

TOWNE PLAZA



- 2,456 SF 2ND GEN RESTAURANT AVAILABLE!
- 1,442 SF AVAILABLE!

VICTOR SALCIDO
VSALCIDO@KLNb.COM
703-268-2746

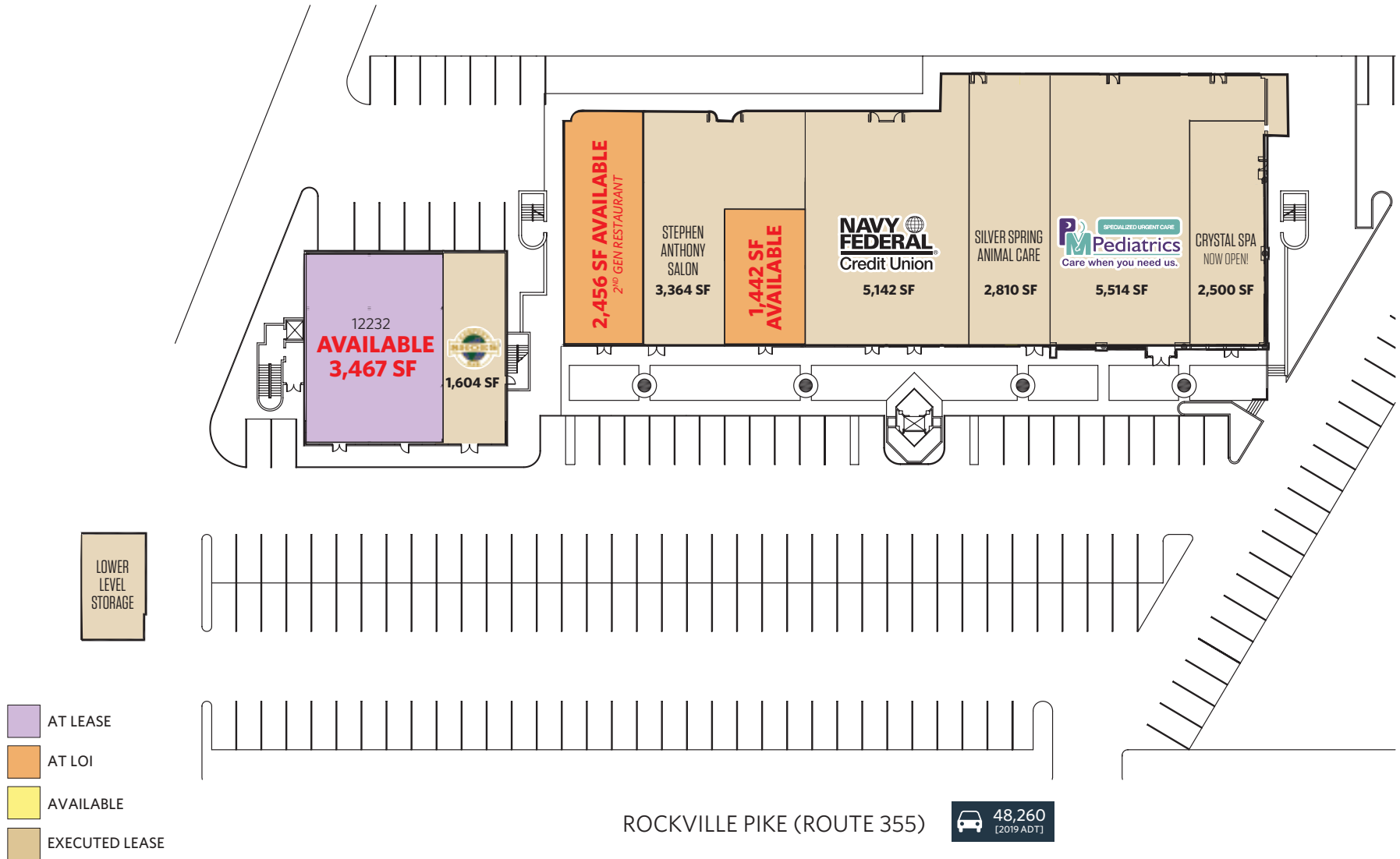
JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

