

# 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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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	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	isi Elite Training	2,498
9735	AVAILABLE - Former Fashion Boutique	2,040
9736	Klay	2,320
9737	Warrior 3	2,280
9740	Total Access Urgent Care	1,798
9741	Kumon	1,200
9743	AVAILABLE	1,800
9745	Oriental Cafe	1,500
9748	Nanda Child Care	4,814
9749	Bagel Towne Deli	3,000
9755	AT LEASE	4,840
9761	Dunkin'	1,700
9761	AVAILABLE	1,184



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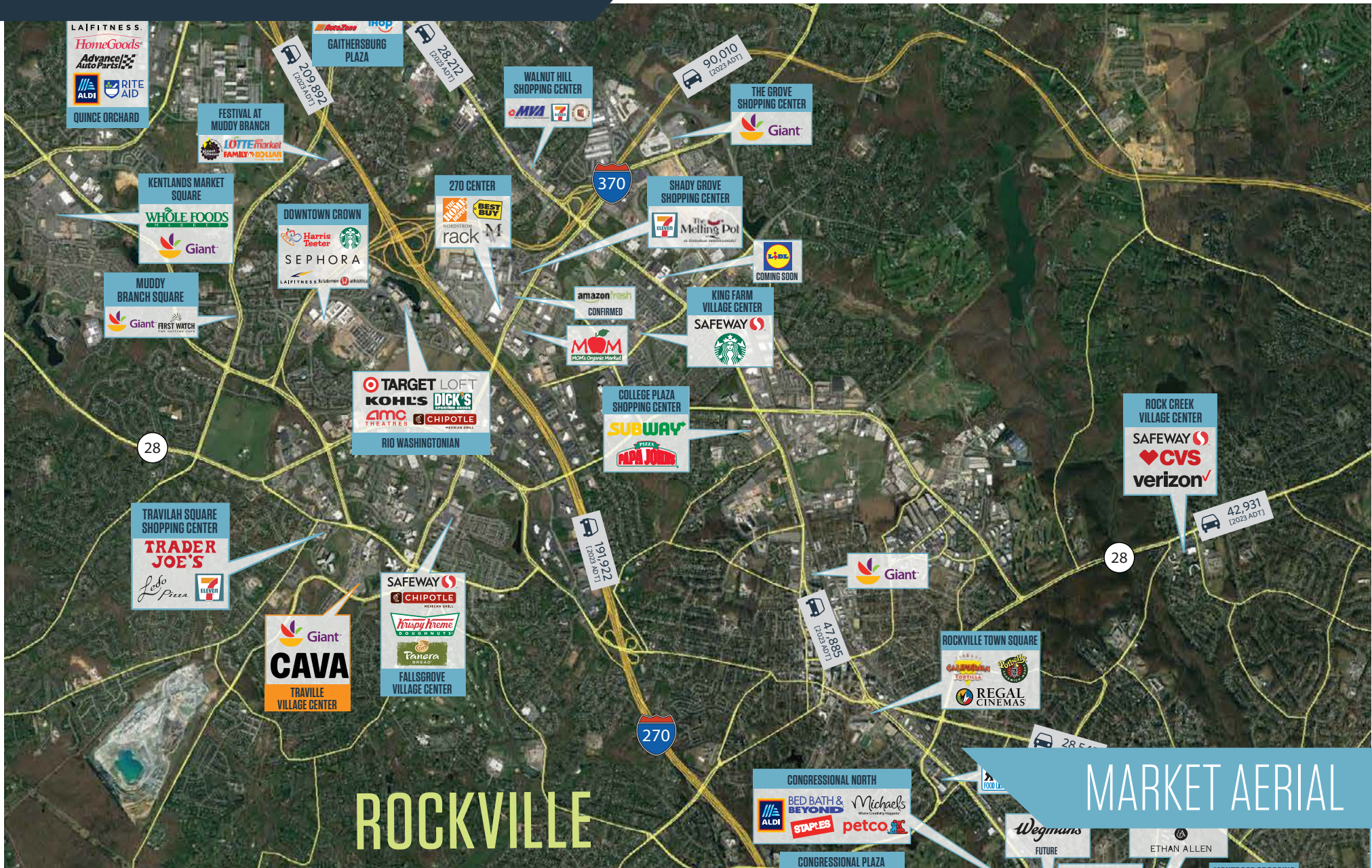
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# ROCKVILLE

