



## JOIN THESE NEARBY RETAILERS



SEPHORA

LA | FITNESS  
sweetgreen

lululemon athletica



**& pizza**

## RETAIL FOR LEASE

- New 2,739 SF retail space available in the ground level of Avention Crown (386 luxury apartment units) in the epicenter of the CROWN development.
- Located at the intersection of Fields Rd & Decoverly Dr with a traffic signal and designated retail parking.
- Strong demographics surrounding the center with the average household income over \$148,259 within a 3 mile radius.

VERONICA KAMARA

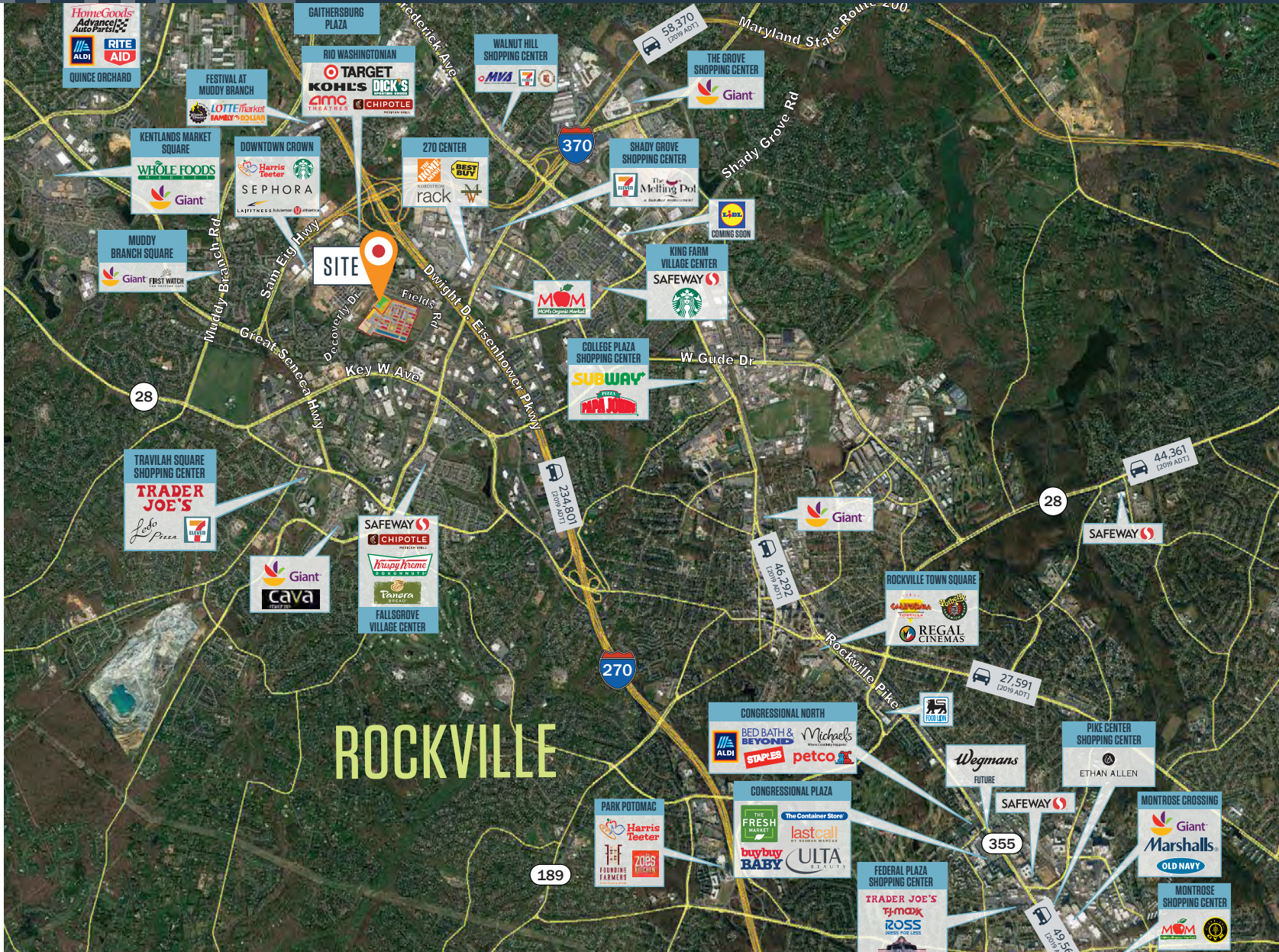
vkamara@klnb.com | 703-268-2714

VICTOR SALCIDO

vsalcido@klnb.com | 240-755-2704

# AVENTON CROWN

800 ROCKWELL AVE, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY



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# CLOSE-UP

# AVENTON CROWN

800 ROCKWELL AVE, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY



1. Sawyer Flats - 648 Units
2. Residents at Rio - 136 Units
3. Eaves Washingtonian Center - 288 Units
4. Washingtonian Condo Towers
5. Camden Apartments - 365 Units

**RIO**

TARGET  
 DICK'S SPORTING GOODS  
 CHIPOTILE MEXICAN GRILL  
 KOHL'S  
 UNCLE JULIO'S MEXICAN  
 Yard House  
 IKEA  
 AMC THEATRES  
 SILVER DINER  
 BARNES & NOBLE  
 HAVEN'S MASTER

