

DRIVE-THRU



**NOW AVAILABLE  
FOR SALE OR LEASE**



JEFFERSON STREET - [11,556 ADT]

WASHINGTON STREET - [15,220 ADT]

## JOIN THESE TENANTS



## DRIVE THRU BANK BUILDING

- Fully built out bank branch with one (1) ATM drive-thru lane and built out 2nd level office space
- 1st Floor Bank (2,002 SF), 2nd Floor Offices (2,002 SF), and Basement (775 SF)
- Corner location at the fully signalized intersection of S. Washington Street (3,755 cars/day) and Jefferson Street (14,179 cars/day)
- One block from Montgomery County's Circuit Court buildings
- Just minutes from I-270 and the ICC (InterCounty Connector)
- 10 reserved parking spaces

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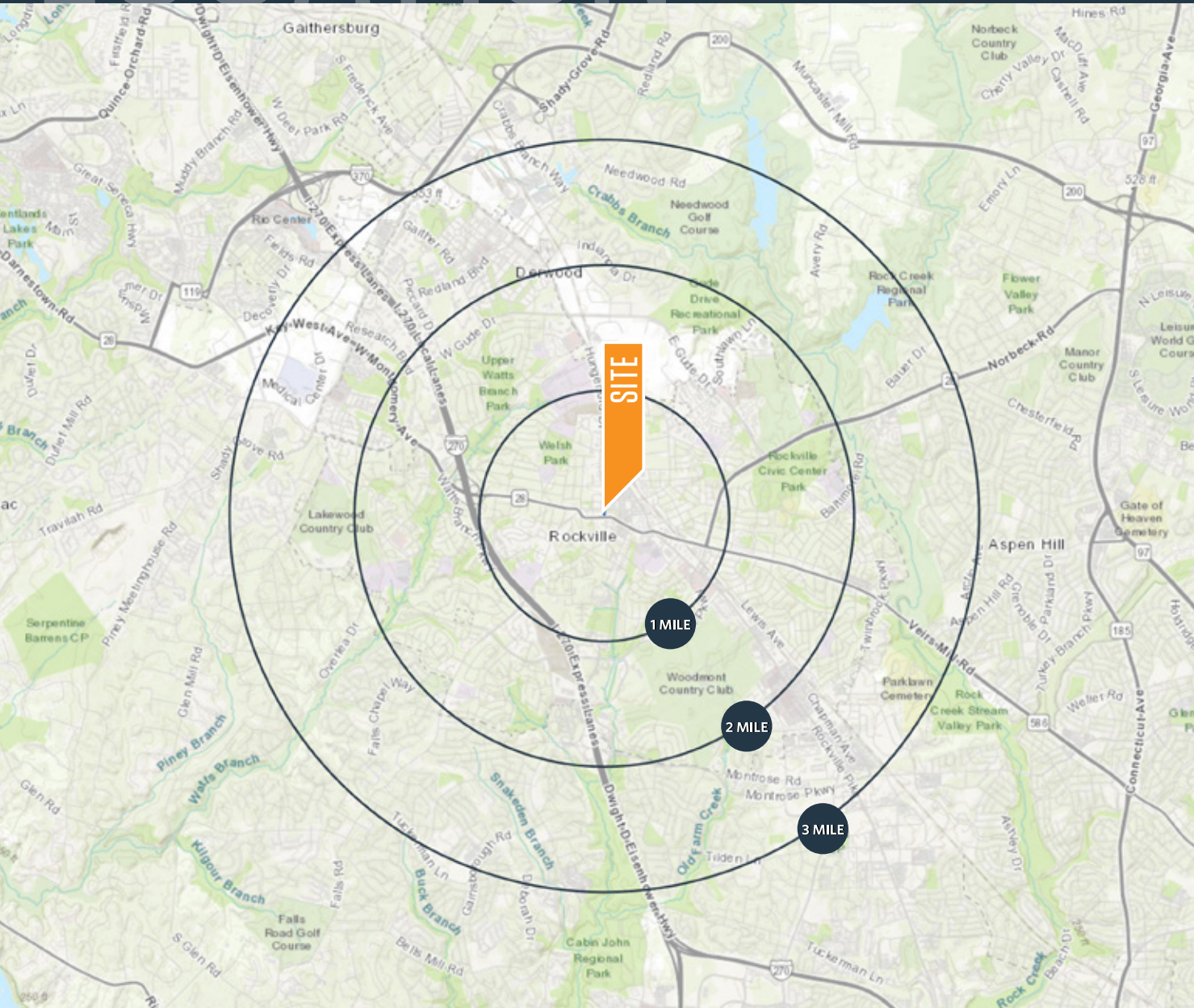
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# LOCATION

