



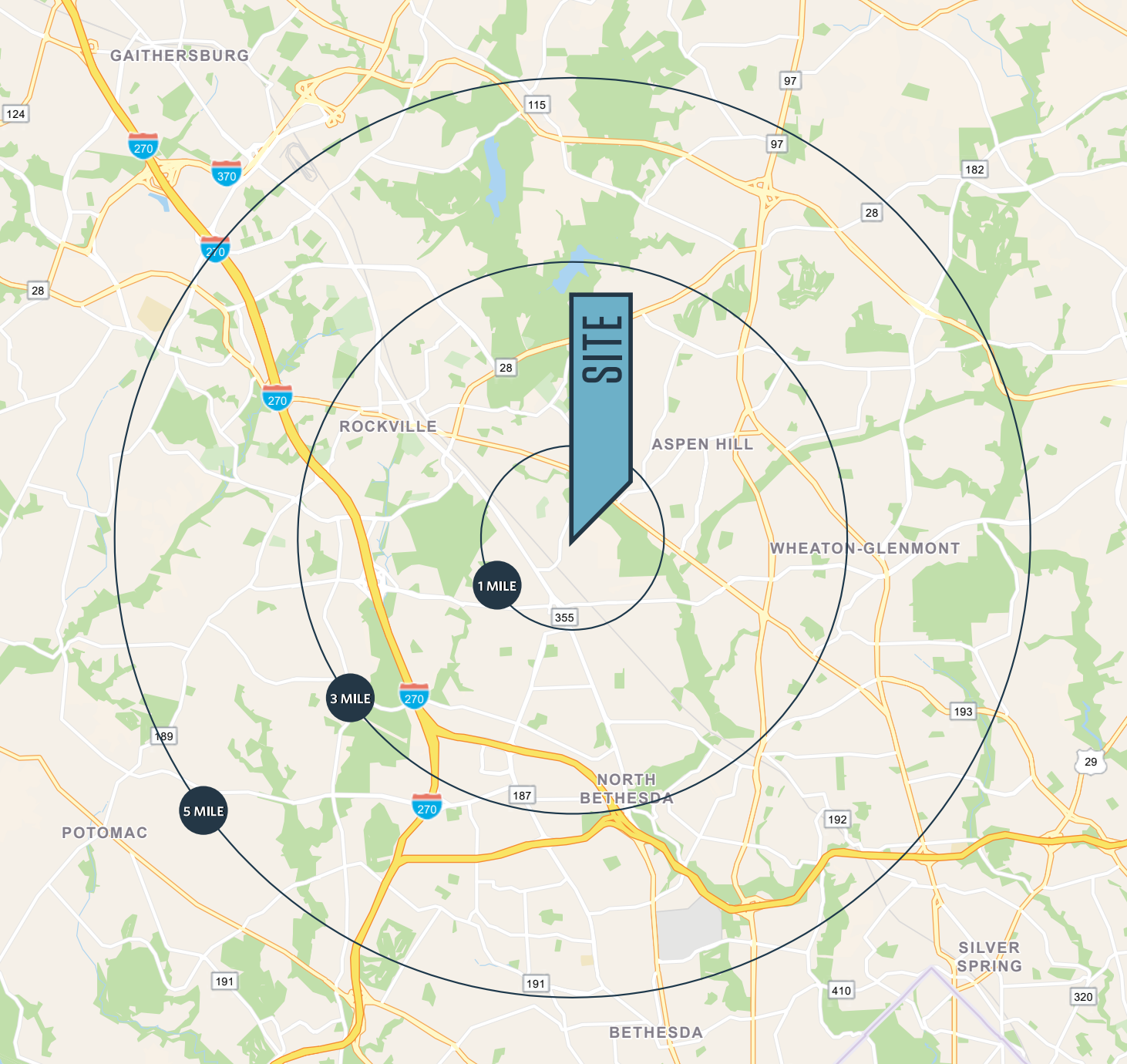
**12712 ROCK CREEK MILL RD**  
Rockville, MD 20852



**FLEX FOR LEASE**

KENNETH E. FELLOWS  
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## PROPERTY HIGHLIGHTS

- Flex buildings
- 18' clear ceiling heights
- Drive-in loading available
- Commercial Zoning
- Free surface parking at 1.8/1000 ratio
- 0.5 miles/15 min walk to Twinbrook Metro
- Just off Twinbrook Parkway at Fishers Lane
- Abundant retail and lifestyle amenities within walking distance
- Less than 5 miles from I-270

