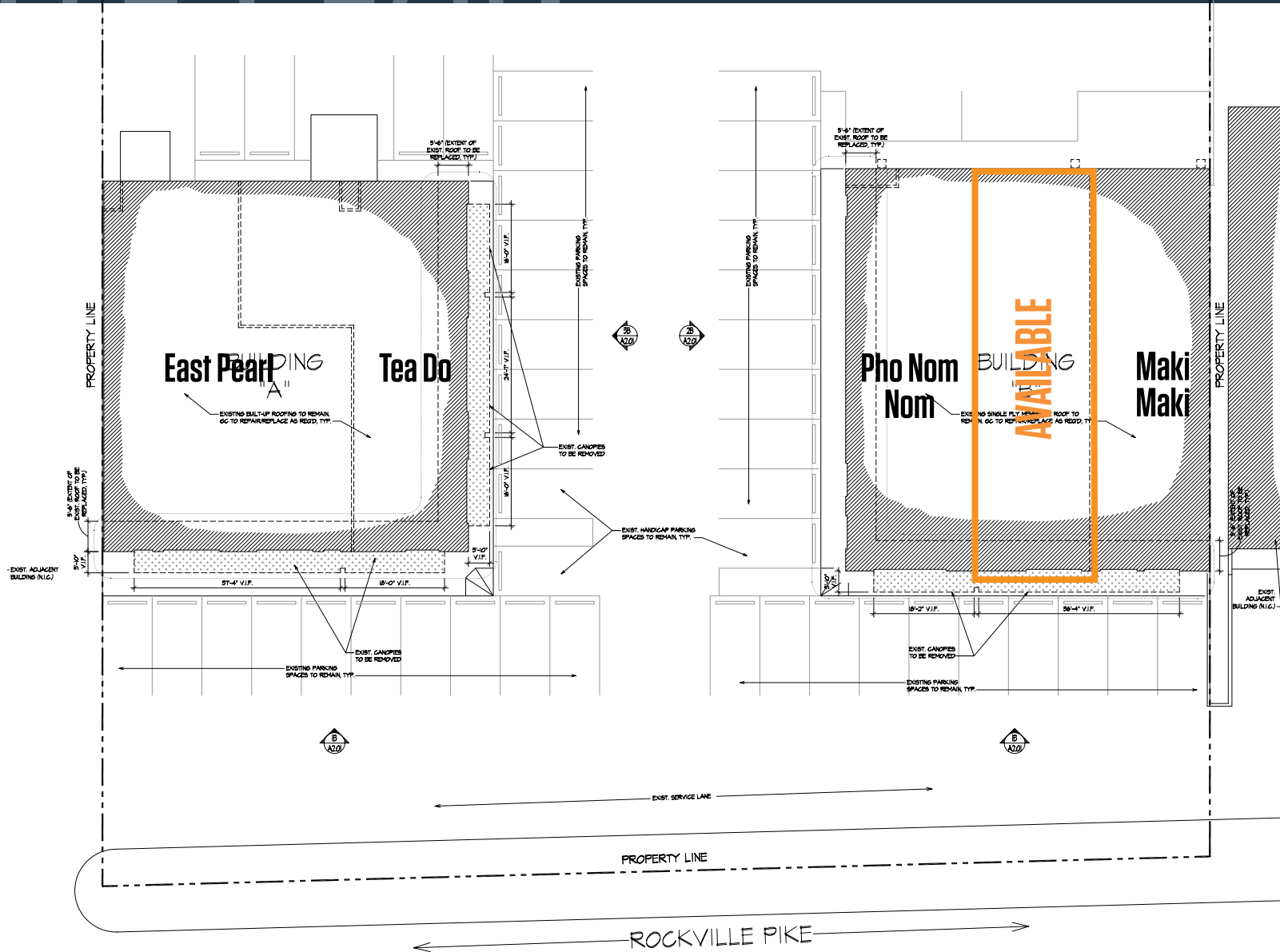
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# SITE PLAN

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# AERIAL

