



255

ROCKVILLE
PIKE

Up to **160,835 SF Available** with
419 Parking Spaces

kInb



Covered Walkway | Direct Metro Access



Building Highlights

- 3 stories, 160,835 SF available
- 419 parking spaces (3.13 / 1,000 SF)
- 30' x 30' column spacing
- Conveniently located along the I-270 corridor near I-495 with direct covered metro access, providing exceptional regional accessibility
- Positioned in an amenity-rich, transit-oriented area in Rockville Town Center, offering a seamless live-work-play atmosphere

±76,834 SF
3RD FLOOR

18'
CEILING HEIGHT

±69,001 SF
2ND FLOOR

18'
CEILING HEIGHT

±15,000 SF
P1 / 1ST FLOOR

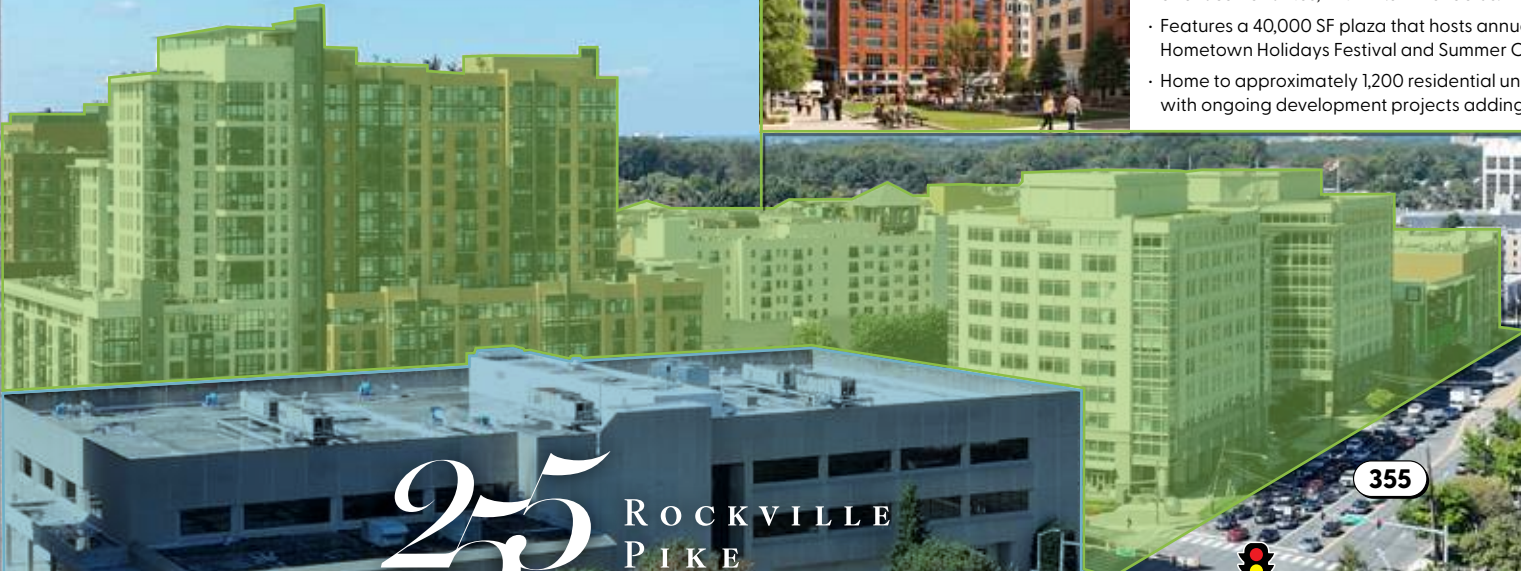
10'
CEILING HEIGHT





Rockville Town Center

- Boasts over 40 shops and restaurants, including national chains and local favorites, within 1.5-mile radius.
- Features a 40,000 SF plaza that hosts annual events like the Rockville Hometown Holidays Festival and Summer Concert Series.
- Home to approximately 1,200 residential units in the surrounding area, with ongoing development projects adding more housing options.



