klnb

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

JOIN THESE RETAILERS

RETAIL/RESTAURANT SPACES FOR LEASE

- Great visibility + signage direct to Connecticut Avenue
- Rare retail opportunities in Kensington, MD below 100 new luxury residential units
- Located at the signalized corner of Knowles Avenue (10,126 VPD) and Summit Avenue (10,582 VPD)
- Retail/restaurant spaces range from 2,000 SF up to 15,264 SF
- Large outdoor seating area available
- 28 surfaces spaces for retail plus over 50 dedicated retail spaces in 170 space parking garage.

STEVE COMBS
scombs@klnb.com | 202-420-7776

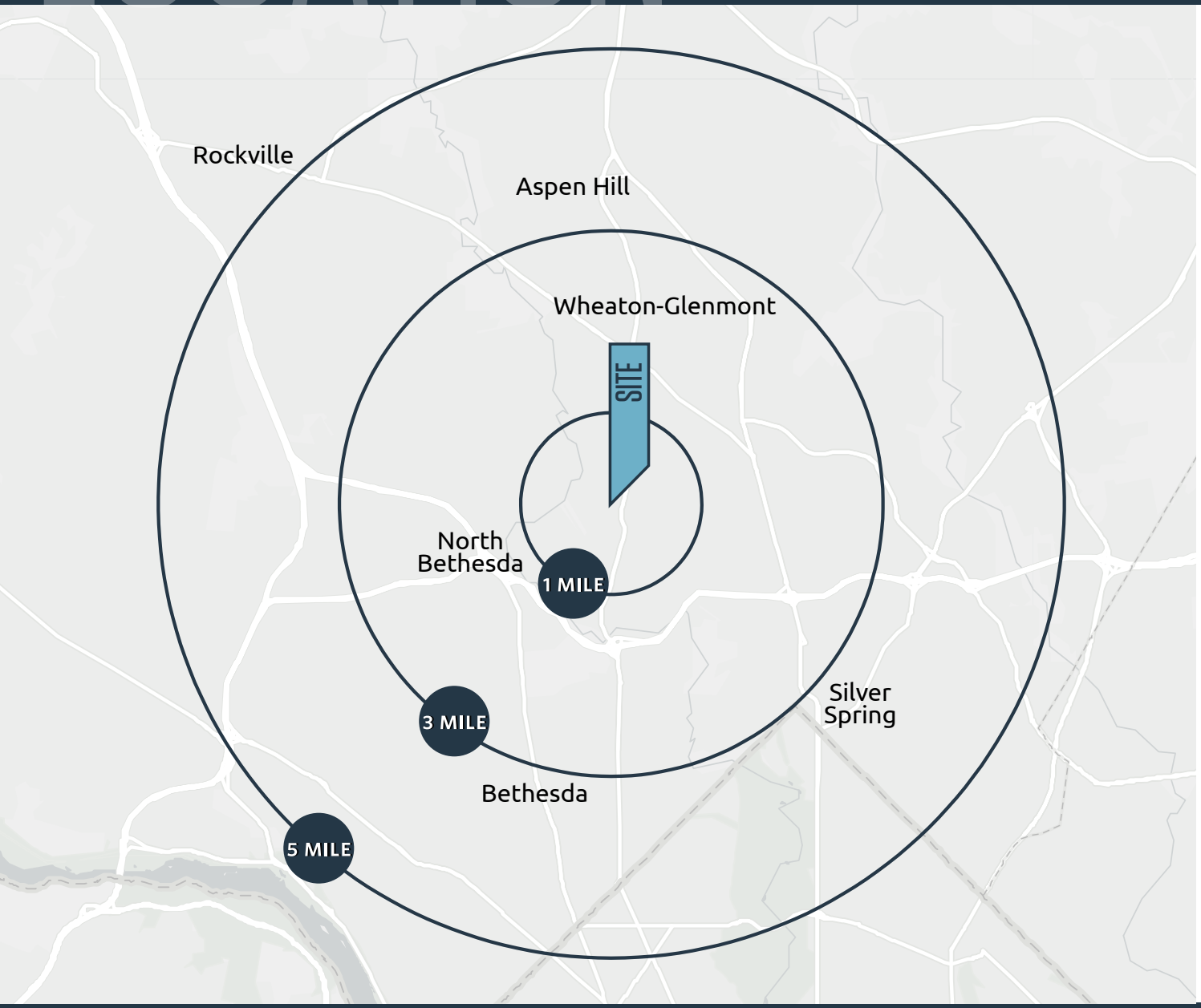
MATT SKALET
mskalet@klnb.com | 202-420-7775

klnb.com

LOCATION

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,000 SF up to 15,264 SF	TBD	Shell	Q2 2025

