



# FALLSGROVE VILLAGE CENTER

JUST SIGNED!

LAFAYETTE  FEDERAL  
CREDIT UNION



FULLY LEASED!

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14955 SHADY GROVE ROAD  
ROCKVILLE, MARYLAND 20850









# MID VIEW



JOHNS HOPKINS UNIVERSITY  
4,000+ STUDENTS

NCI CANCER RESEARCH LAB

COURTYARD Marriott  
147 KEYS

W Montgomery Ave

EAGLEBANK

Hilton Garden Inn  
122 KEYS

NEEBOE

emergent  
Insolutions

Adventist HealthCare  
624,600 SF | 266 BEDS | 2,100 EMP

Medical Center Drive

SAFeway  
FALLSGROVE COMMUNITY CENTER

Falls Grove Dr

TRAVILAH SQUARE  
TRADER JOE'S  
Banfield  
Cafe Rio MEXICAN GRILL  
7-Eleven

TRAVILLE GATEWAY  
FUTURE DEVELOPMENT  
(18 ACRES)  
200-500 UNIT

Darnestown Rd

The Universities at Shady Grove  
4,000+ STUDENTS

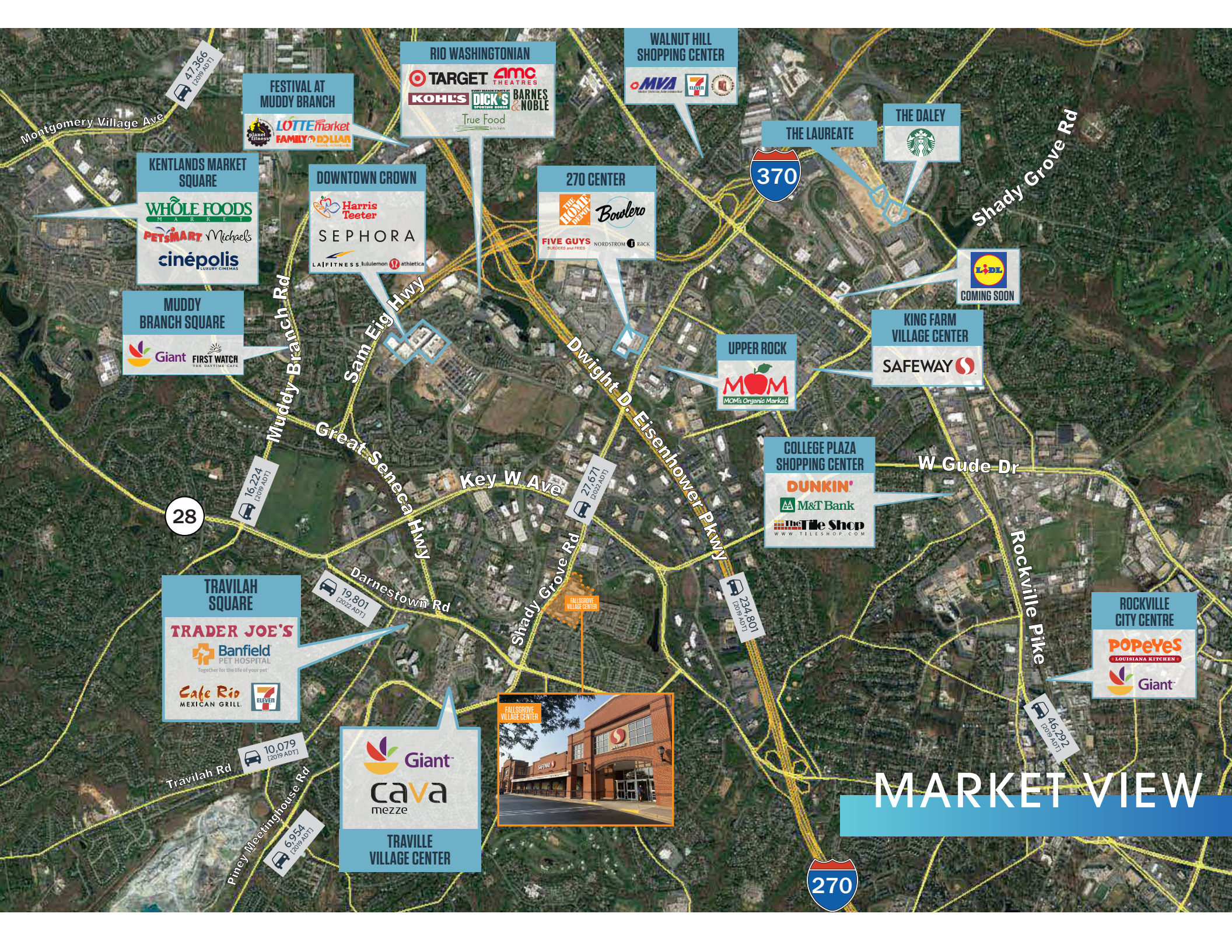
FALLSGROVE COMMUNITY CENTER

TRAVILLE VILLAGE CENTER  
Giant  
cava  
mezze

Shady Grove Rd

le Earth





47,366  
(2019 ADT)

**FESTIVAL AT MUDDY BRANCH**

LOTTE Market  
FAMILY DOLLAR

**RIO WASHINGTONIAN**

TARGET  
AMC THEATRES  
KOHLS  
DICK'S SPORTING GOODS  
BARNES & NOBLE  
True Food Kitchen

**WALNUT HILL SHOPPING CENTER**

MVA  
7 ELEVEN  
CVS

**THE DALEY**

Starbucks

**THE LAUREATE**

370

**KENTLANDS MARKET SQUARE**

WHOLE FOODS MARKET  
PETS MART  
MICHAEL'S  
cinépolis LUXURY CINEMAS

**DOWNTOWN CROWN**

Harris Teeter  
SEPHORA  
LA FITNESS

**270 CENTER**

THE HOME DEPOT  
Bowlers  
FIVE GUYS  
NORDSTROM RACK

**COMING SOON**

LOL

**MUDDY BRANCH SQUARE**

Giant  
FIRST WATCH THE DAYTIME CAFE

**KING FARM VILLAGE CENTER**

SAFeway

**UPPER ROCK**

MOM's Organic Market

28

16,224  
(2019 ADT)

19,801  
(2022 ADT)

27,671  
(2022 ADT)

234,801  
(2019 ADT)

**TRAVILAH SQUARE**

TRADER JOE'S  
Banfield PET HOSPITAL  
Cafe Rio MEXICAN GRILL  
7 ELEVEN

**COLLEGE PLAZA SHOPPING CENTER**

DUNKIN'  
M&T Bank  
The Tile Shop

**ROCKVILLE CITY CENTRE**

POPEYES LOUISIANA KITCHEN  
Giant

Giant  
cava mezze  
**TRAVILLE VILLAGE CENTER**



46,222  
(2019 ADT)

270

# MARKET VIEW



# ROCKVILLE, MD DEMOGRAPHICS



**1 MILE      2 MILE      3 MILE**



**POPULATION**

27,347

147,312

302,067



**MEDIAN AGE**

40.3

40.7

40.4



**AVERAGE HH INCOME**

\$188,994

\$187,665

\$183,252



**DAYTIME POPULATION**

27,347

147,312

302,067

## TRAFFIC COUNTS



SHADY GROVE RD.....28,944 ADT



DARNESTOWN RD.....21,000 ADT



W MONTGOMERY AVE.....26,000 ADT



270.....223,246 ADT





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