

STRATHMORE SQUARE

NORTH
BETHESDA
MARYLAND

ROCKVILLE PIKE AT TUCKERMAN LANE

TARGETING PET USES + ALL DAY CAFE / COFFEE SHOP



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OVERVIEW

>> PHASE I DELIVERY Q2 2024

220 luxury apartment units

Retail 3A: 2,942 SF

Retail 3B: 5,076 SF (can be demised)

Area I - 3,707 SF

Area II - 1,365 SF

DENSE COMMUNITY

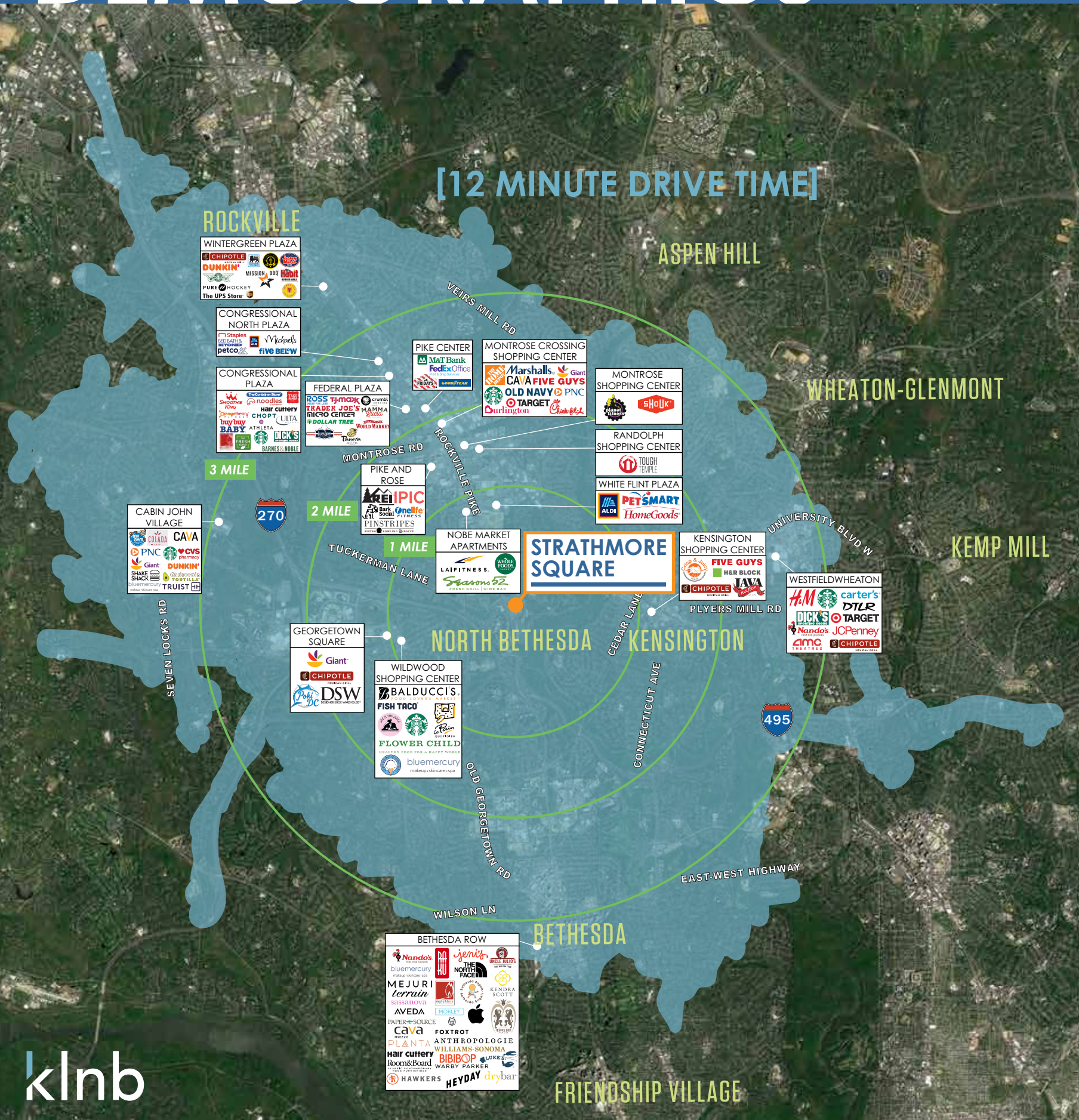
>> Powerful North Bethesda trade area, affluent and educated with built in walk-to density and growth in a 5,800 unit community (3,800 existing, 2,000 future).

