

**New Retail & Mixed-Use Development in
Montgomery County, Maryland**



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EXECUTIVE SUMMARY

Exceptional and **RARE exposure to I-270** with over **223,292 cars per day**. On the NW corner of Montgomery Avenue and Research Boulevard with over **50,000 cars per day**.

Join:



PROJECT OVERVIEW:

- Rockville's newest mixed use-project with up to 125,000 SF of Retail in Montgomery County's Wealthiest Neighborhood
- The Center of Region's Federal and Advanced Technology Marketplace
- Home to more than 200 Biotech Companies
- Average HH Income > \$160,000
- Easy and Convenient Access off of I-270 (223,000 VPD)

LOCATION:

I-270 at the NW Corner of
Montgomery Ave & Research Blvd
Rockville, MD

TRAFFIC COUNTS (2017):

W Montgomery Ave: 50,821 (ADT)
I - 270: 223,292 (ADT)
Research Blvd: 12,464 (ADT)

DEVELOPER:

Foulger-Pratt Companies



Average HH Income
in 1 Mile radius

\$141,897



Employees in
3 Mile radius

99,665

125,000 SF of inline
retail space & pad sites.

Anchored
by 63,000 sf

OneLife Fitness.

NOW OPEN!

Close proximity
to **dense daytime
population** and
**Shady Grove
Hospital.**

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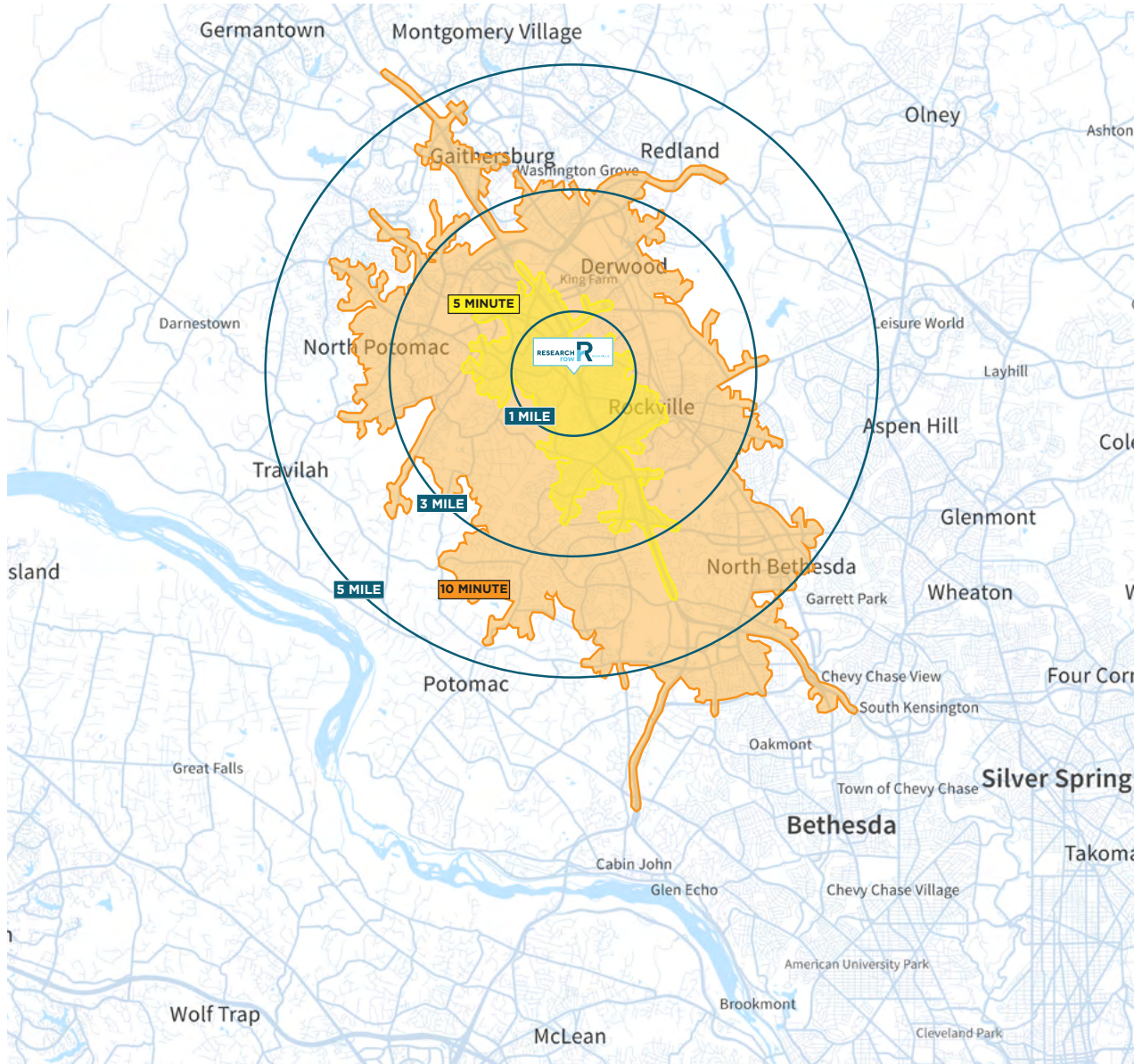
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FOULGER-PRATT
We Build to Last

