

JUST
SIGNED!

MAMMA
Lucia

THE RESIDENCES
AT KNOWLES STATION
DELIVERED 2022



JOIN THESE RETAILERS

RETAIL/RESTAURANT SPACES FOR LEASE



- Great visibility + signage direct to Connecticut Avenue
- Rare retail opportunities in Kensington, MD below 100 new luxury residential units
- Located at the signalized corner of Knowles Avenue (10,126 VPD) and Summit Avenue (10,582 VPD)
- Retail/restaurant spaces range from 2,000 SF up to 15,264 SF
- Large outdoor seating area available
- 28 surfaces spaces for retail plus over 50 dedicated retail spaces in 170 space parking garage.

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LOCATION

THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,000 SF up to 15,264 SF	TBD	Shell	Q1 2026

DEMOGRAPHICS | 2023:

DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
213,754	17,203	186,215	470,561
Daytime Population			
271,035	16,958	214,037	509,385
Households			
81,115	6,375	70,736	182,630
Average HH Income			
\$201,908	\$206,613	\$178,121	\$182,796

TRAFFIC COUNTS | 2022:

Summit Ave	15,638 ADT
Knowles Ave	10,126 ADT
Connecticut Ave NW	45,096 ADT

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SITE PLAN

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STREET LEVEL

SUMMIT AVENUE (10,582 VPD)



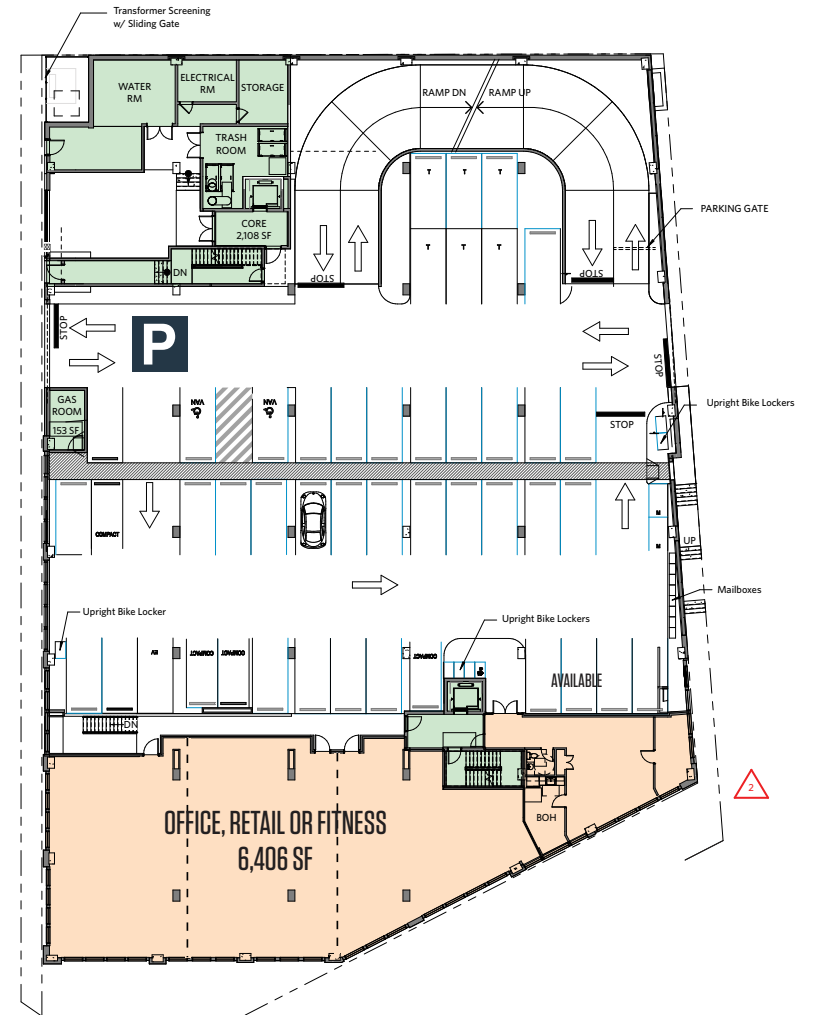
KNOWLES AVENUE (10,126 VPD)



2ND LEVEL

(ON GRADE WITH PARKING ENTRANCE)

SUMMIT AVENUE (10,582 VPD)



KNOWLES AVENUE (10,126 VPD)



