

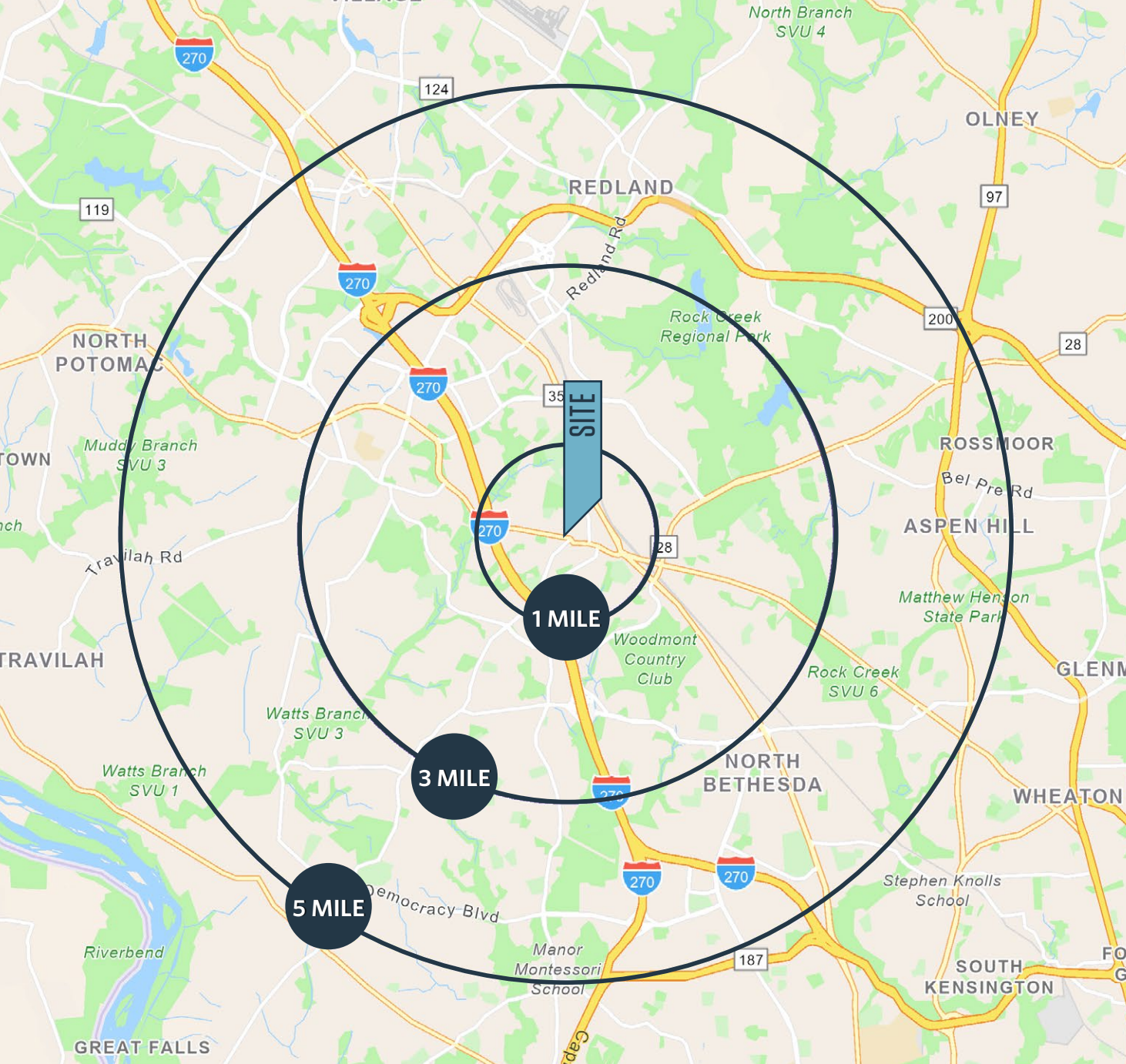


PROPERTY HIGHLIGHTS

- 6,000-18,000 SF daycare opportunity across three levels with existing, immediately adjacent, exclusive outdoor play area.
- Ample, on-site surface parking in rear of premises.
- Located in the West Montgomery Avenue Historic District in the City of Rockville. Nearby amenities include Rockville Town Square and Research Row.