25 ROCKVILLE PIKE

355

Park Rd

Rockville Pike
45,165 AADT (2022)

15,905 AADT (2022)

M metro
Rockville Metro Station
1,246 Daily Passengers (2022)

Covered Walkway | Direct Metro Access

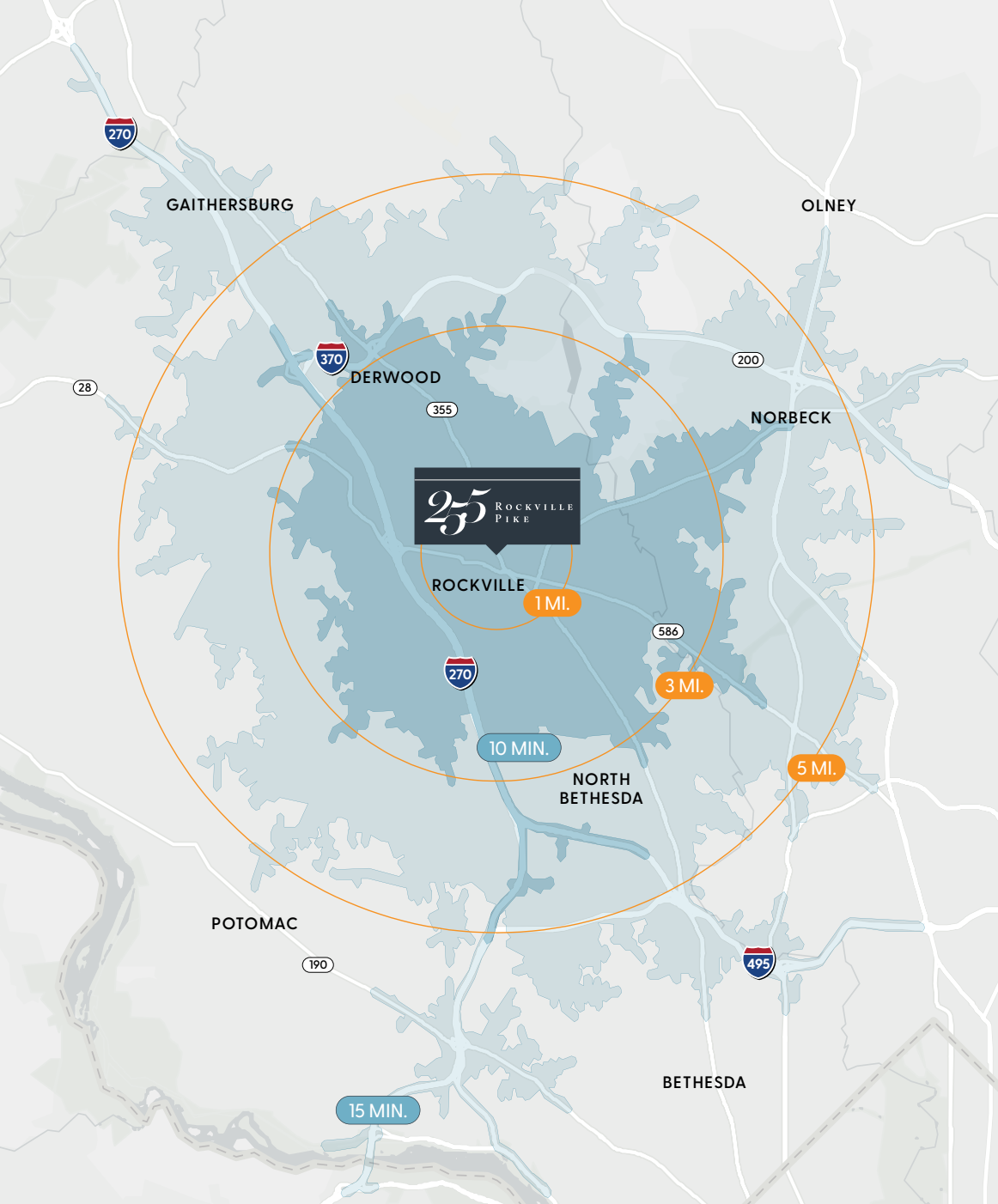


Rockville Town Center

NOTABLE RETAILERS

1. Dawson's Market
2. Kumbia
3. Truist
4. First Watch
5. Finnegan's Wake Irish Pub
6. Marble Slab Creamery
7. Five Guys
8. Paris Baguette
9. El Mercat Bar de Tapas
10. Bonchon
11. Lebanese Taverna Cafe
12. Kyo Matcha
13. Gyuzo Japanese BBQ
14. Plaza Oaxaca
15. Hair Design Zone
16. La Canela
17. Rockville Memorial Library
18. Thai Chef Rockville
19. Starbucks
20. Buffalo Wild Wings
21. Cottage Monet
22. Gold's Gym
23. Verizon
24. KungFu Kitchen
25. World of Beer
26. Pour Vino N' Hops
27. Pearl Lady
28. DOMOISHI
29. Panera Bread
30. Cambria Hotel
31. Citizens