## DEMOGRAPHICS

| 1 mile             | 3 miles   | 5 miles   |
|--------------------|-----------|-----------|
| 24,297             | 162,053   | 360,676   |
| POPULATION         |           |           |
| 10,410             | 60,111    | 134,410   |
| DAYTIME POPULATION |           |           |
| \$83,177           | \$105,146 | \$116,366 |
| AVERAGE HH INCOME  |           |           |

## TRAFFIC

|                   |            |
|-------------------|------------|
| Twinbrook Parkway |            |
| Northbound        | 7,978 AADT |
| Southbound        | 7,976 AADT |
| Parklawn Drive    |            |
| Westbound         | 7,332 AADT |
| Southbound        | 7,330 AADT |

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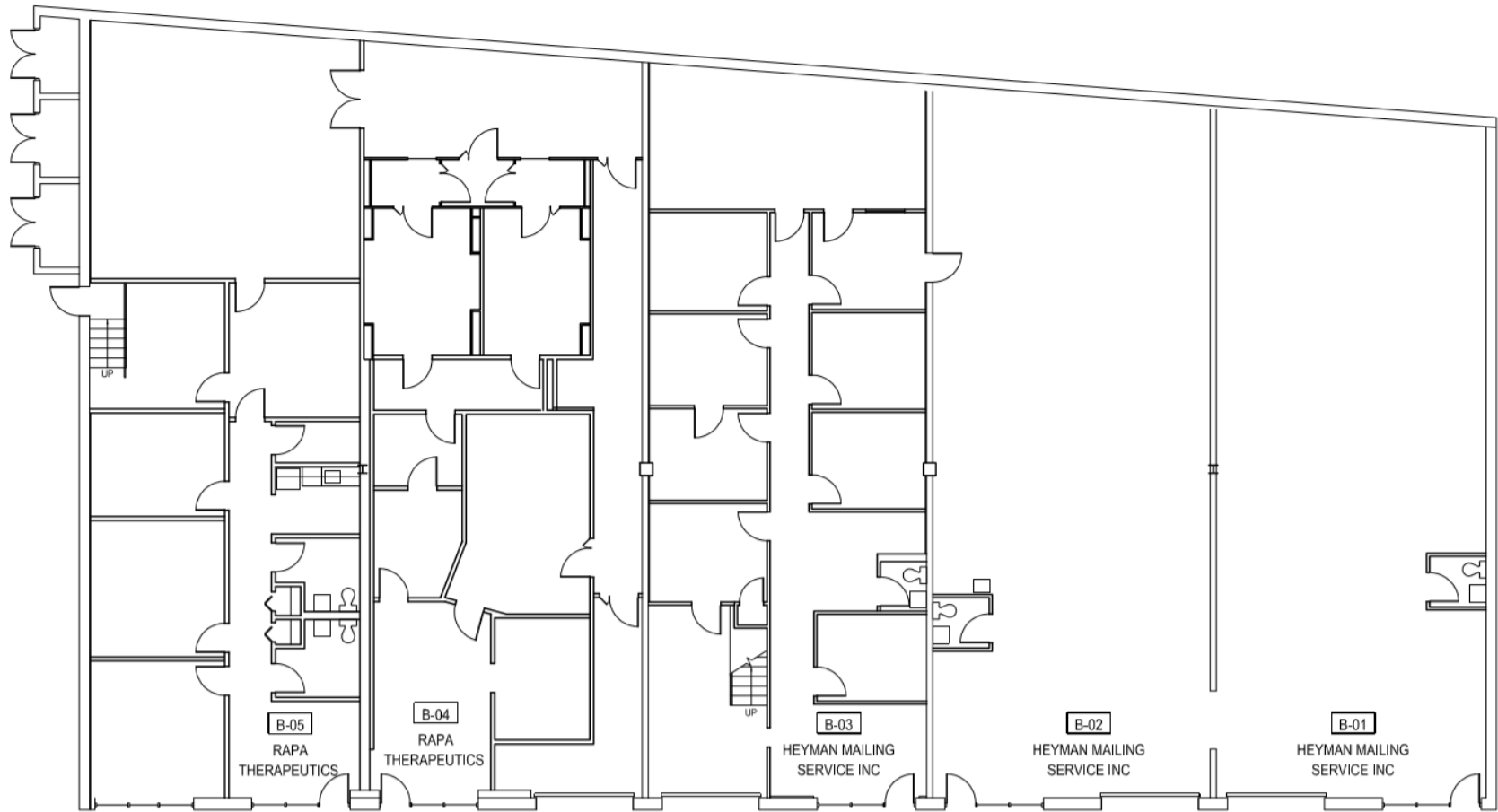


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## BUILDING B FIRST FLOOR

## FLOOR PLAN

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## CONTACT

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VISIT PROPERTY WEBSITE



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