DEMOGRAPHICS | 2022:

DRIVE TIME

	10-MIN	1-MILE	3-MILE	5-MILE
Population	216,426	17,360	186,098	468,852
Daytime Population	261,066	17,048	207,288	499,952
Households	81,704	6,398	70,101	181,227
Average HH Income	$180,127	$214,131	$175,706	$183,037

TRAFFIC COUNTS | 2022:

Summit Ave	15,638 ADT
Knowles Ave	10,126 ADT
Connecticut Ave NW	45,096 ADT

STEVE COMBS
scombs@klnb.com | 202-420-7776

MATT SKALET
mskalet@klnb.com | 202-420-7775

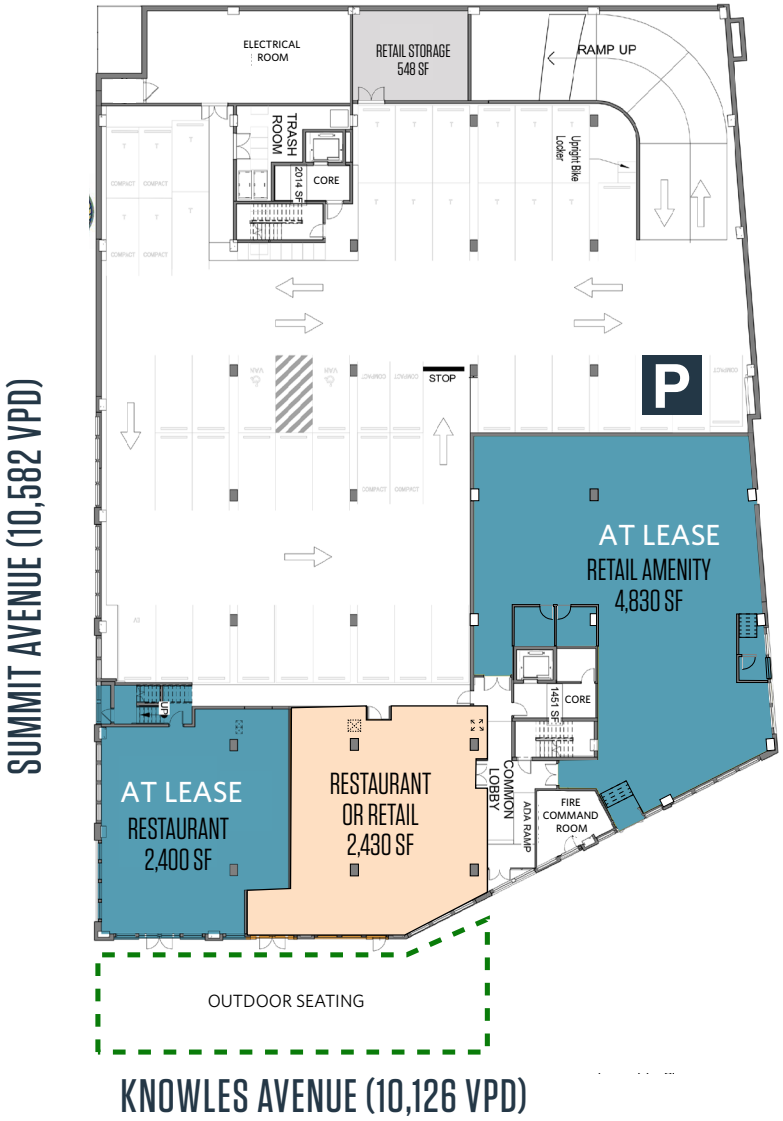
klnb

SITE PLAN

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

STREET LEVEL



2ND LEVEL
(ON GRADE WITH PARKING ENTRANCE)