# 99 S WASHINGTON STREET

ROCKVILLE, MARYLAND 20850



**ASKING SALES PRICE: \$2.5 MILLION**

## AVAILABLE SPACE FOR LEASE:

SIZE	RATE	CONDITION
2,002 SF - 1st Floor	\$40 PSF + \$7.00 PSF NNN	Built out bank branch
2,002 SF - 2nd Floor	\$30 PSF + \$7.00 PSF NNN	Built out offices
775 SF - Basement	Market Rates	Storage Space

## DEMOGRAPHICS | 2023:

### DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE	
Population	171,347	18,920	110,738	328,460
Daytime Population	251,081	26,397	167,726	365,896
Households	67,087	7,669	43,568	122,906
Average HH Income	\$198,422	\$150,556	\$181,164	\$173,662

## TRAFFIC COUNTS | 2022:

S Washington Street	3,755 ADT
W Jefferson Street	14,179 ADT

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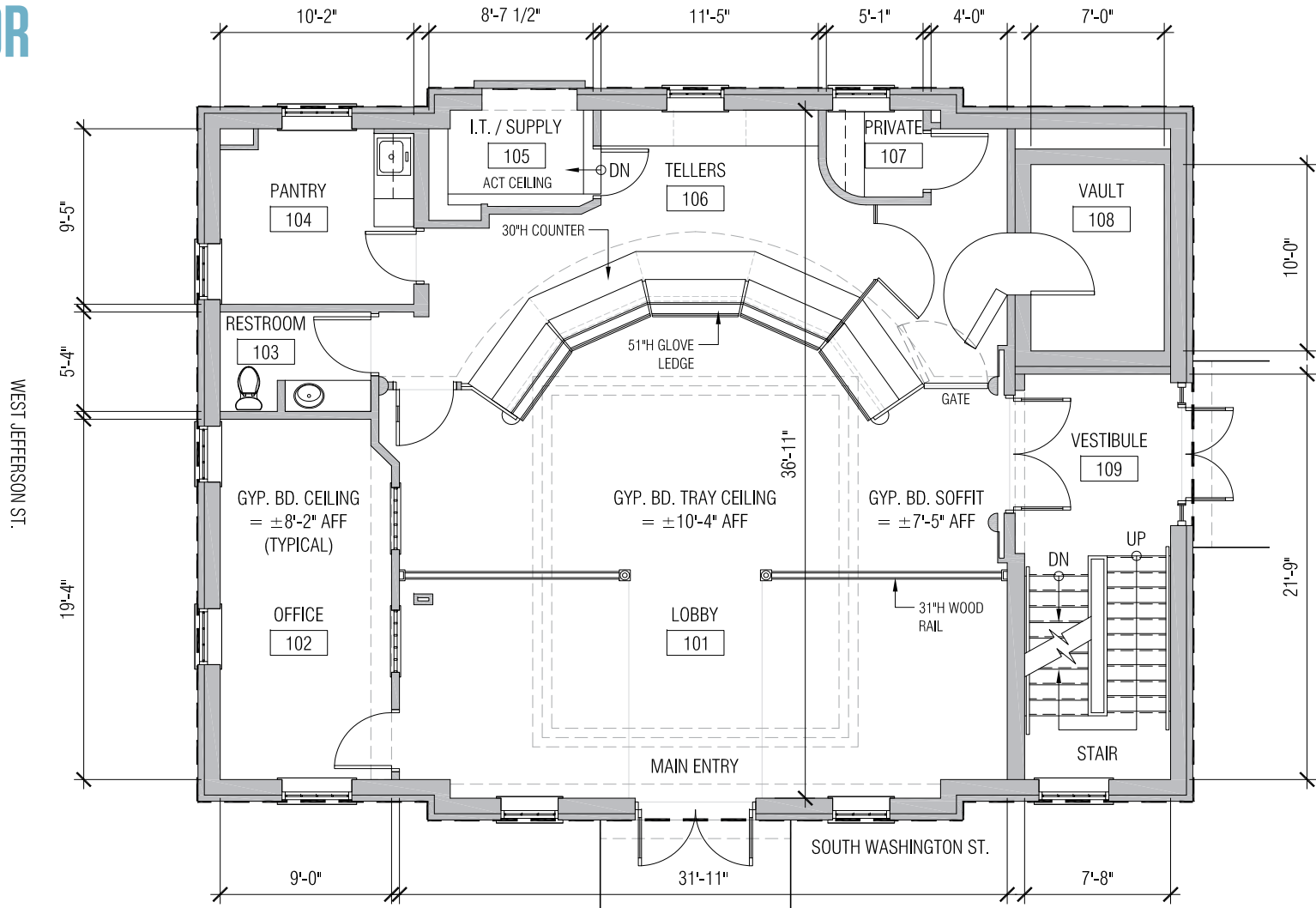