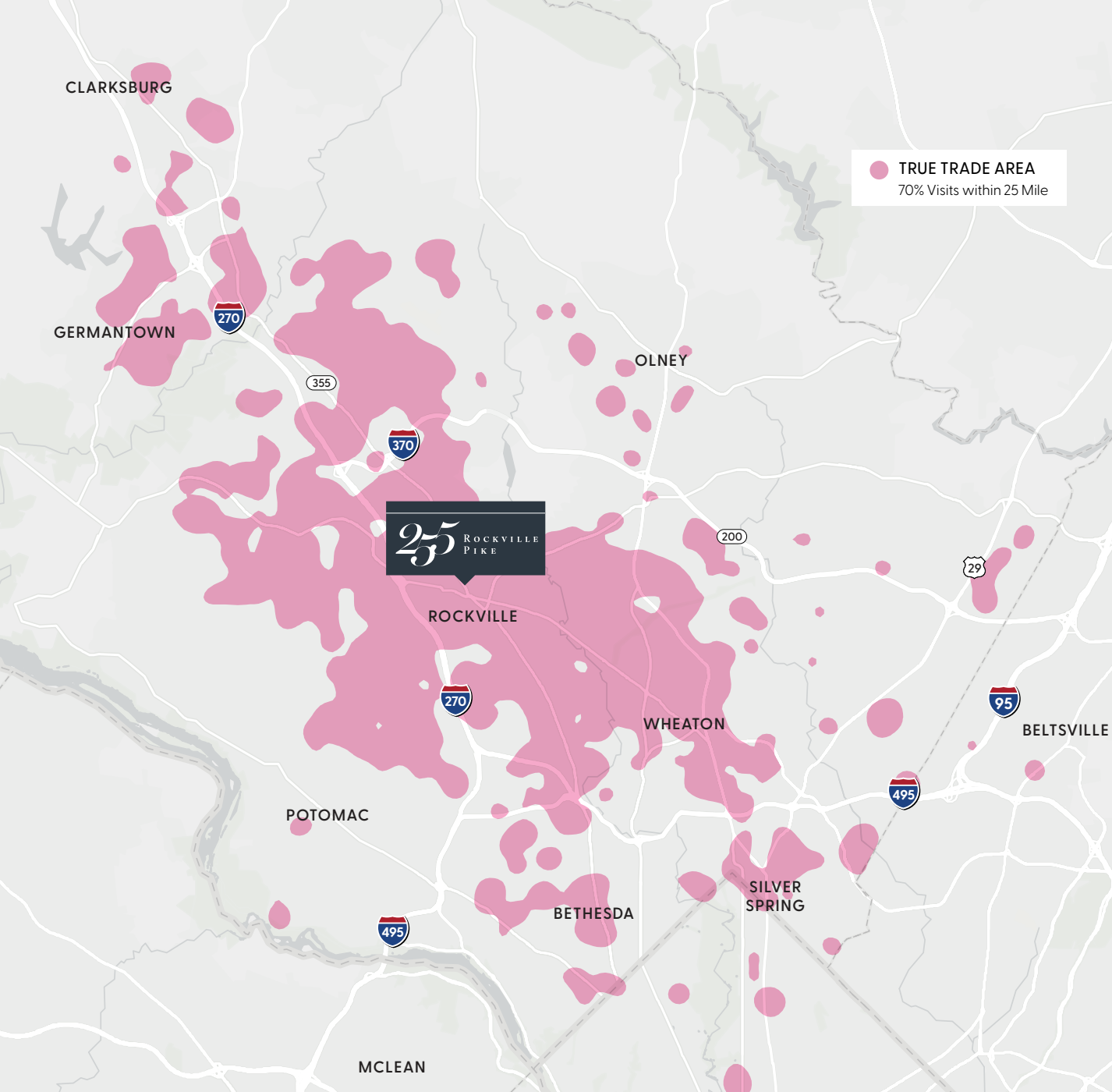




Demographic Overview



	MILE RADIUS			DRIVE TIME	
	1 MI.	3 MI.	5 MI.	10 MIN.	15 MIN.
Daytime Population	28,108	167,789	364,739	149,935	390,450
Population	18,577	115,077	330,577	105,177	337,079
Avg. HH Income	\$145,292	\$176,755	\$171,630	\$169,442	\$172,262
Bachelor's Degree & Higher	59.6%	69.0%	61.7%	67.7%	62.5%
CONSUMER SPENDING					
Apparel	\$23.06 M	\$164.49 M	\$435.58 M	\$146.77 M	\$448.76 M
Dining	\$38.19 M	\$273.82 M	\$730.61 M	\$244.48 M	\$751.10 M
Food at Home	\$69.61 M	\$491.44 M	\$1,312.55 M	\$438.72 M	\$1,346.96 M
Personal Care Products	\$9.89 M	\$70.92 M	\$190.10 M	\$63.23 M	\$194.45 M
Furniture	\$29.71 M	\$217.74 M	\$580.09 M	\$193.66 M	\$594.24 M



True Trade Area & Core Demographics



POWER ELITE 21.5%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer



FLOURISHING FAMILIES 16.1%

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles



BOOMING WITH CONFIDENCE 16.1%

Prosperous, established couples in their peak earning years living in suburban homes

A Gap in the Market

A prime spot to target the void left by existing shopping centers and big box retailers in the affluent and diverse DMV area.