**DOWNTOWN CROWN**

Harris Teeter  
 Starbucks  
 & pizzeria  
 sweetgreen  
 mezeh  
 LA FITNESS  
 RUTH'S STEAK HOUSE  
 Tollie's  
 COASTAL FLATS  
 SEPHORA  
 BULLDOG  
 lululemon  
 athletica  
 ME Massage Envy  
 PALADAR

**WEST CROWN**

468 SINGLE FAMILY HOMES/TOWNHOMES

**EAST CROWN**

UNDER CONSTRUCTION  
230 SINGLE FAMILY HOMES/TOWNHOMES

**SITE**

**AWENTON CROWN**

Map labels include: CAMDEN, LIFETIME FITNESS, RIO, COURTYARD, MARRIOTT GAITHERSBURG, SKY ZONE TRAMPOLINE PARK, 270 CENTER, UPPER ROCK, MIRA, DOWNTOWN CROWN, WEST CROWN, EAST CROWN, and various street names like Washingtonian Blvd, Gaither Rd, and Shady Grove Rd.

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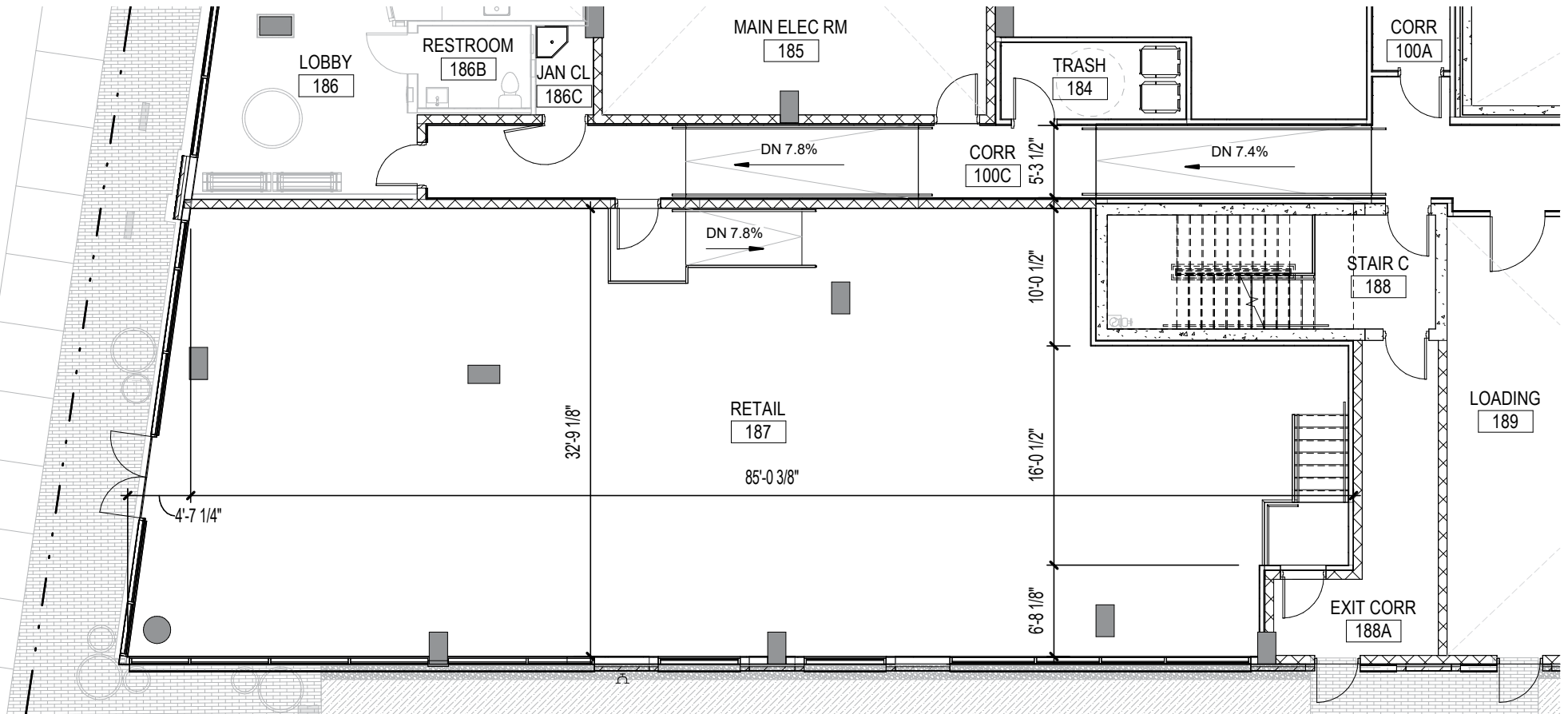


# SITE PLAN

# AVENTON CROWN

800 ROCKWELL AVE, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY

## 2,739 SF AVAILABLE



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# PHOTOS

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**klnb**

# LOCATION

# AVENTON CROWN

800 ROCKWELL AVE, GAITHERSBURG, MD 20878, MONTGOMERY COUNTY



## DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
17,900	132,982	273,306
Daytime Population		
23,215	87,095	149,289
Households		
7,839	48,956	97,670
Average HH Income		
\$130,100	\$148,259	\$153,008

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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## FOR MORE INFORMATION, PLEASE CONTACT:

### VERONICA KAMARA

[vkamara@klnb.com](mailto:vkamara@klnb.com)

703-268-2714

### VICTOR SALCIDO

[vsalcido@klnb.com](mailto:vsalcido@klnb.com)

240-755-2704

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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