



ROCKVILLE PIKE - [54,075 ADT]

JOIN THESE RETAILERS



Bray & Scarff



ROCKVILLE SOCCER

4,780 SQUARE FOOT FREE STANDING BUILDING

- 2,515 square feet and 2,265 square feet available immediately with over 70 feet of prime frontage along Rockville Pike
- Full access intersection on Rockville Pike (54,075 ADT) directly across the street from Wintergreen Plaza
- Free standing pylon sign
- Parking available in the front and rear

MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

LOCATION

844 ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,515 SF	\$35.00 PSF		
&	+	Retail Shell	Immediate
2,265 SF	\$8.00 PSF NNN		

*Can be combined to create 4,780 SF

DEMOGRAPHICS | 2021:

DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
138,983	17,373	121,760	325,358
Daytime Population			
134,868	13,243	120,537	323,591
Households			
53,718	6,350	45,826	122,549
Average HH Income			
\$156,326	\$120,834	\$158,279	\$158,498

TRAFFIC COUNTS | 2021:

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

MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773



844 ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852



MATT SKALET

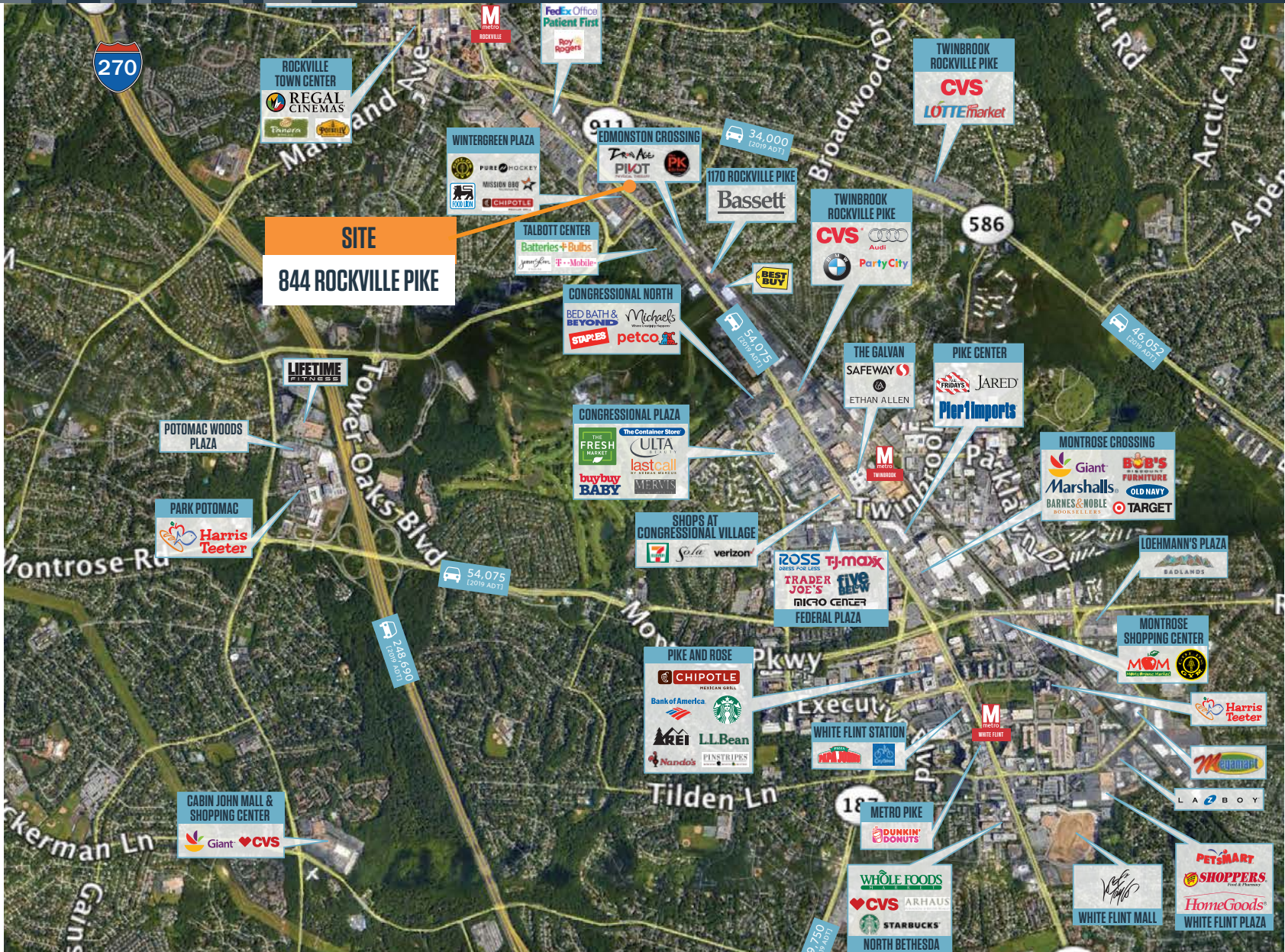
maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773

844 ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852



MATT SKALET

maskalet@klnb.com | 202-420-7775

BEN BECKER

bbecker@klnb.com | 202-420-7773



844 ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

BEN BECKER

bbecker@klnb.com

202-420-7773

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

.....

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

[CLICK TO VIEW PROPERTY WEBSITE](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.