# SITE PLAN

# 99 S WASHINGTON STREET

ROCKVILLE, MARYLAND 20850

**FIRST FLOOR**  
**2,002 SF**



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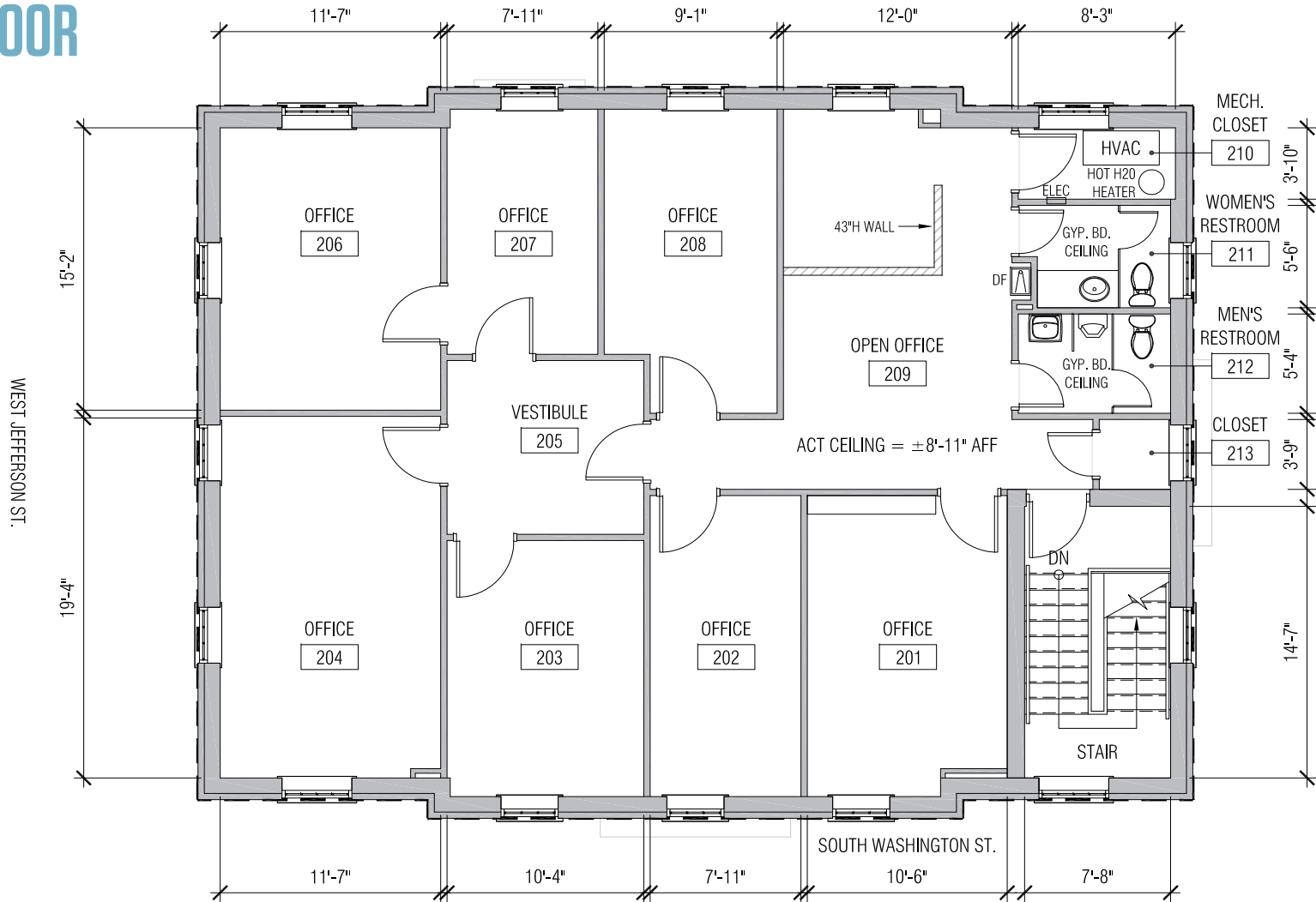