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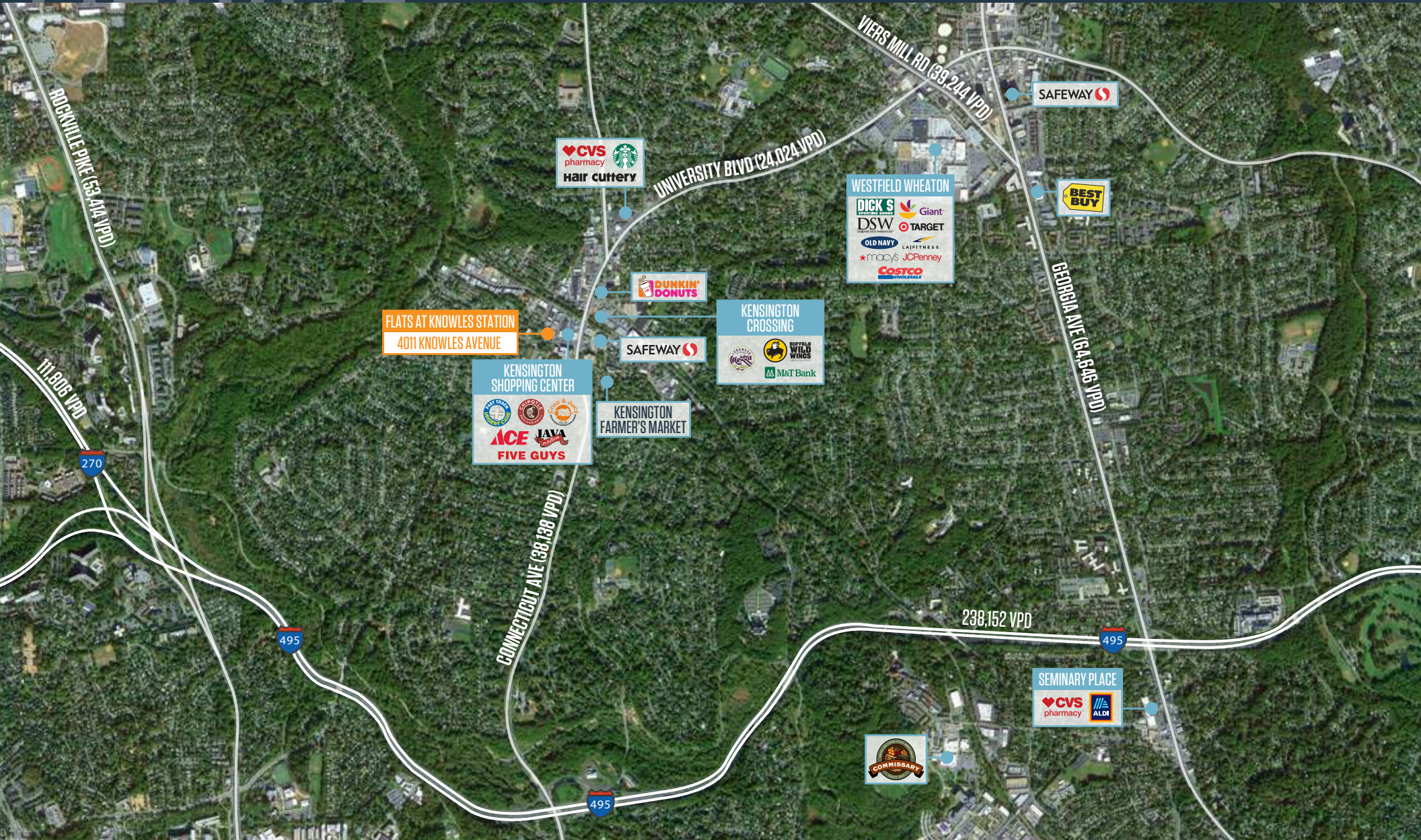
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MARKET

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4011 KNOWLES AVENUE, KENSINGTON, MD 20895



FLATS AT KNOWLES STATION
4011 KNOWLES AVENUE

**NEW RESIDENCES
AT KNOWLES STATION**

KENSINGTON SHOPPING CENTER

FAST TRACK URGENT CARE | CHIPOTLE MEXICAN GRILL | Crisp & Juicy | ACE | JAVA nation | FIVE GUYS

KENSINGTON CROSSING

M&T Bank | BUFFALO WILD WINGS | LE BANE'S KITCHEN Meza

baskin **BR** robbins

MANNY'S
PIZZA & SUBS
SINCE 1984

PLAYA BOWLS & MEXICAN RESTAURANT | Kensington Station Wine Co. | Gelateria la Gialla | PETS ARE HOME!

