

TRAVILLE VILLAGE CENTER

9700-9761 Traville Gateway Drive, Rockville, MD 20850
Montgomery County



RETAIL FOR LEASE

JOIN:  **Giant** 

DUNKIN' **The UPS Store** 

KUMON
MATH. READING. SUCCESS.

POTOMAC PIZZA

- Strong 98,484 SF neighborhood center with eclectic mix of boutique stores and highly acclaimed restaurants.
- Traville Village Center is the home to the first Cava Mezze restaurant.
- Signalized access to the high traffic Shady Grove Road and Darnestown Road.
- Center sits adjacent to Shady Grove Adventist Hospital (331 Beds), Johns Hopkins University-Montgomery county, University of Phoenix-Rockville, and National Cancer Institute.

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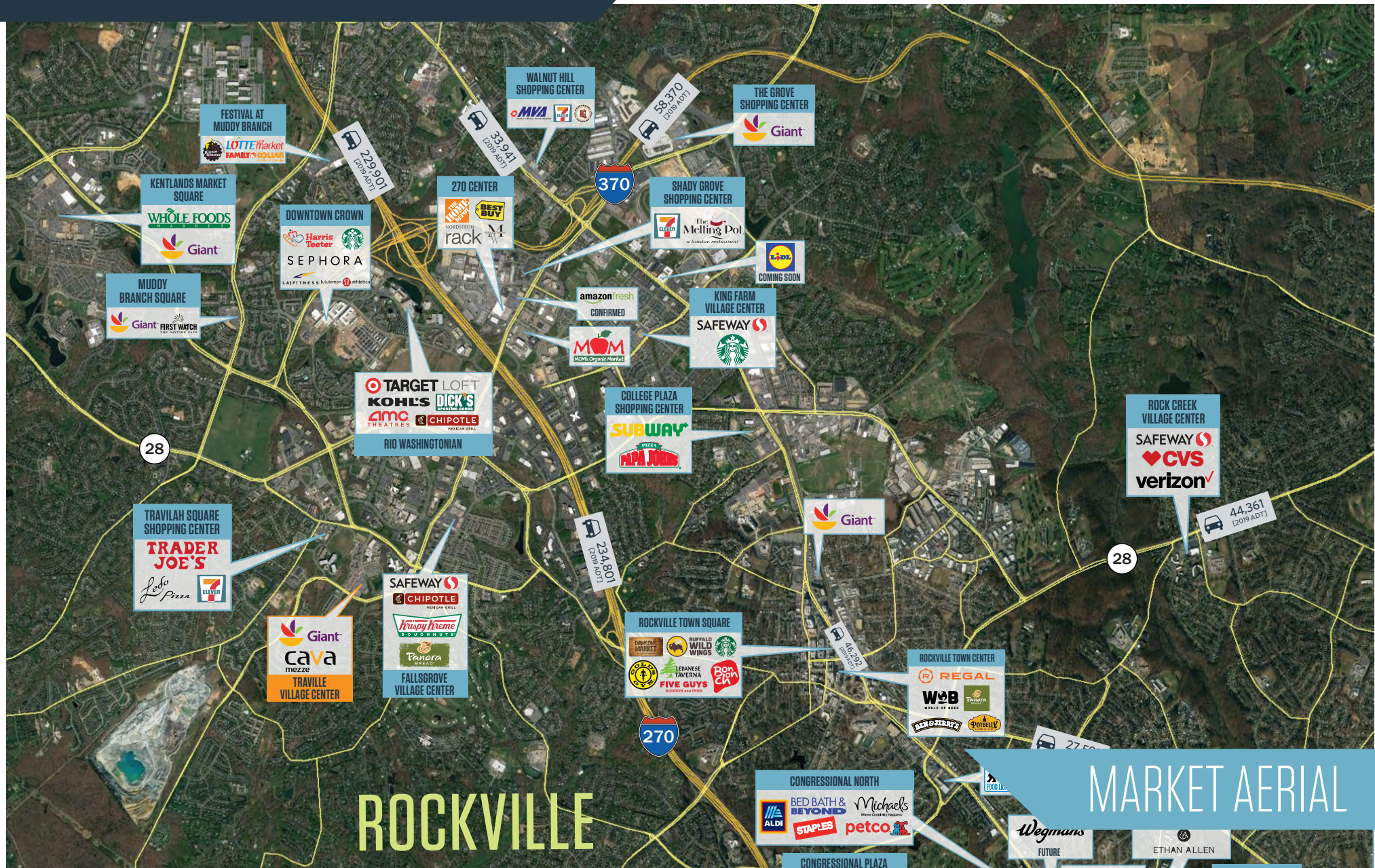
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SPACE	TENANT	SF
9700	Potomac Beer & Wine	2,842
9701	Mattress Warehouse	3,568
9705	Black Lion Cafe	1,500
9706	Sushi Oishii	2,320
9709	Potomac Pizza	2,100
9710	The UPS Store	1,160
9712	BB.Q Chicken	2,320
9713	Cava Restaurant	1,800
9719	Giant of Maryland	42,289
9725	Title Boxing	3,995
9729	Traville Barber Shop	1,200
9731	Crest Cleaners	2,100
9734	AVAILABLE - Former Salon & Spa	2,498
9735	AVAILABLE - Former Fashion Boutique	2,040
9736	Klay	2,320
9737	AVAILABLE - Former Karate Studio	2,280
9740	Total Access Urgent Care	1,798
9741	Kumon	1,200
9743	AT LEASE	1,800
9745	Oriental Cafe	1,500
9748	Nanda Child Care	4,814
9749	Bagel Towne Deli	3,000
9755	AT LOI - 2nd Gen Restaurant	4,840
9761	Dunkin' *coming soon*	1,700
9761	AVAILABLE	1,184