RIO LAKEFRONT

WESTFIELD WHEATON MALL

WESTFIELD MONTGOMERY MALL

DOWNTOWN SILVER SPRING MALL

TYSONS CORNER

BETHESDA ROW

MOSAIC DISTRICT

FASHION CENTRE AT PENTAGON CITY

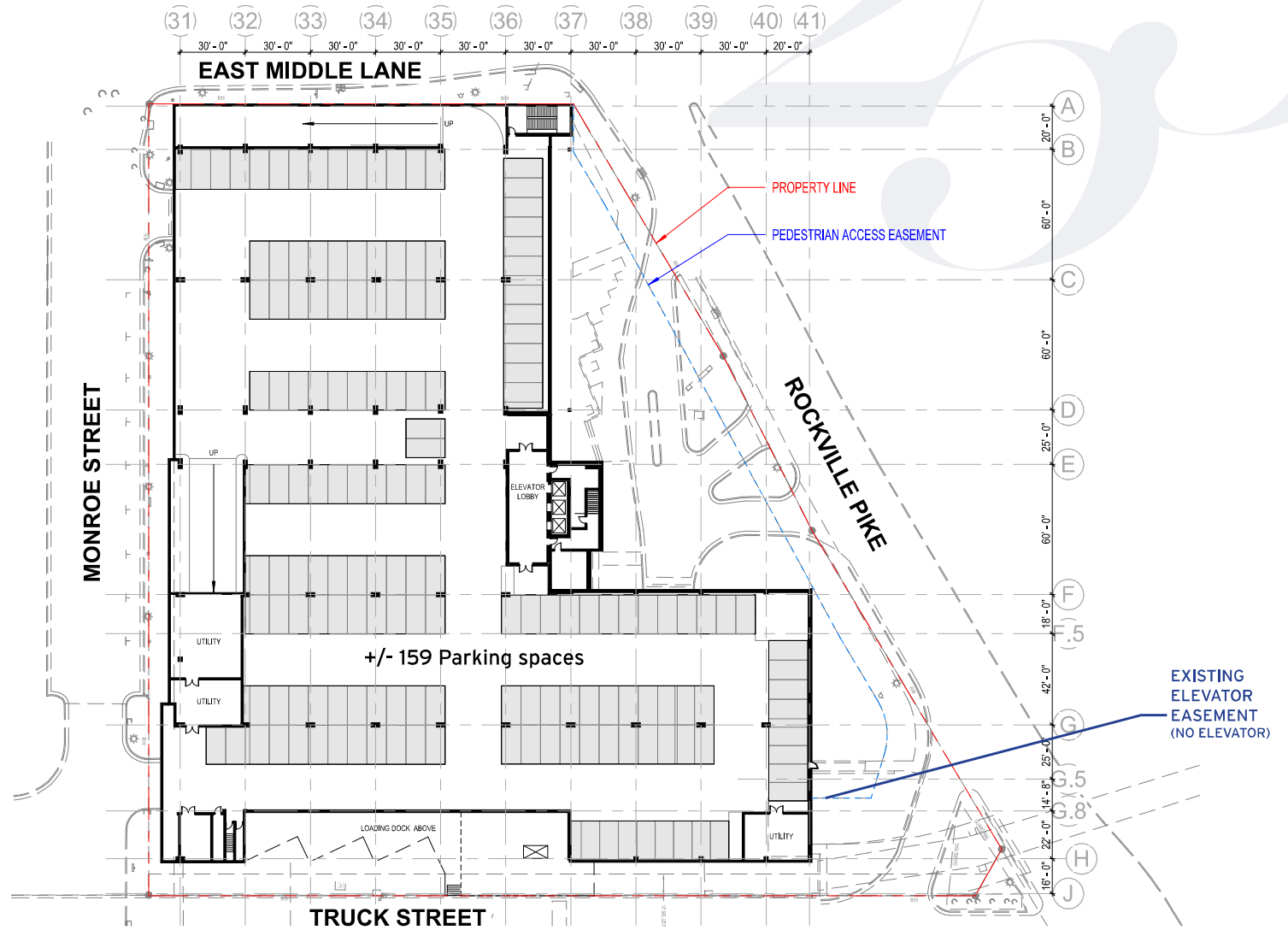
Key Demographic Data Comparison

Data is from 5 mile radius of each shopping center/mall.

	255 ROCKVILLE PIKE	RIO LAKEFRONT	WESTFIELD MONTGOMERY MALL	TYSONS CORNER	MOSAIC DISTRICT	WESTFIELD WHEATON MALL	DOWNTOWN SILVER SPRING MALL	BETHESDA ROW	FASHION CENTRE AT PENTAGON CITY
Daytime Population	364,739	303,273	374,874	348,594	435,040	504,592	631,948	525,781	1,346,628
Population	330,577	290,654	297,130	274,467	368,092	494,784	632,966	473,218	829,973
Average HH Income	\$171,630	\$163,191	\$220,889	\$233,860	\$205,369	\$164,755	\$159,306	204,974	\$168,796