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LOCATION & DEMOGRAPHICS



Demographics | 2019:

1-Mile	3-Mile	5-Mile
 Population		
12,973	113,693	293,415
 Daytime Population		
5,747	90,001	193,543
 Average HH Income		
\$173,922	\$159,491	\$152,085
5 Minute	10 Minute	
 Population		
281,187	793,447	
 Daytime Population		
182,001	449,114	
 Average HH Income		
\$140,421	\$145,616	

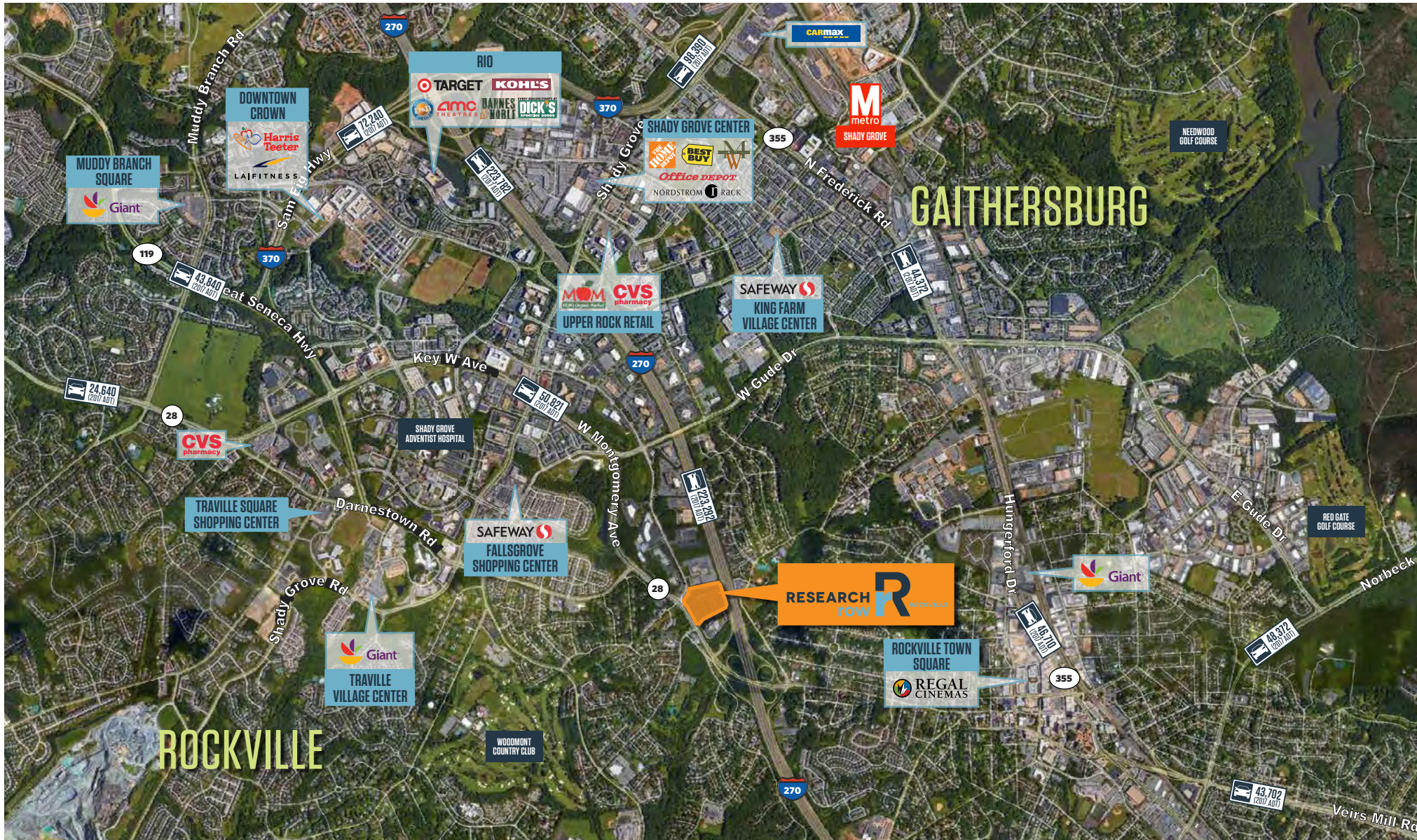
↓ **DOWNLOAD FULL DEMOS**

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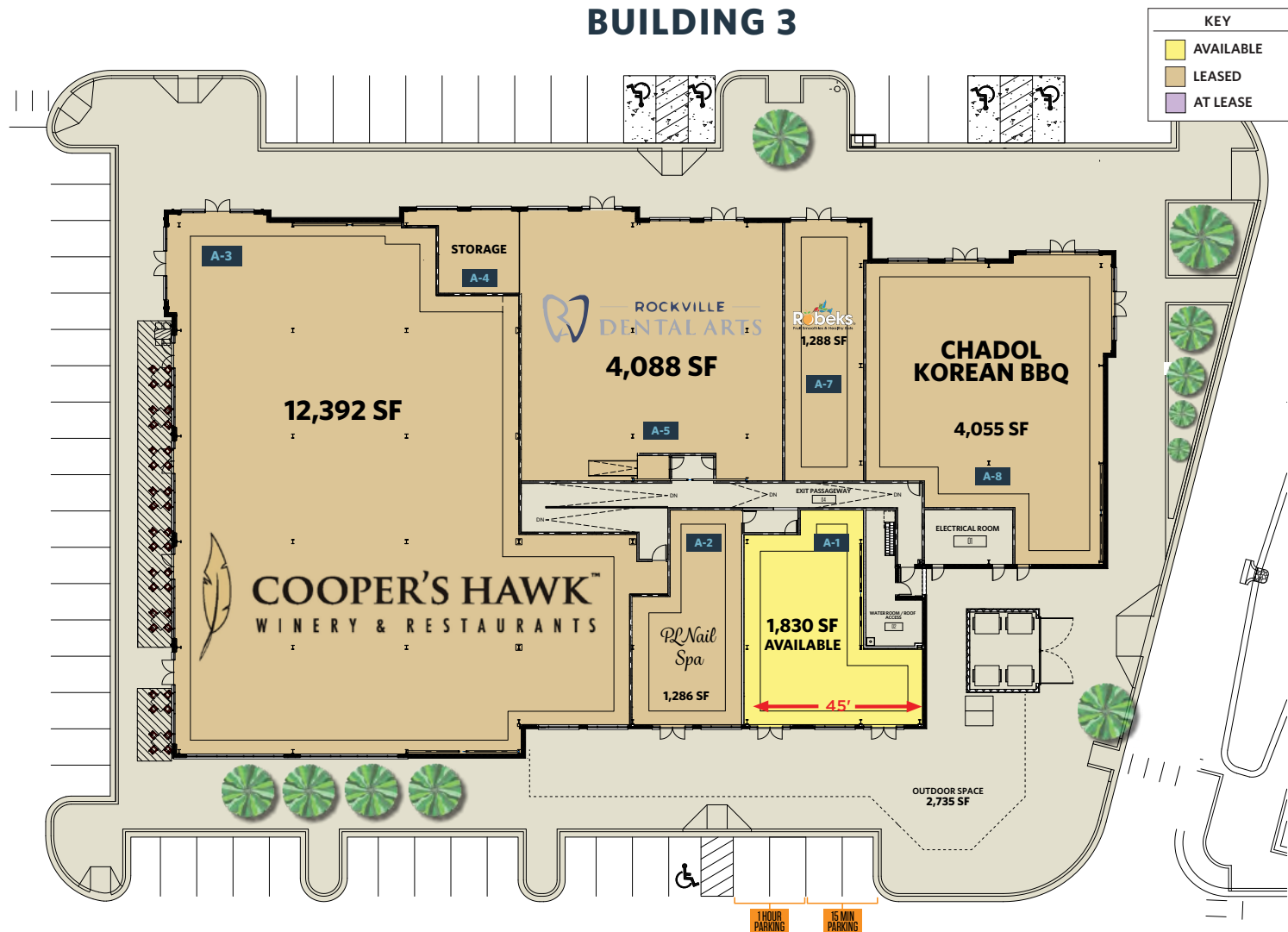
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BUILDING 3 SITE PLAN



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Signage



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