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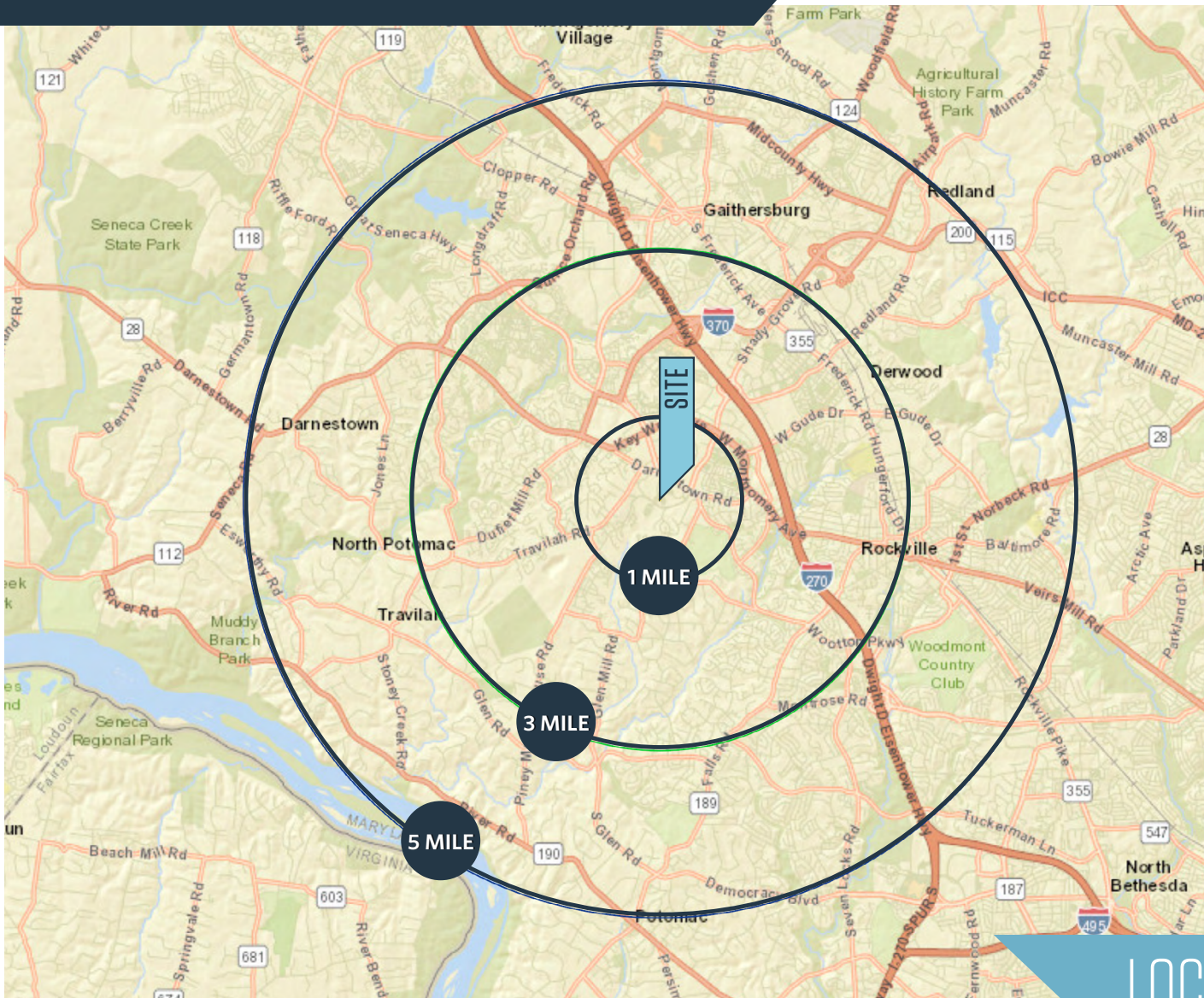
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AVAILABLE SPACE

- 2,040 SF
- 2,280 (former karate studio)
- 4,840 SF (2nd generation restaurant)
- 1,184 SF
- 2,498 SF (former salon & spa)

DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population 12,875	112,136	254,763
Daytime Population 10,833	70,161	141,571
Households 4,629	41,686	92,587
Average HH Income \$183,925	\$174,847	\$161,420

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Shady Grove Road	28,950 ADT
Darnestown Road	21,000 ADT

LOCATION & DEMOGRAPHICS

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