A UNIQUE OPPORTUNITY TO SHAPE THE COMMUNITY THROUGH CREATIVE PROGRAMMING WITH STRATHMORE MUSIC CENTER AND STRATHMORE SQUARE.

AN UNDERSERVED MARKET BETWEEN TWO MAJOR COMMERCIAL CORRIDORS (ROCKVILLE AND BETHESDA). THIS MARKET WILL BE A NEW EPICENTER FOCUSED ON ARTS, WELLNESS, CULTURE, AND COMMUNITY.



DEMOGRAPHICS



	12 MIN DRIVE	1 MILE	2 MILE	3 MILE
POPULATION	210,251	21,613	76,617	165,967
HOUSEHOLDS	83,449	9,951	31,571	64,657
AVERAGE HOUSEHOLD INCOME	\$193,511	\$189,754	\$190,342	\$182,325
MEDIAN AGE	41	41.6	42.3	40.9
DAYTIME POPULATION	300,807	19,931	99,865	217,241

THE NEIGHBORHOOD



Existing Surrounding Apartments and Condominiums:

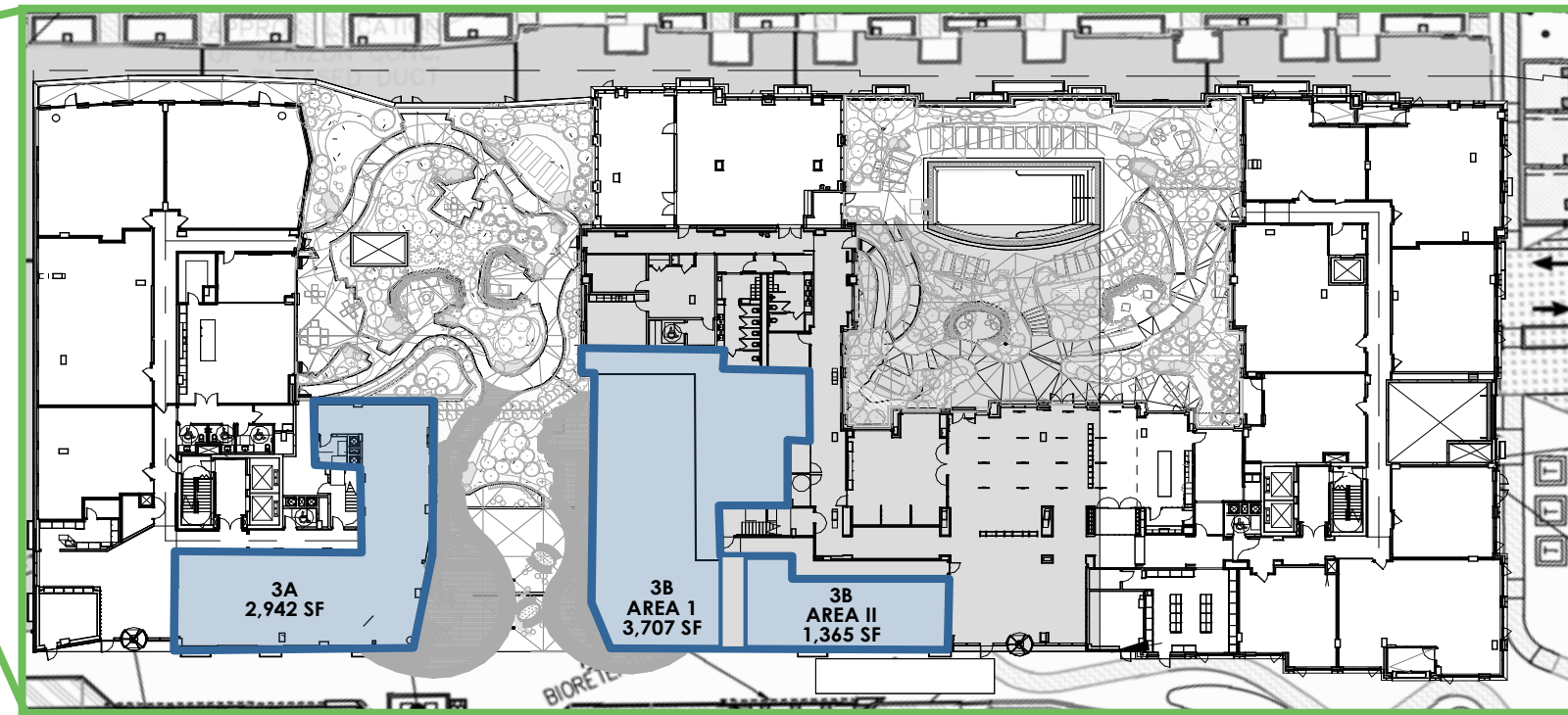
3800+ Units

Strathmore Square Development will add:

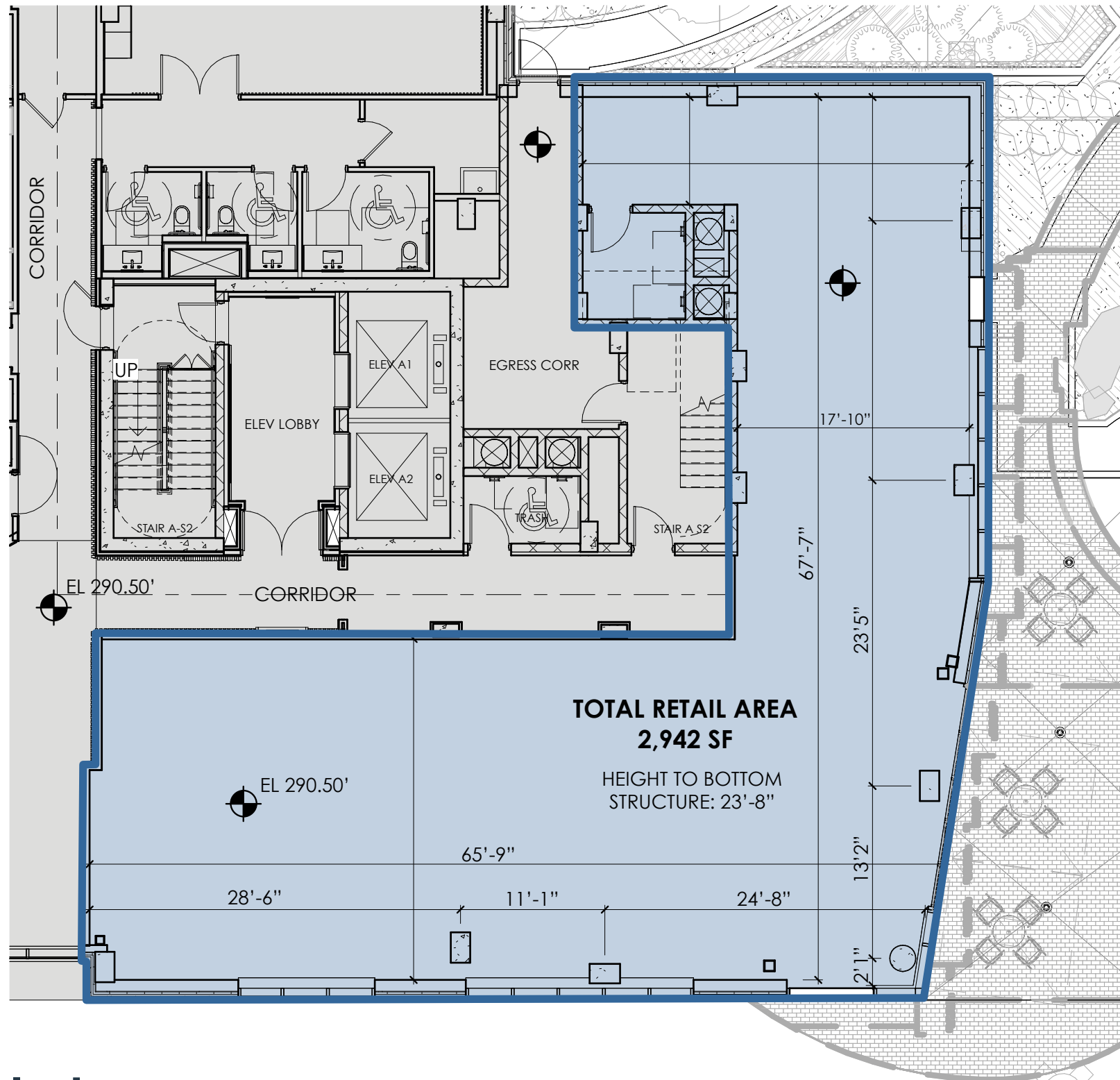
2000+ Units

- 1 Strathmore Park at Grosvenor
- 2 Meridian at Grosvenor Station
- 3 Avalon at Grosvenor Station
- 4 Parkside Condominium
- 5 Grosvenor Park
- 6 Grosvenor Park II Condominium
- 7 Grosvenor Park III Condominium
- 8 Grosvenor Park IV Condominium
- 9 Grosvenor House
- 10 Avalon Grosvenor Tower
- 11 Symphony Park at Strathmore

