



## JOIN THESE RETAILERS



## UP TO 1,892 SF FOR LEASE

- 1,892 SF available immediately
- Great visibility to Hungerford Drive's 44,000 ADT
- Adjacent to 50,000 SF Giant Food
- Acuspa now open!

**MATT SKALET**

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**BEN BECKER**

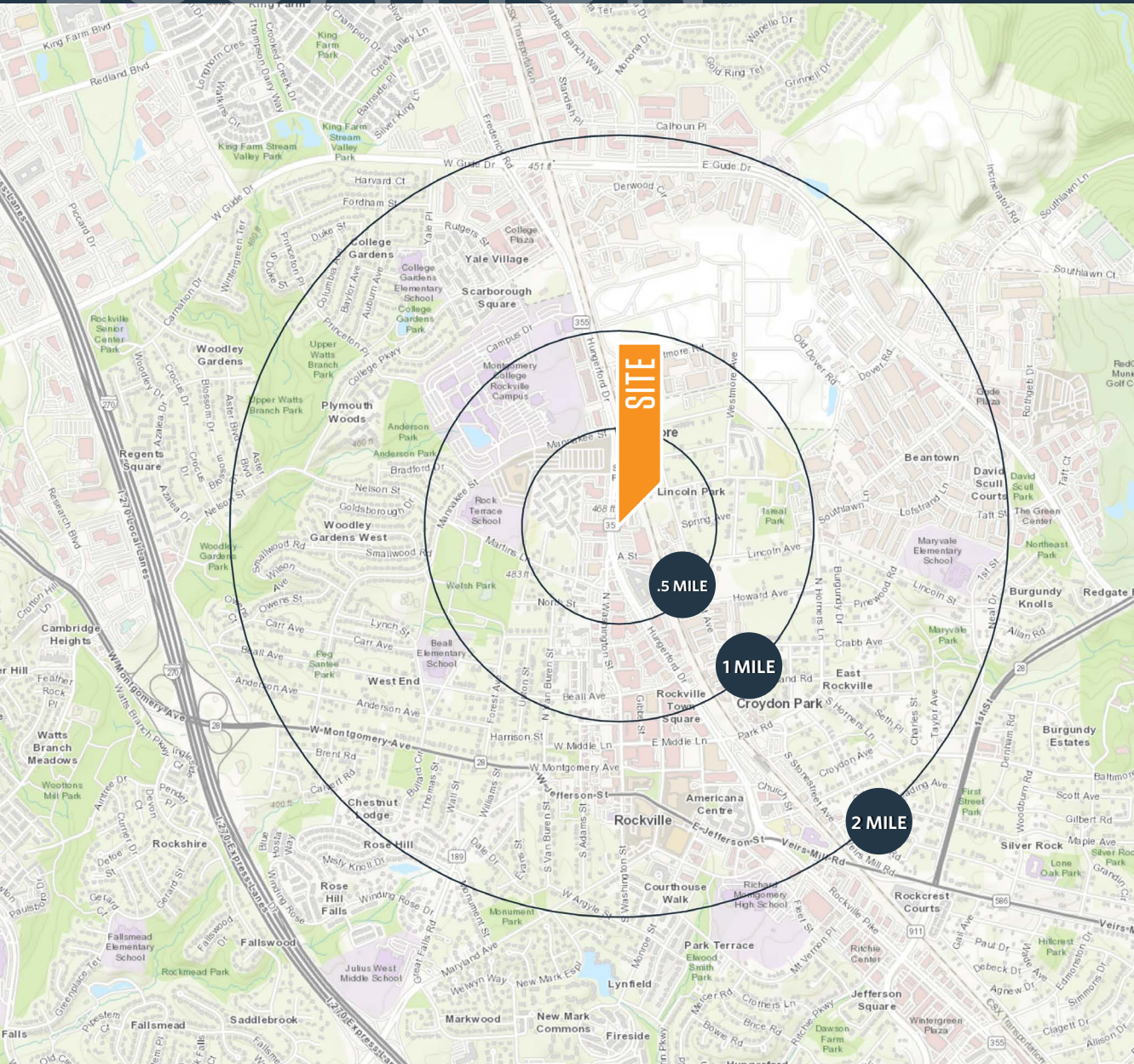
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# LOCATION

# 751 HUNGERFORD DRIVE

ROCKVILLE, MARYLAND 20850



## AVAILABLE SPACE

| SIZE     | RATE                    | DELIVERY              |
|----------|-------------------------|-----------------------|
| 1,892 SF | \$40.00 +<br>\$8.67 NNN | 2nd generation retail |