# SITE PLAN

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## SECOND FLOOR 2,002 SF



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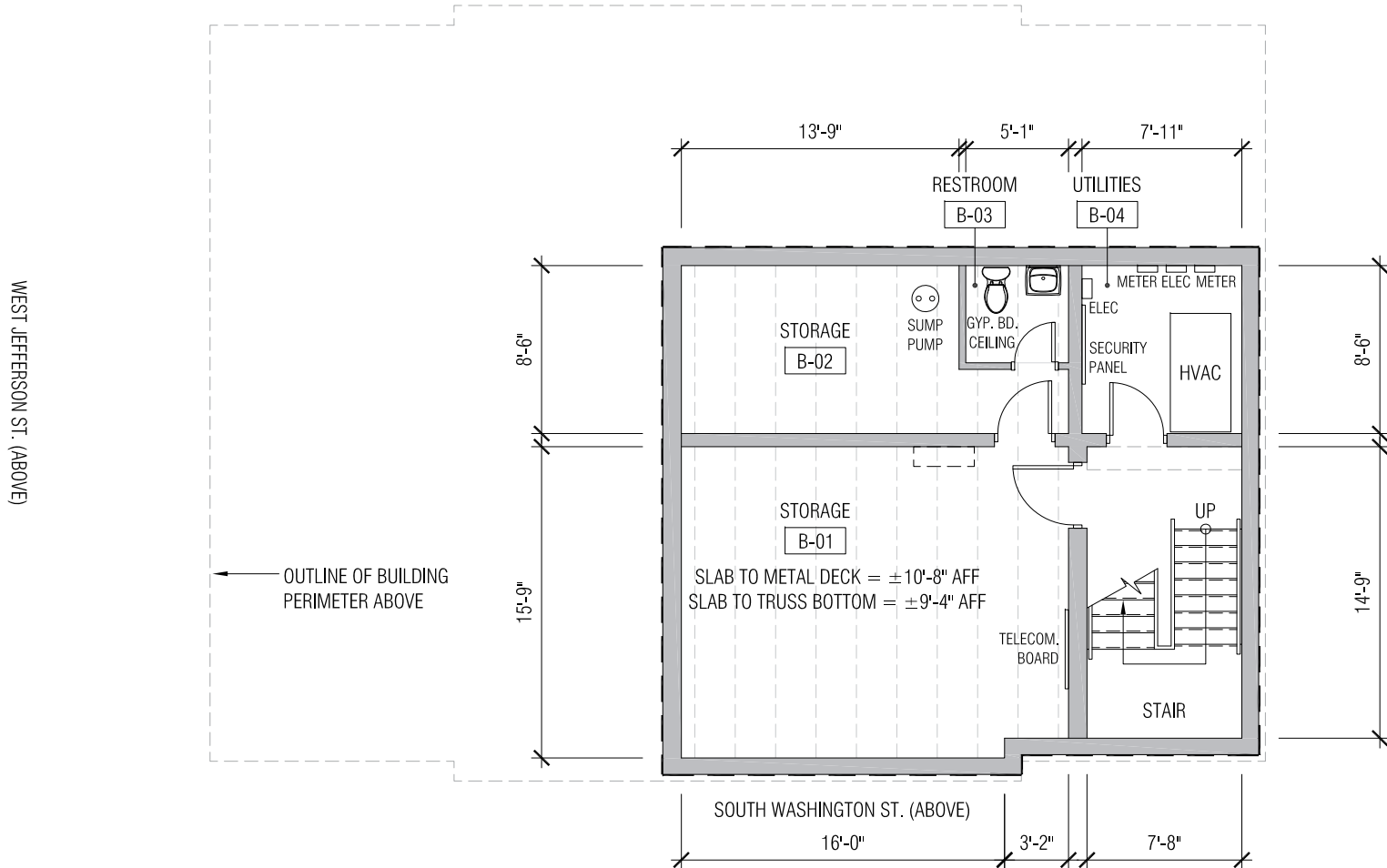
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## BASEMENT 775 SF