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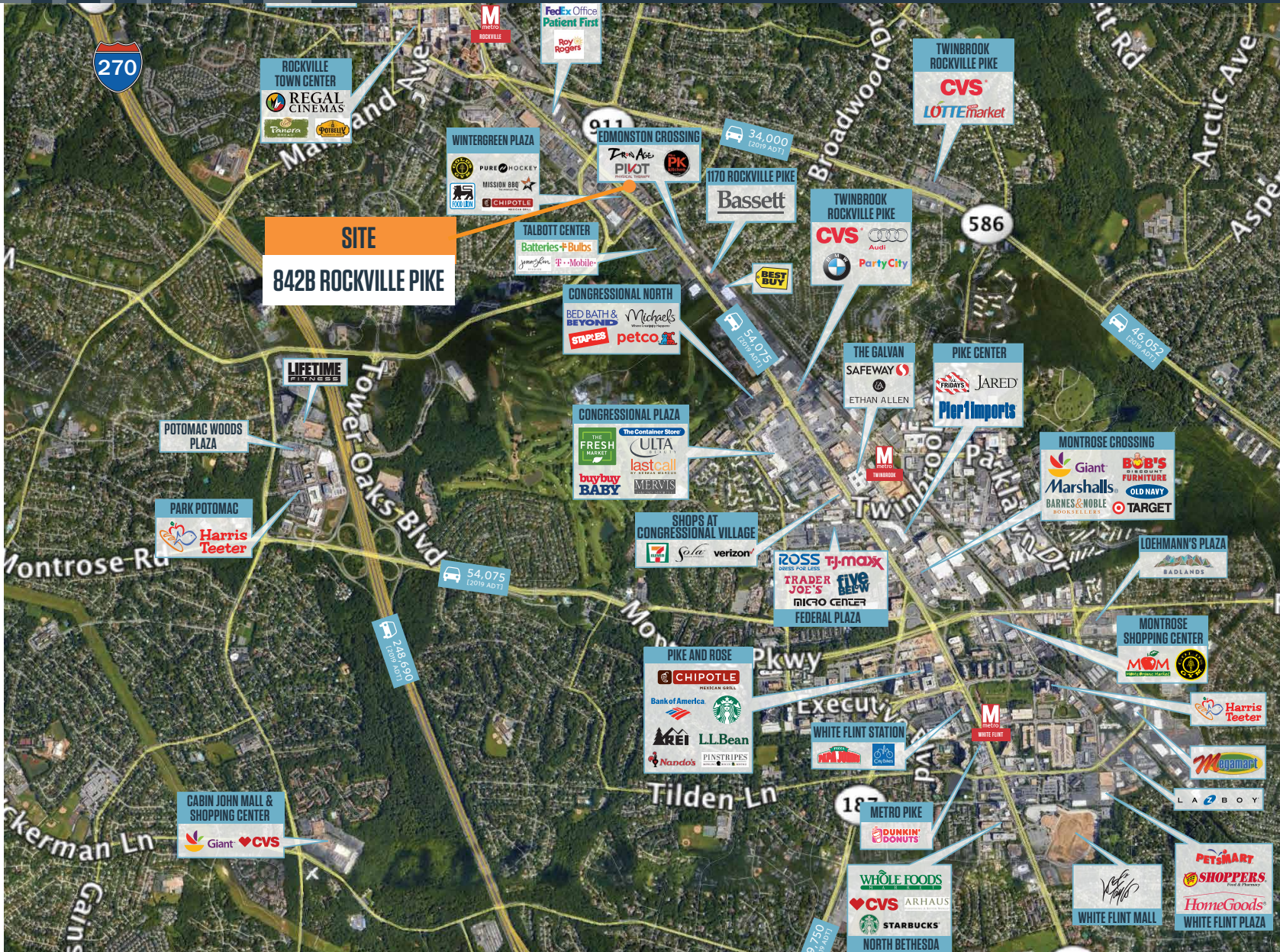
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