SITE PLAN



RETAIL 3A: 2,942 SF

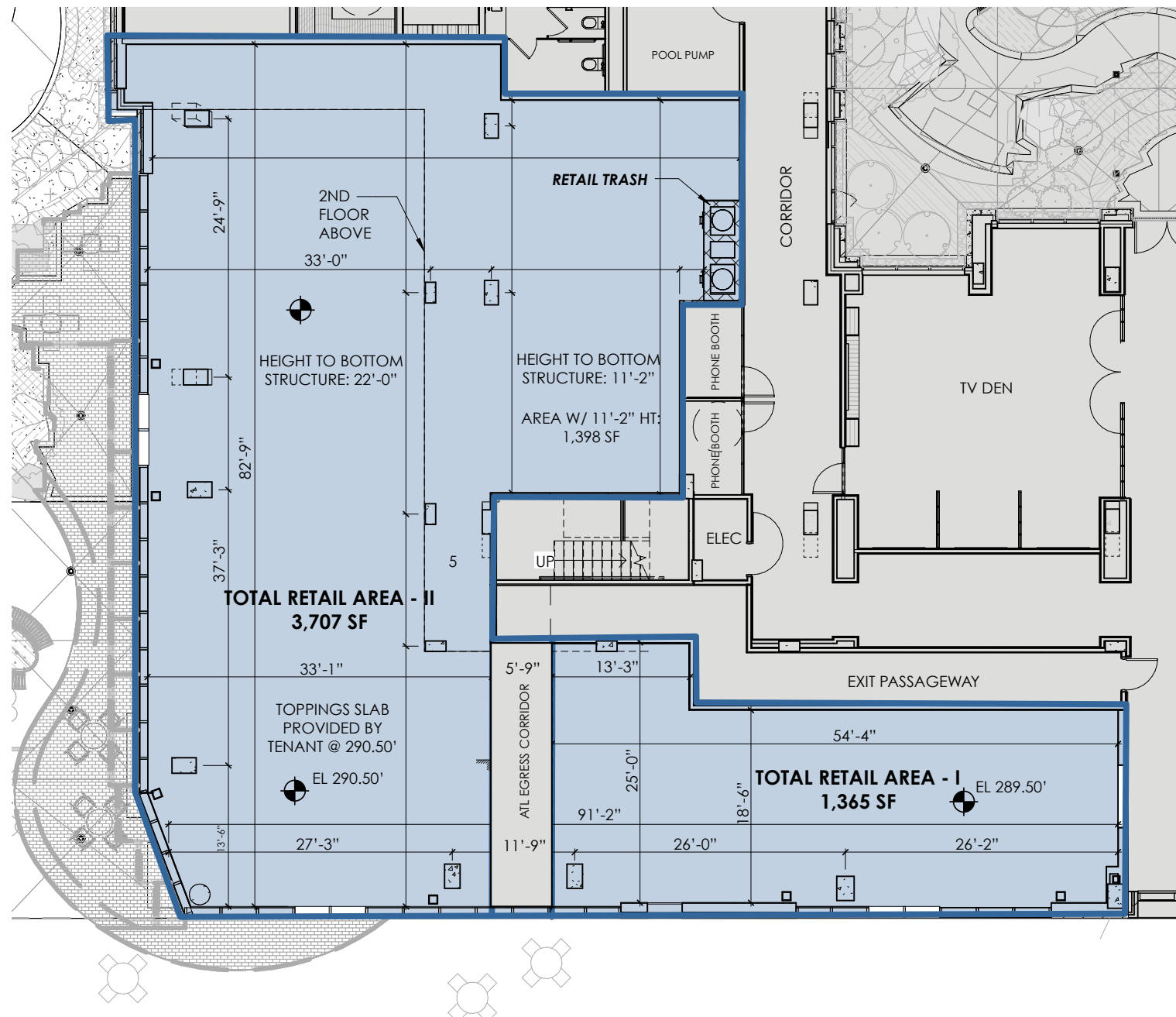


RETAIL 3B: 5,076 SF

DEMISING SCENARIO

AREA I - 1,365 SF

AREA II - 3,707 SF



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