12250 ROCKVILLE PIKE
ROCKVILLE, MARYLAND 20852



SITE PLAN



VICTOR SALCIDO
VSALCIDO@KLNb.COM
703-268-2746

JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

12250 ROCKVILLE PIKE
ROCKVILLE, MARYLAND 20852





CLOSE UP

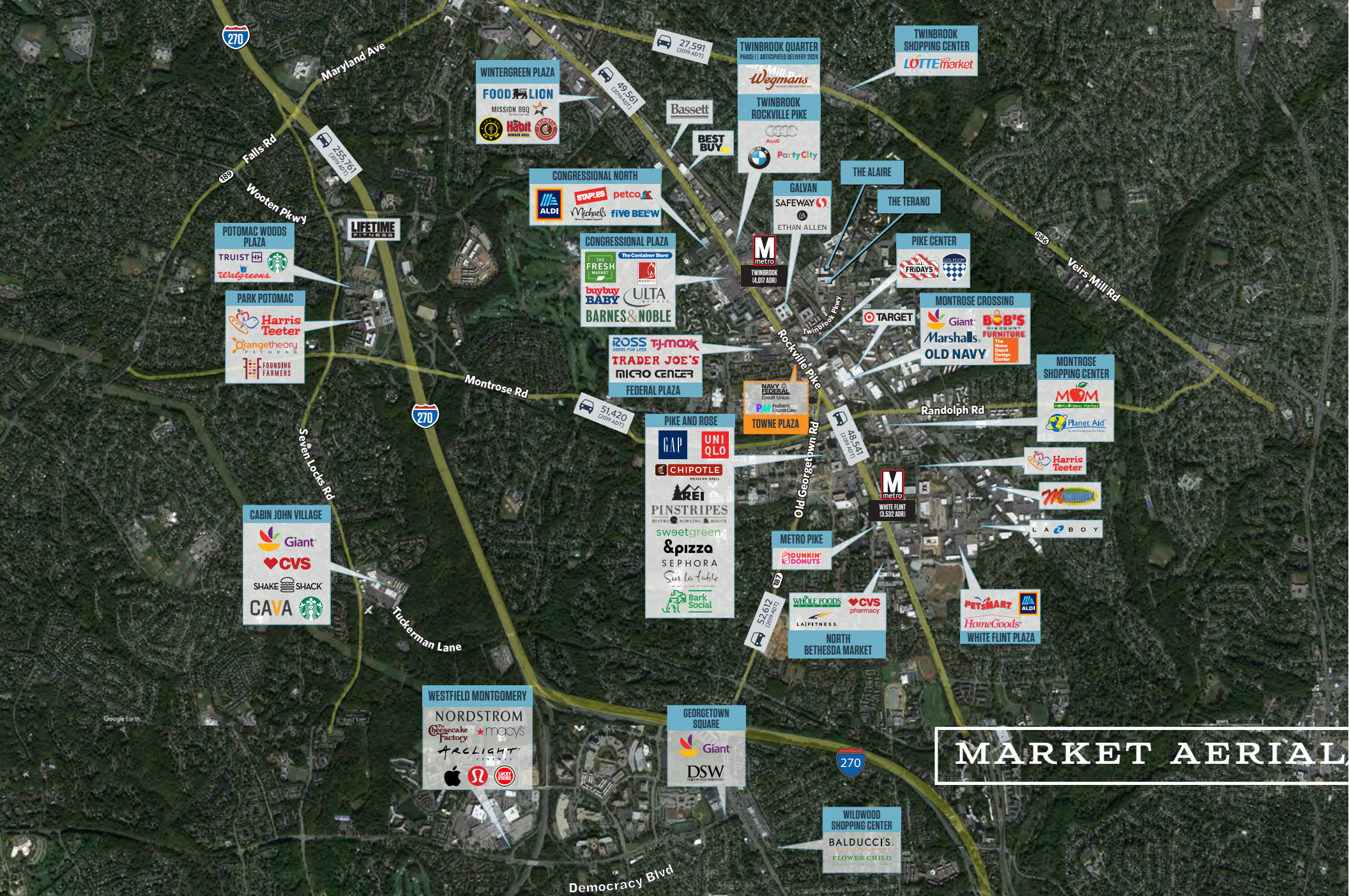
VICTOR SALCIDO
VSALCIDO@KLNb.COM
703-268-2746

JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

12250 ROCKVILLE PIKE
ROCKVILLE, MARYLAND 20852





MARKET AERIAL

VICTOR SALCIDO
VSALCIDO@KLNb.COM
703-268-2746

JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

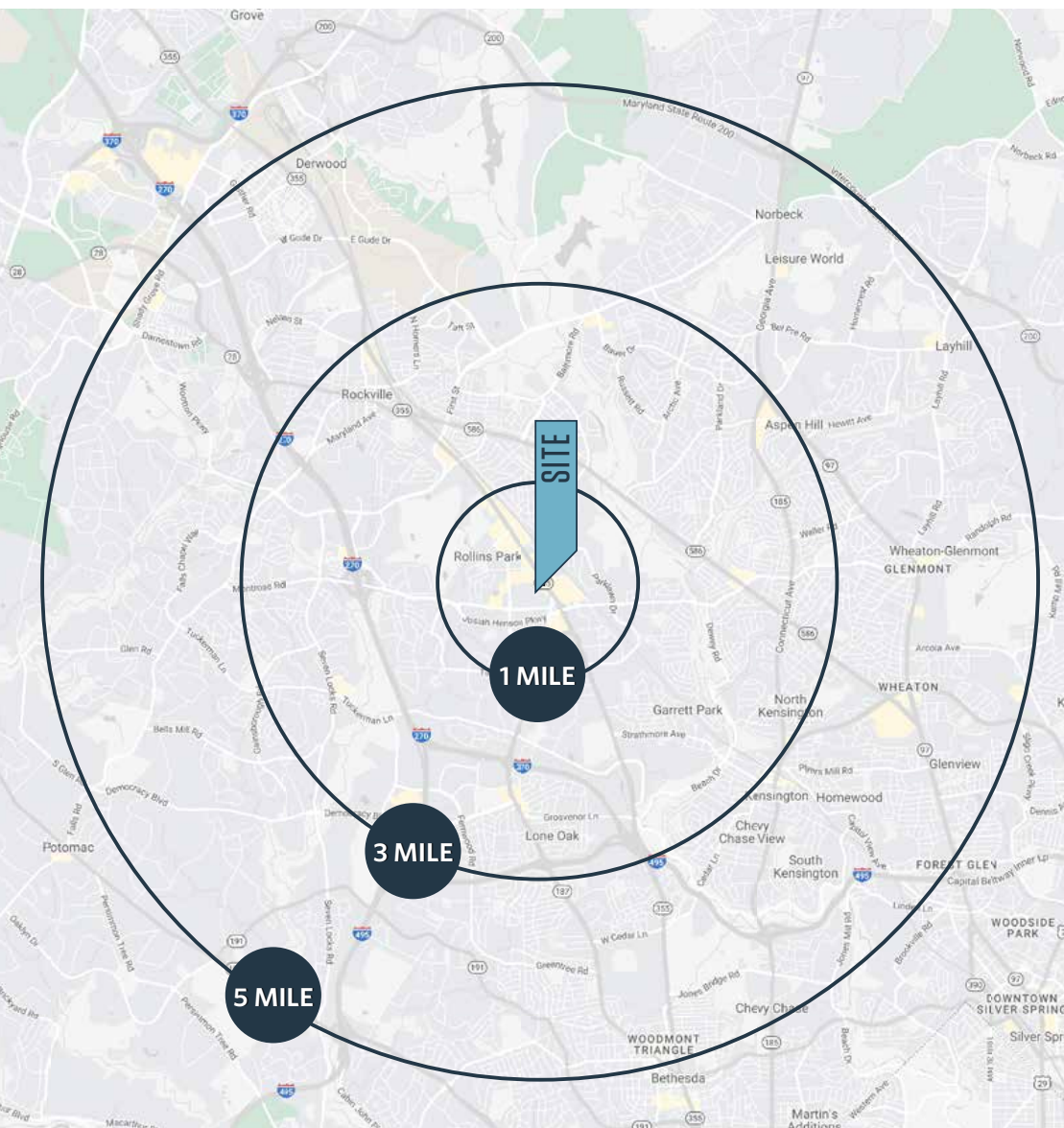
MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

12250 ROCKVILLE PIKE
ROCKVILLE, MARYLAND 20852



ROCKVILLE, MD

DEMOGRAPHICS



1 MILE

2 MILE

3 MILE



POPULATION

25,549

158,996

330,939



MEDIAN AGE

38.6

41.1

42.2



AVERAGE HH
INCOME

\$135,437

\$170,072

\$185,969



DAYTIME
POPULATION

45,336

181,919

401,229



TRAFFIC COUNT

355 ROCKVILLE PIKE.....48,254 ADT

TOWNE PLAZA

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO
VSALCIDO@KLNb.COM
240-755-2704

JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

klnb.com

 facebook.com/KLNb

 @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.