



NEIGHBORHOOD DRIVERS

4 SCHOOLS WITHIN 1-MILE RADIUS (TOTAL 3,820 STUDENTS)

- Lakewood Elementary School (412 Students)
- Fallsmead Elementary School (525 Students)
- Robert Frost Middle School (972 Students)
- Thomas S. Wootton High School (1,911 Students)

6 PUBLIC PARKS WITHIN 1-MILE RADIUS

ADJACENT TO ROCKSHIRE POOL & COMMUNITY CENTER

NEW RETAIL DEVELOPMENT FOR LEASE

- Neighborhood Serving Retail: Up to 5,200 SF Available at a Traffic Signalized Corner on Wootton Parkway
- Beautifully Programmed Outdoor Dining & Community and Gathering Spaces
- 26 Dedicated Retail Parking Spaces, 30 Common Rockshire Association Parking Spaces plus 25 Street Parking Spaces
- Free Standing Signage on Wootton Parkway
- Community Development Plan includes 31 Single-Unit Detached Dwellings & 29 Townhouses

DEVELOPED BY:



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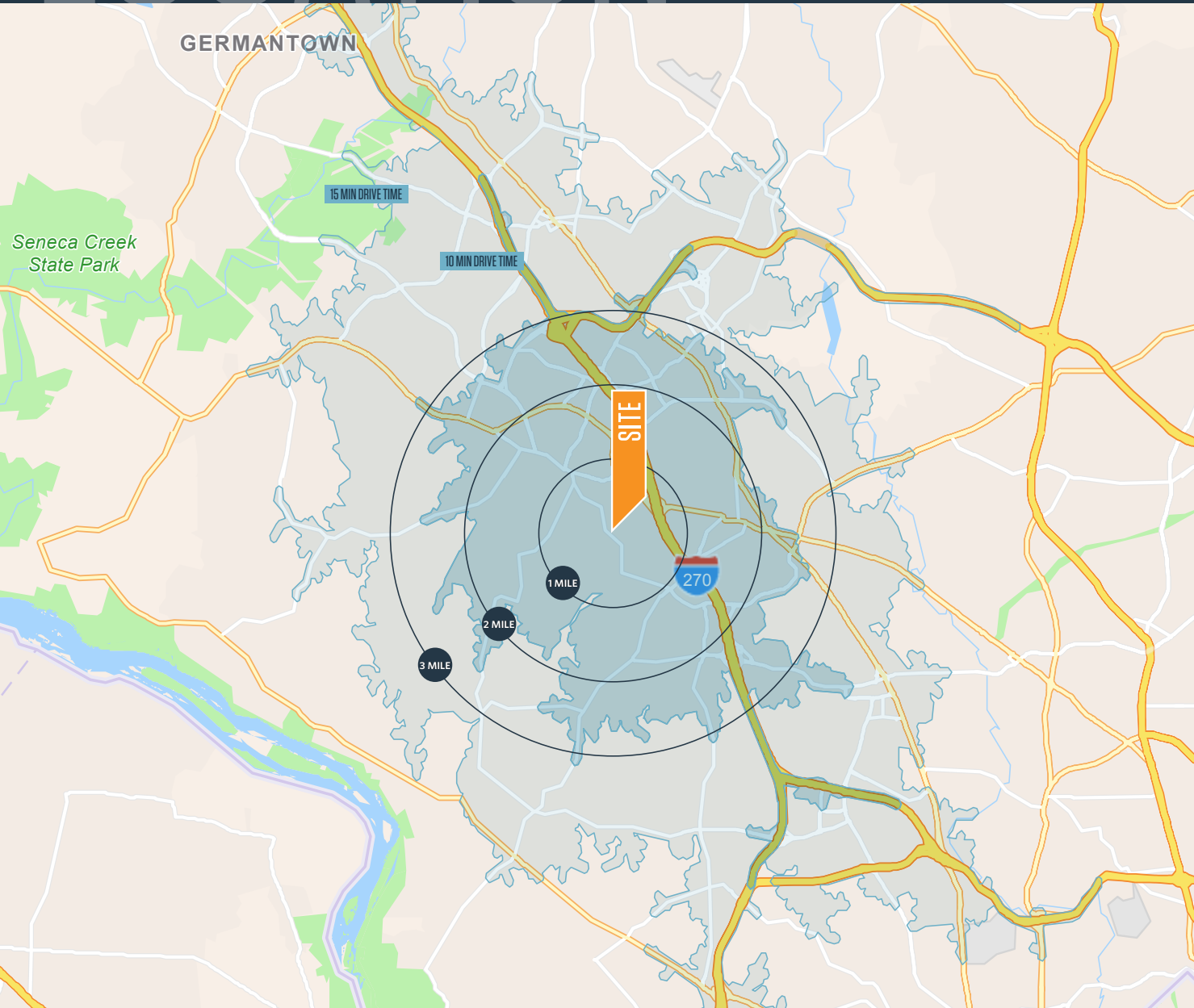
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LOCATION

ROCKSHIRE

2401-2429 WOOTTON PKWY, ROCKVILLE, MD 20850, MONTGOMERY COUNTY



DEMOGRAPHICS | 2024:

1-MILE	2-MILE	3-MILE
Population 8,935	46,653	110,578
Daytime Population 10,095	73,092	149,355
Households 2,940	17,867	42,267
Average HH Income \$257,038	\$217,361	\$213,561
\$ Spent on Restaurant & Other Eating Places \$27,211,656	\$143,087,319	\$334,597,870

10-MIN DRIVE 15-MIN DRIVE

Population 83,664	285,050
Daytime Population 121,734	369,864
Households 32,950	108,301
Average HH Income \$206,959	\$193,125
\$ Spent on Restaurant & Other Eating Places \$254,208,083	\$778,383,746

TRAFFIC COUNTS | 2022:

Wootton Pkwy	15,635 ADT
Hurley Ave	5,815 ADT

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MARKET

ROCKSHIRE

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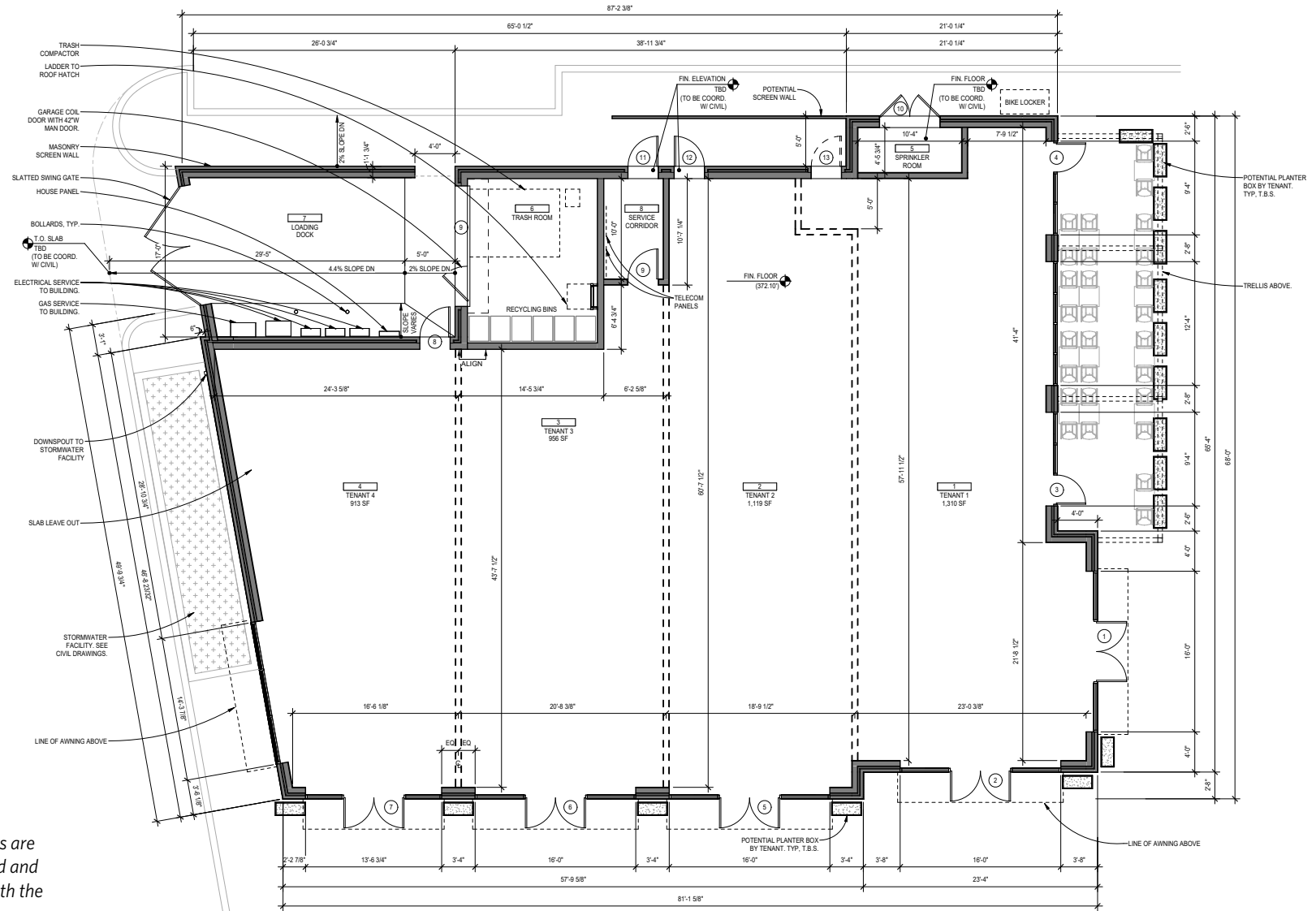


SITE PLAN

ROCKSHIRE

2401-2429 WOOTTON PKWY, ROCKVILLE, MD 20850, MONTGOMERY COUNTY

RETAIL CONCEPTUAL FLOORPLAN



NOTES: Space delineated on these plans are conceptual in nature and will be modified and refined as the plans/process progress with the design team, City staff, and the public process.