## DEMOGRAPHICS | 2021:

| 10-MIN DRIVE       | .5-MILE   | 1-MILE    | 2-MILE    |
|--------------------|-----------|-----------|-----------|
| Population         |           |           |           |
| 111,232            | 3,380     | 13,409    | 47,137    |
| Daytime Population |           |           |           |
| 111,662            | 5,443     | 21,719    | 50,744    |
| Households         |           |           |           |
| 44,284             | 1,320     | 5,514     | 17,995    |
| Average HH Income  |           |           |           |
| \$142,241          | \$104,093 | \$129,633 | \$149,132 |

## TRAFFIC COUNTS | 2021:

|                     |            |
|---------------------|------------|
| Hungerford Drive    | 44,000 ADT |
| N Washington Street | 15,000 ADT |
| Mannakee Street     | 10,000 ADT |

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# AERIAL

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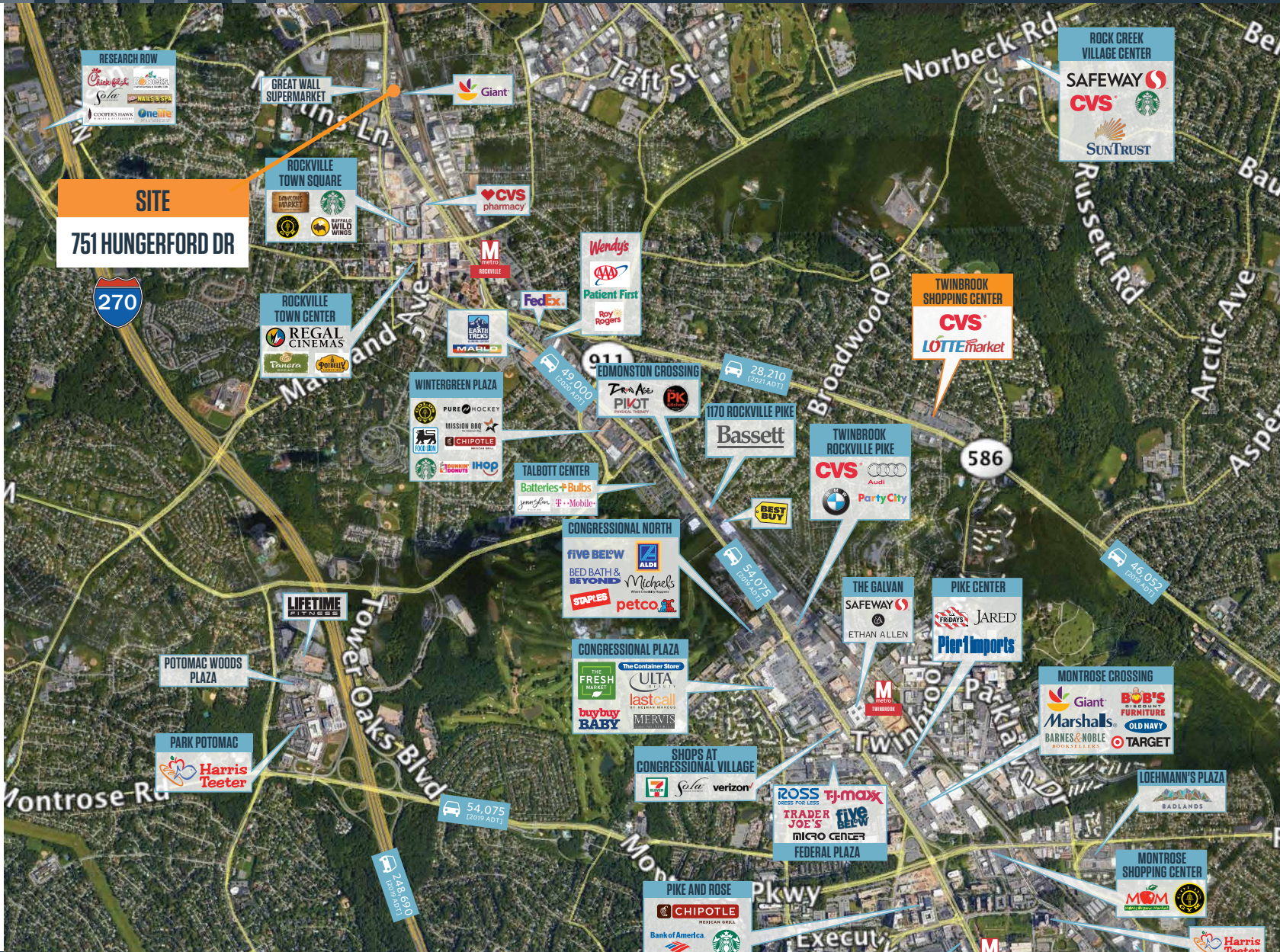
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