[CLICK HERE FOR PHOTOS](#)

BUILDING FOR SALE/LEASE



DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
18,009	112,822	316,324
POPULATION		
7,408	44,038	118,460
HOUSEHOLDS		
\$114,914	\$135,114	\$128,576
MEDIAN HH INCOME		
836	5,704	16,519
KIDS 0-4		
\$871.98	\$1,013.65	\$963.24
AMOUNT SPENT ON CHILDCARE PER HH		
18,060	114,829	320,403
2029 PROJECTED POPULATION		

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC

W Montgomery Avenue	25,045 AADT
I-270	212,992 AADT

215 W MONTGOMERY AVENUE

VICTOR SALCIDO
victor@klnb.com
240-755-2704





FALLSGROVE VILLAGE CENTER

SAFeway

Starbucks

Jockey Mike Suss

moby dick

SMOOTHIE KING

Panera BREAD

Onelife FITNESS

Chick-fil-A

COOPERS HAWK

MATTRESS Warehouse

215 W MONTGOMERY AVENUE

ROCKVILLE TOWN SQUARE

Buffalo Wild Wings

Panera

FIVE GUYS

First Watch

Starbucks

metro

ROCKVILLE

MARLO

goodwill

IHOP

7 ELEVEN

RITCHIE CENTER

FOOD LION

PURE HOCCY

CVS pharmacy

BEST BUY

TWINBROOK QUARTER

MARKET AERIAL

Staples petco

215 W MONTGOMERY AVENUE

VICTOR SALCIDO
victor@klnb.com
240-755-2704





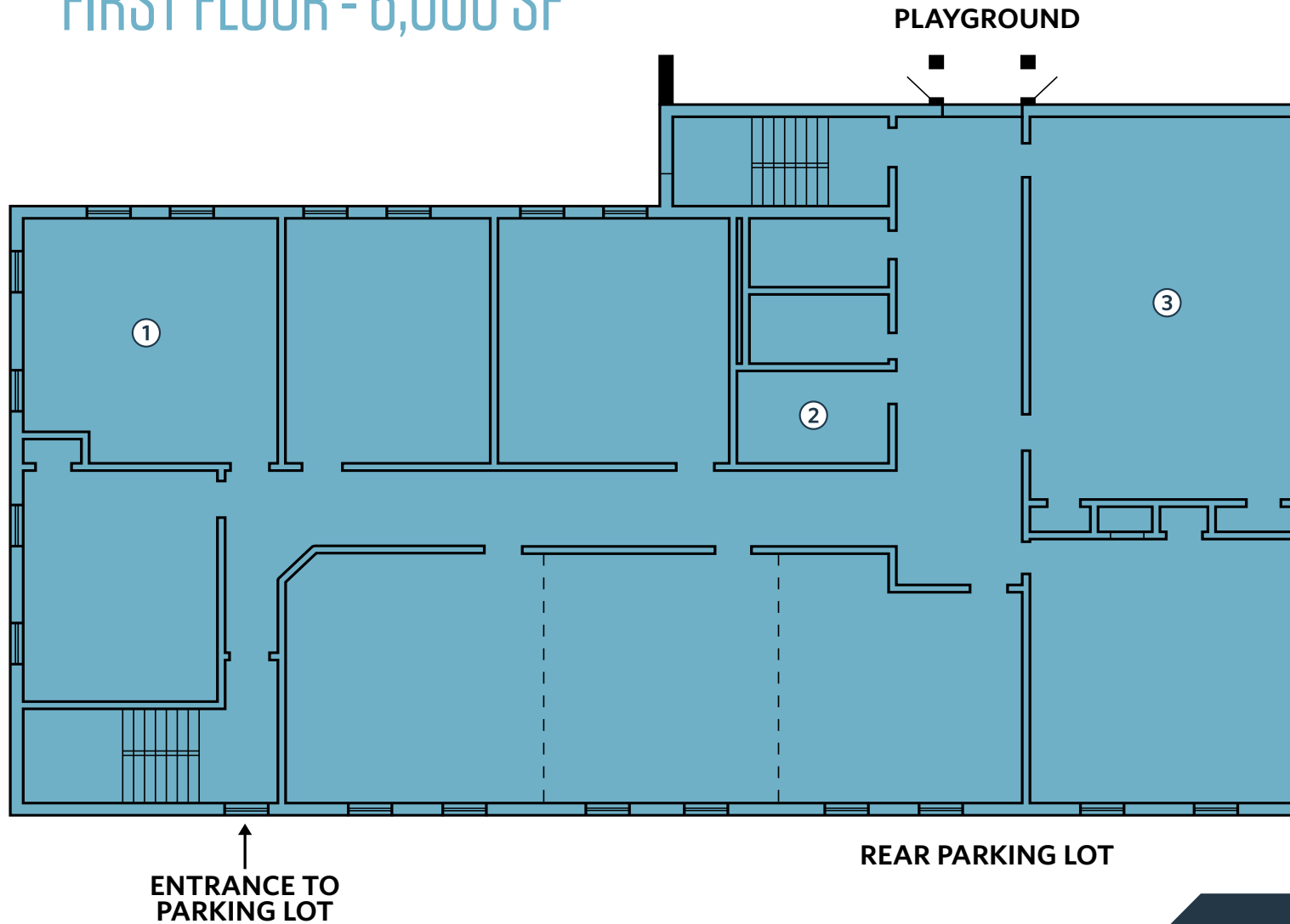
215 W MONTGOMERY AVENUE

VICTOR SALCIDO
victor@klnb.com
240-755-2704

CLOSE UP



FIRST FLOOR - 6,000 SF



FLOOR PLAN

215 W MONTGOMERY AVENUE

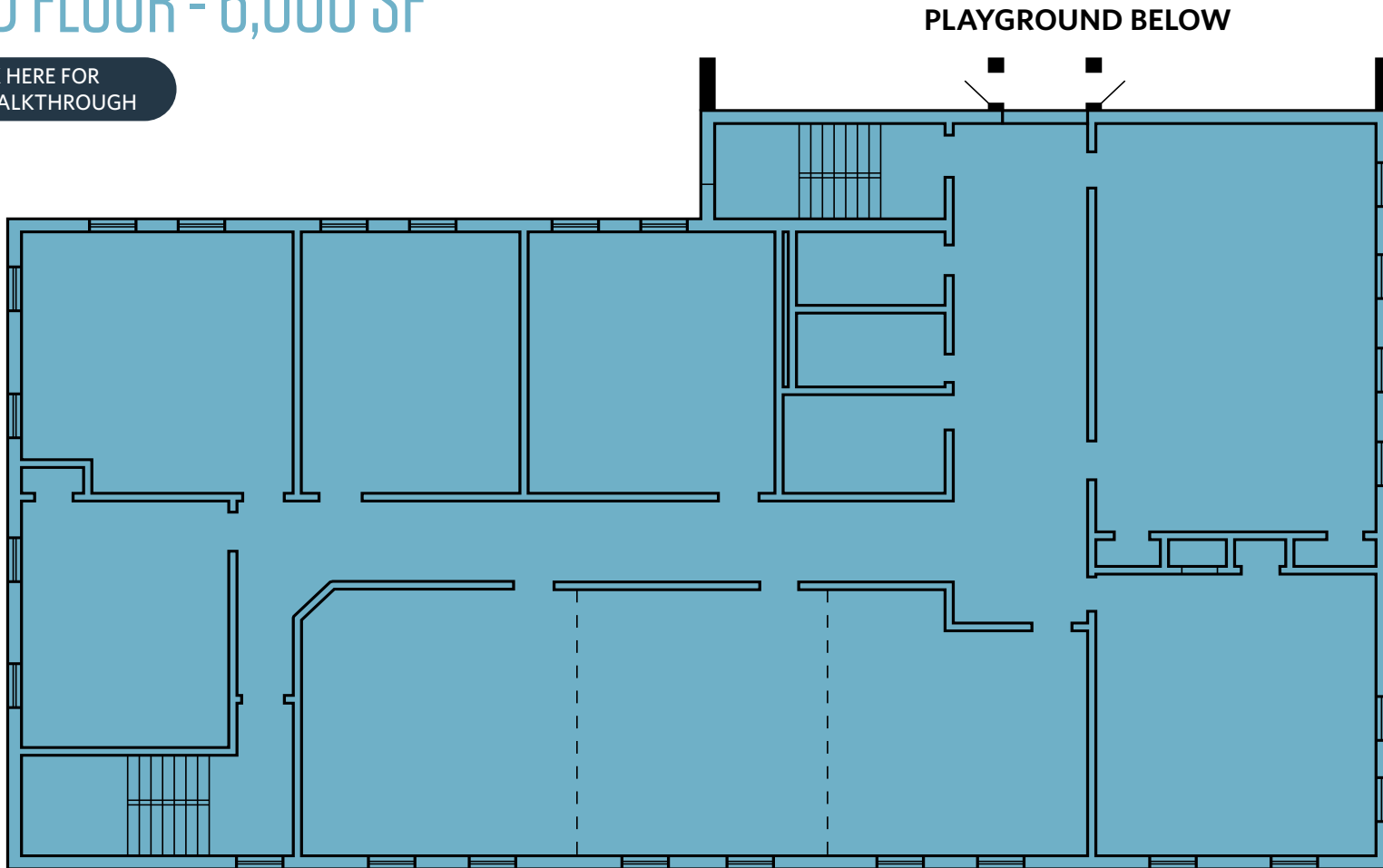
VICTOR SALCIDO
victor@klnb.com
240-755-2704