DEVELOPMENT | ROCKSHIRE

2401-2429 WOOTTON PKWY, ROCKVILLE, MD 20850, MONTGOMERY COUNTY



LEGENDS

1. Single Family Homes, Typical
2. Townhomes, Typical
3. Mews with bioretention box
4. Bioretention box, typical
5. Proposed Community Park
6. Retail with Outdoor Dining
7. Pedestrian Connection to Millennium Trail
8. Pedestrian Connection to Existing Stairs / Walkway to Rockshire Community Center
9. Retail Parking
10. Existing Berm with Preserved Trees
11. Millennium Trail
12. Rockshire Community Center Parking

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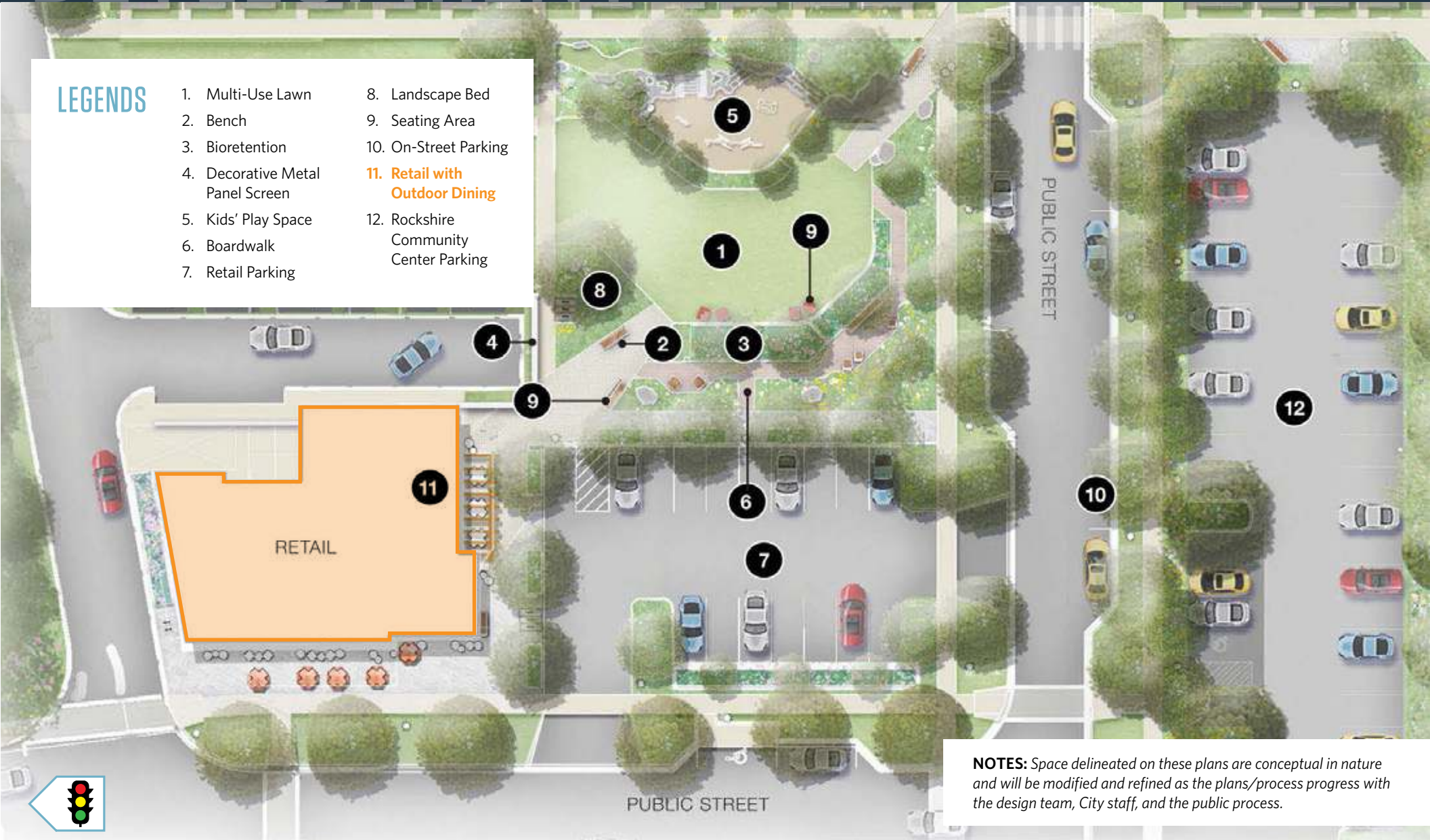
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DEVELOPMENT ROCKSHIRE

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LEGENDS

- 1. Multi-Use Lawn
- 2. Bench
- 3. Bioretention
- 4. Decorative Metal Panel Screen
- 5. Kids' Play Space
- 6. Boardwalk
- 7. Retail Parking
- 8. Landscape Bed
- 9. Seating Area
- 10. On-Street Parking
- 11. Retail with Outdoor Dining
- 12. Rockshire Community Center Parking



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