STEVE COMBS
scombs@klnb.com | 202-420-7776

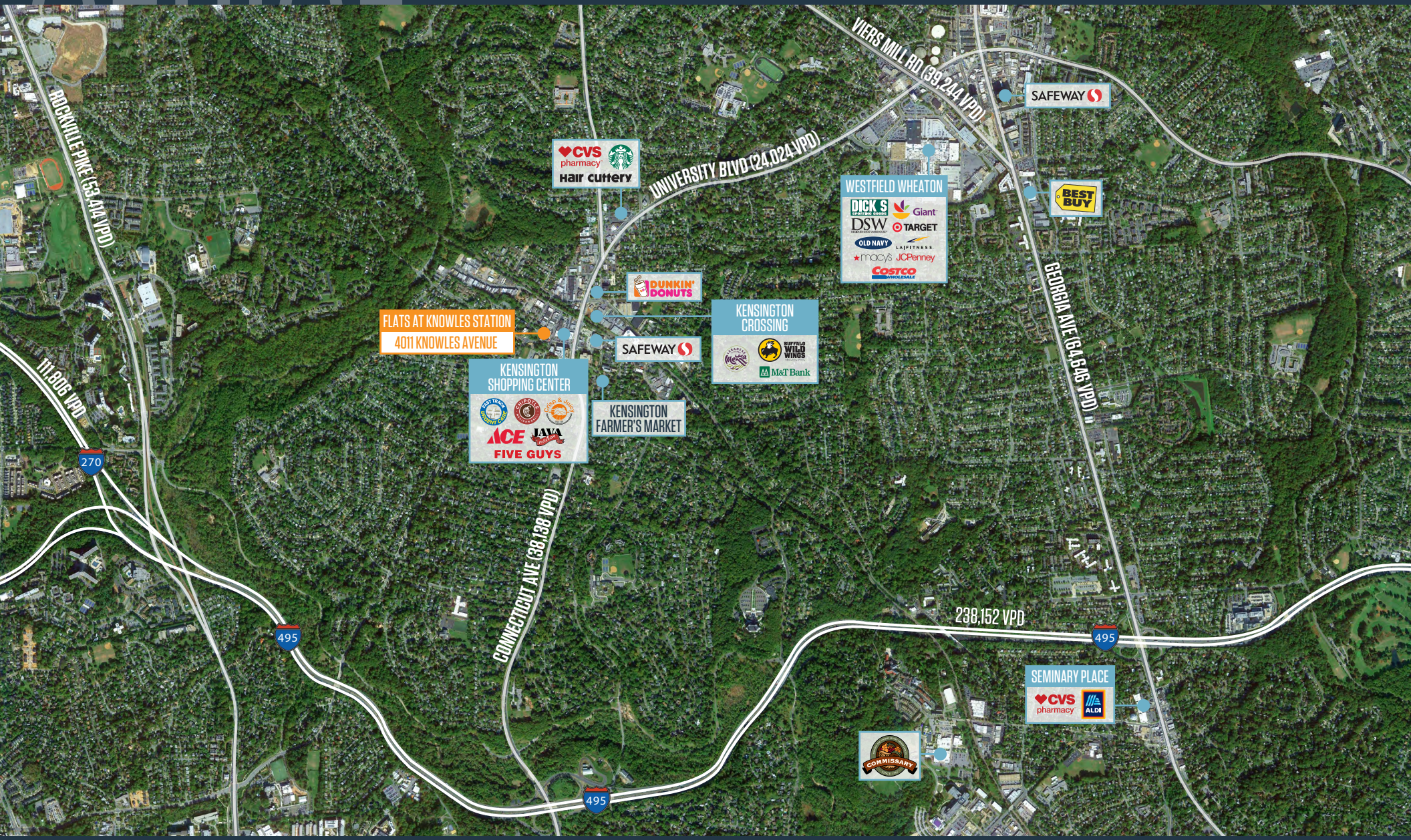
MATT SKALET
mskalet@klnb.com | 202-420-7775