# PHOTOS

# 99 S WASHINGTON STREET

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# AERIAL

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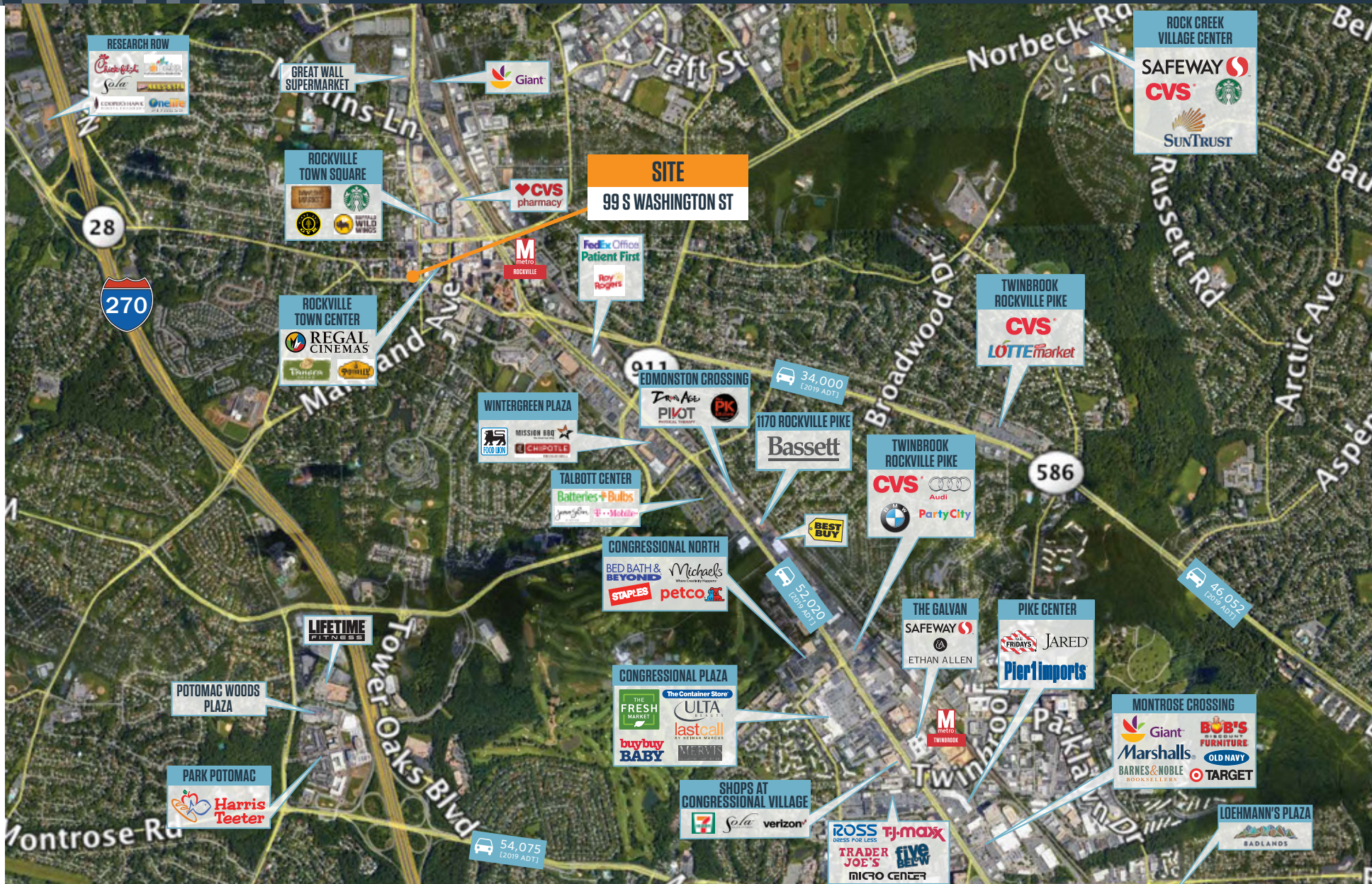
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ROCKVILLE, MARYLAND 20850

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