Households	124,145	104,664	113,236	101,720	133,536	186,976	244,516	200,683	397,017
Average Age	41.4	39.1	43.4	40.7	40.0	39.9	37.5	40.7	35.9
Bachelor's Degree & Higher	61.7%	59.0%	73.8%	76.6%	69.0%	60.0%	59.8%	77.2%	71.6%
CONSUMER SPENDING									
Apparel	\$435.58 M	\$350.59 M	\$507.84 M	\$482.42 M	\$558.83 M	\$644.97 M	\$839.94 M	\$869.03 M	\$1,491.31 M
Dining	\$730.61 M	\$1,050.60 M	\$842.90 M	\$803.40 M	\$1,667.99 M	\$1,071.68 M	\$2,477.73 M	\$1,431.43 M	\$2,448.25 M
Food at Home	\$1,312.55 M	\$590.65 M	\$1,512.89 M	\$1,432.98 M	\$932.72 M	\$1,928.49 M	\$1,384.41 M	\$2,542.21 M	\$4,281.95 M
Personal Care Products	\$190.10 M	\$86.96 M	\$219.66 M	\$208.42 M	\$137.82 M	\$276.56 M	\$351.90 M	\$366.45 M	\$612.13 M
Furniture	\$580.09 M	\$126.94 M	\$678.03 M	\$645.10 M	\$199.13 M	\$838.87 M	\$1,063.36 M	\$1,122.16 M	\$1,847.50 M