klnb

AERIAL

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895



STEVE COMBS
scombs@klnb.com | 202-420-7776

MATT SKALET
mskalet@klnb.com | 202-420-7775

klnb

MARKET

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

STEVE COMBS
scombs@klnb.com | 202-420-7776

MATT SKALET
mskalet@klnb.com | 202-420-7775

klnb

RENDERING

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

STEVE COMBS
scombs@klnb.com | 202-420-7776

MATT SKALET
mskalet@klnb.com | 202-420-7775

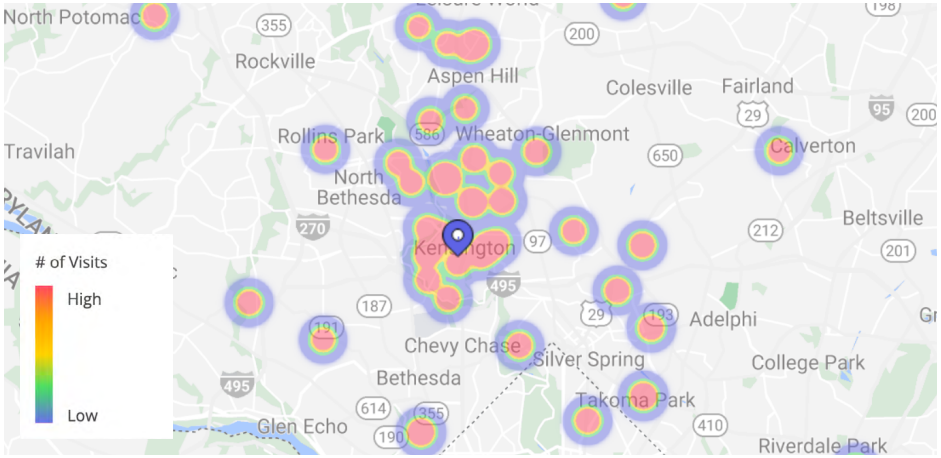
klnb

PLACER.AI

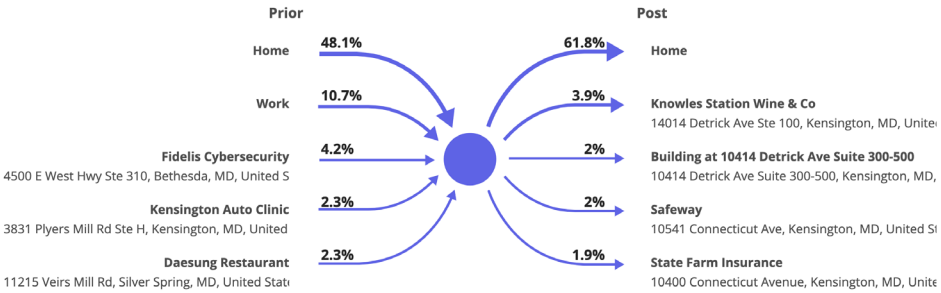
THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

TRUE TRADE AREA

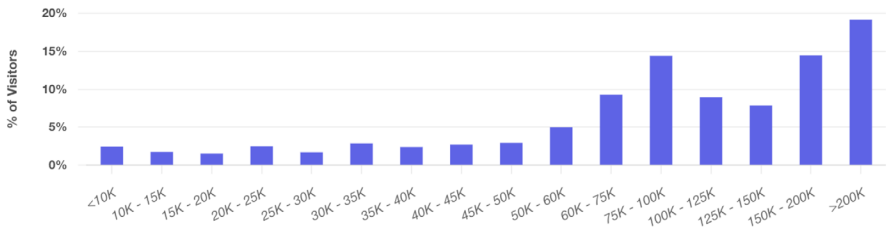


VISITOR JOURNEY



VISITOR HOUSEHOLD INCOME

Average Income	139K
Median Income	101K



FAVORITE PLACES

1	**Westfield Montgomery** / 7101 Democracy Blvd, Bethesda, MD 20817	3.6 mi	3K (77.9%)
2	**Montrose Crossing Shopping Center** / 12055 Rockville Pike, Rockville, MD 20852	2.7 mi	2.8K (73.6%)
3	**Westfield Wheaton** / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.3 mi	2.8K (72.5%)
4	**Pike & Rose** / 11580 Old Georgetown Rd, Bethesda, MD 20852	2.6 mi	2.7K (70.9%)
5	**Federal Plaza** / 12276 Rockville Pike, Rockville, MD 20852	3.1 mi	2.4K (63.5%)
6	**Rio Washingtonian Center** / 9841 Washingtonian Blvd, Gaithersburg, MD 20878	8.9 mi	2.2K (57.5%)
7	**Congressional Plaza** / 154 Congressional Ln, Rockville, MD 20852	3.5 mi	1.9K (50.2%)
8	**Main Building** / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.4 mi	1.9K (48.9%)
9	**White Flint Plaza** / 5100-5268 Nicholson Ln, Rockville, MD 20852	1.8 mi	1.8K (47.8%)
10	**Target** / 5700 Bou Ave, Rockville, MD 20852	2.7 mi	1.8K (47.5%)

STEVE COMBS
scombs@klnb.com | 202-420-7776

MATT SKALET
mskalet@klnb.com | 202-420-7775

klnb

klnb

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE COMBS
scombs@klnb.com
202-420-7776

MATT SKALET
mskalet@klnb.com
202-420-7775

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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.