klnb

SECOND FLOOR - 6,000 SF



CLICK HERE FOR
VIDEO WALKTHROUGH



REAR PARKING LOT BELOW

FLOOR PLAN

215 W MONTGOMERY AVENUE

VICTOR SALCIDO
victor@klnb.com
240-755-2704

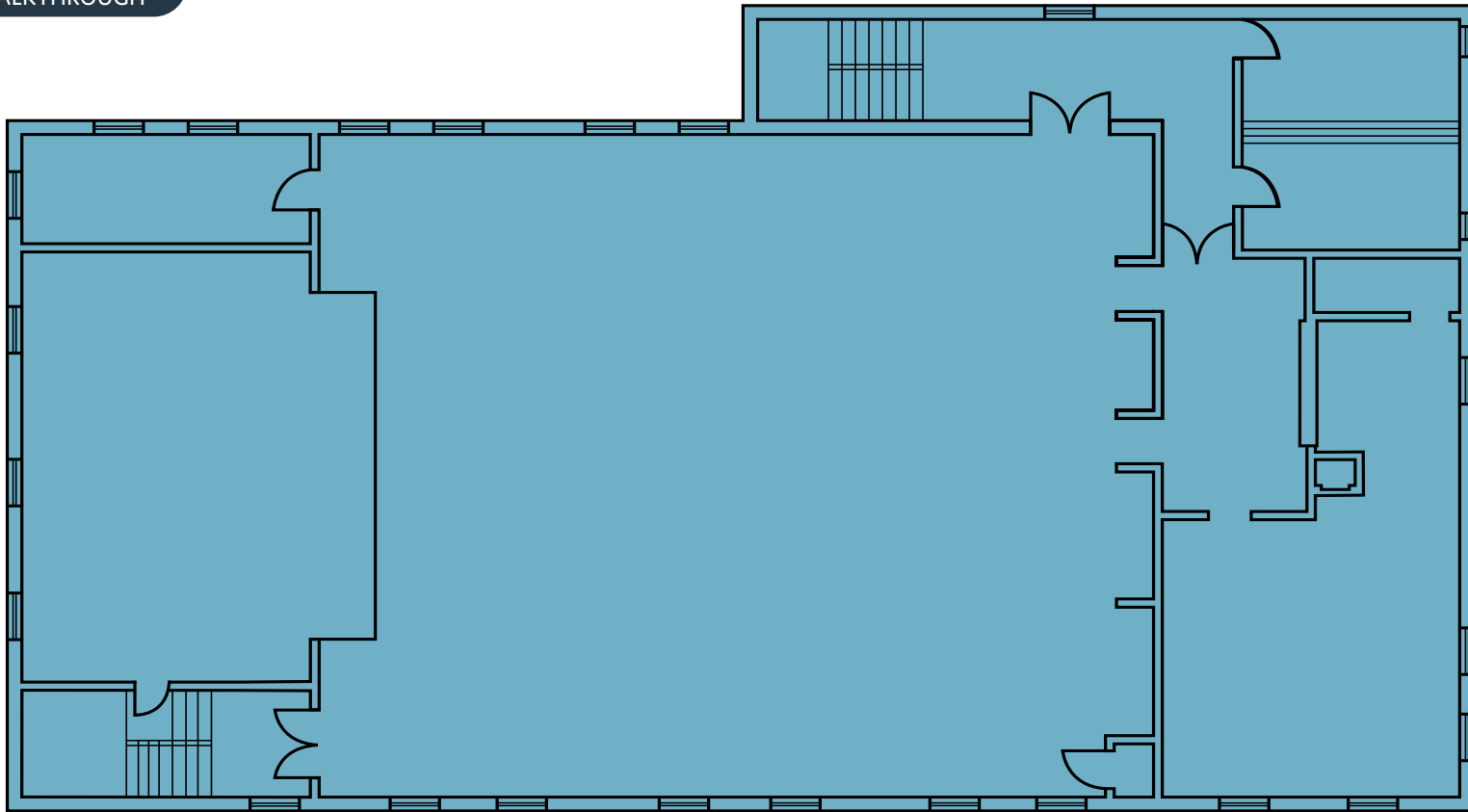


THIRD FLOOR - 6,000 SF



CLICK HERE FOR
VIDEO WALKTHROUGH

PLAYGROUND BELOW



REAR PARKING LOT BELOW

FLOOR PLAN

215 W MONTGOMERY AVENUE

VICTOR SALCIDO
victor@klnb.com
240-755-2704

klnb

OUTDOOR PLAYGROUND



REAR PARKING LOT



215 W MONTGOMERY AVENUE

VICTOR SALCIDO
victor@klnb.com
240-755-2704

klnb



215 W MONTGOMERY AVENUE
Rockville, MD 20850

CONTACT

VICTOR SALCIDO
victor@klnb.com
240-755-2704

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

VISIT PROPERTY WEBSITE



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.