SAFeway



PROMINENT SIGNAGE VISIBLE TO CONNECTICUT AVENUE

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RENDERING | THE FLATS AT KNOWLES STATION

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SUMMIT AVE 10,582 VPD

TENANT SIGNAGE

KNOWLES AVENUE 10,126 VPD

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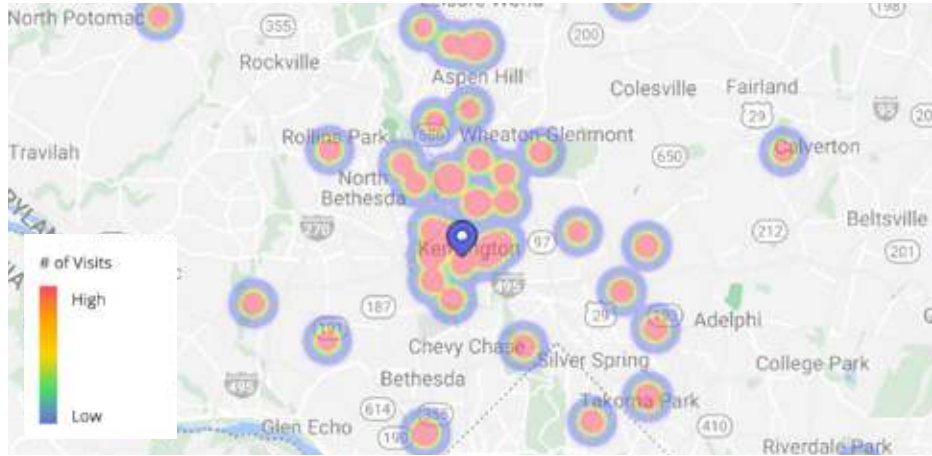
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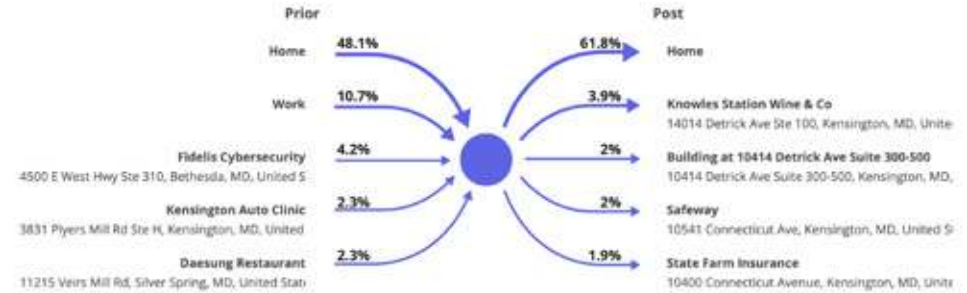
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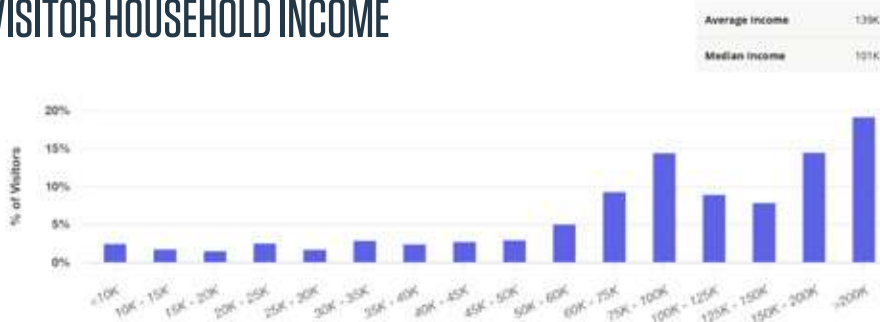
TRUE TRADE AREA



VISITOR JOURNEY



VISITOR HOUSEHOLD INCOME



FAVORITE PLACES

1	Westfield Montgomery / 7101 Democracy Blvd, Bethesda, MD 20817	3.6 mi	3K (77.9%)
2	Montrose Crossing Shopping Center / 12055 Rockville Pike, Rockville, MD 20852	2.7 mi	2.8K (73.6%)
3	Westfield Wheaton / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.3 mi	2.8K (72.5%)
4	Pike & Rose / 11580 Old Georgetown Rd, Bethesda, MD 20852	2.6 mi	2.7K (70.9%)
5	Federal Plaza / 12276 Rockville Pike, Rockville, MD 20852	3.1 mi	2.4K (63.5%)
6	Rio Washingtonian Center / 9841 Washingtonian Blvd, Gaithersburg, MD 20878	8.9 mi	2.2K (57.5%)
7	Congressional Plaza / 154 Congressional Ln, Rockville, MD 20852	3.5 mi	1.9K (50.2%)
8	Main Building / 11160 Veers Mill Rd, Wheaton, MD 20902	1.4 mi	1.9K (48.9%)
9	White Flint Plaza / 5100-5268 Nicholson Ln, Rockville, MD 20852	1.8 mi	1.8K (47.8%)
10	Target / 5700 Bou Ave, Rockville, MD 20852	2.7 mi	1.8K (47.5%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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