# MARKET AERIAL

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CLOSE - UP AERIAL

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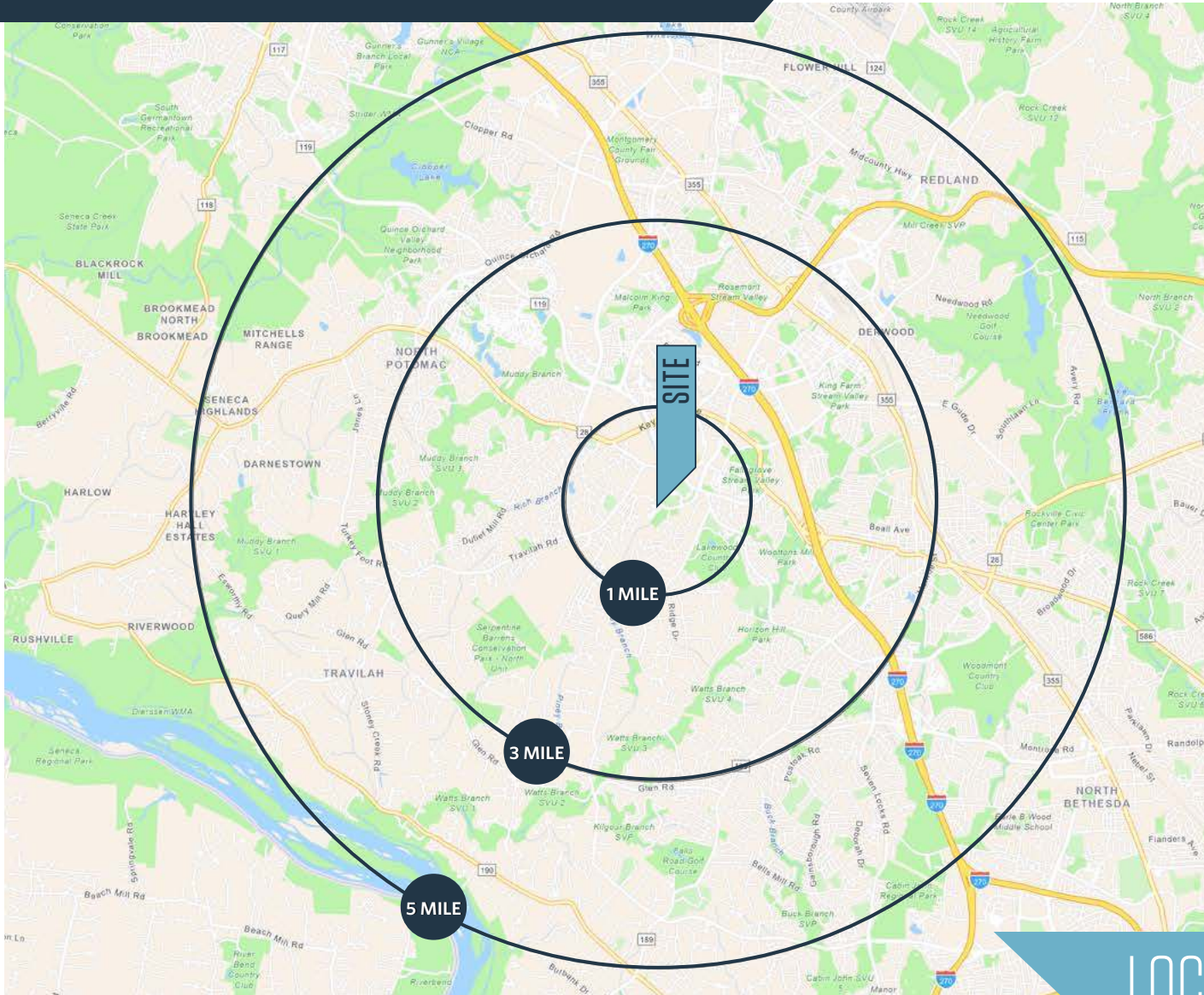
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## AVAILABLE SPACE

- 1,800 SF (former Pilates studio)
- 2,040 (former fashion boutique)
- 4,840 SF (2nd generation restaurant)
- 1,184 SF

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
12,088	110,791	253,242
Daytime Population		
12,454	90,560	169,029
Households		
4,411	42,355	92,999
Average HH Income		
\$226,268	\$205,181	\$194,176

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Shady Grove Road	22,992 ADT
Darnestown Road	20,495 ADT

## LOCATION & DEMOGRAPHICS

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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