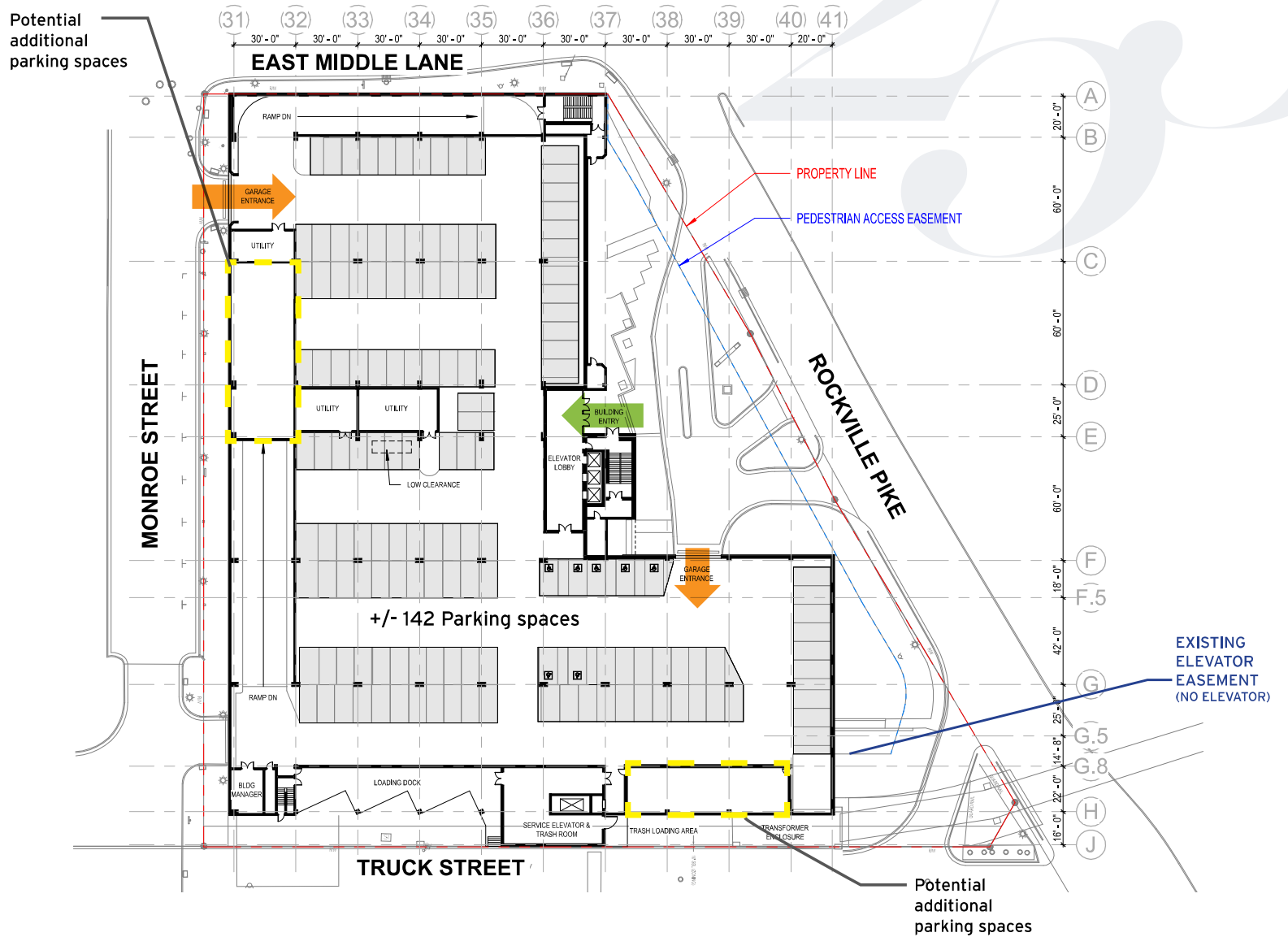
Floor Plans

- 3RD FLR
- 2ND FLR
- P1/1ST FLR
- P2
- P3**



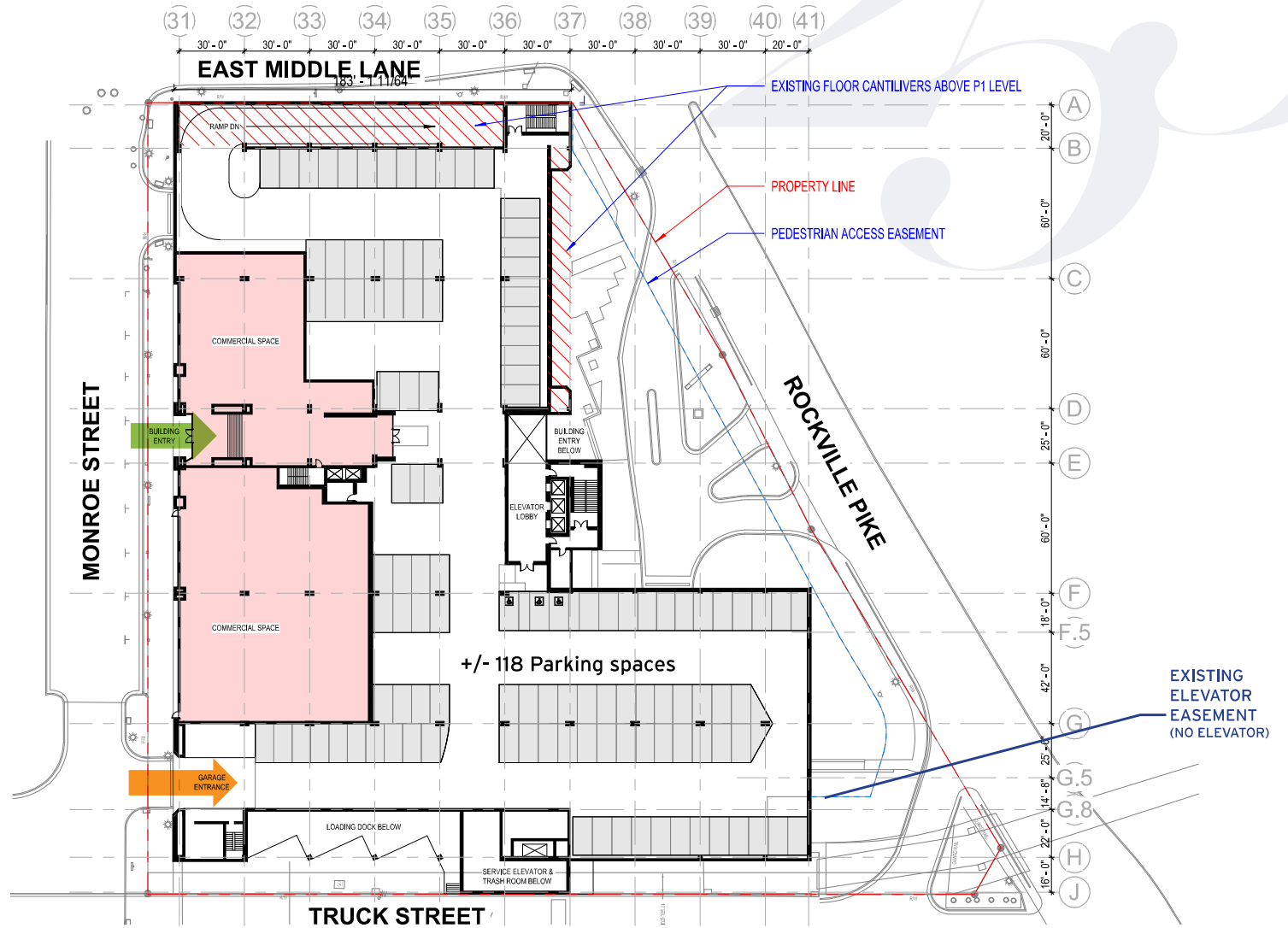
Floor Plans

3RD FLR
2ND FLR
P1 / 1ST FLR
P2
P3



Floor Plans

3RD FLR
2ND FLR
P1/ 1ST FLR
P2
P3



Floor Plans

3RD FLR
2ND FLR
P1 / 1ST FLR
P2
P3



Floor Plans

3RD FLR
2ND FLR
P1/1ST FLR
P2
P3



For more information, contact:

MATT SKALET

maskalet@klnb.com
202.420.7775

JENN PRICE

jprice@klnb.com
202.420.7768

[CLICK TO VIEW PROPERTY WEBSITE](#)

klnb

202.375.7500 klnb.com

[@klnbcre](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

255

ROCKVILLE
PIKE