



FALLSGROVE VILLAGE CENTER

NOW OPEN!



SARAH'S HANDMADE
ICE CREAM & TREATS



4,717 SF COMING AVAILABLE

VICTOR SALCIDO
VICTOR@KLNb.COM
240-755-2704

JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

14955 SHADY GROVE ROAD
ROCKVILLE, MARYLAND 20850



SITE PLAN

KEY	
	LEASED
	COMING AVAILABLE



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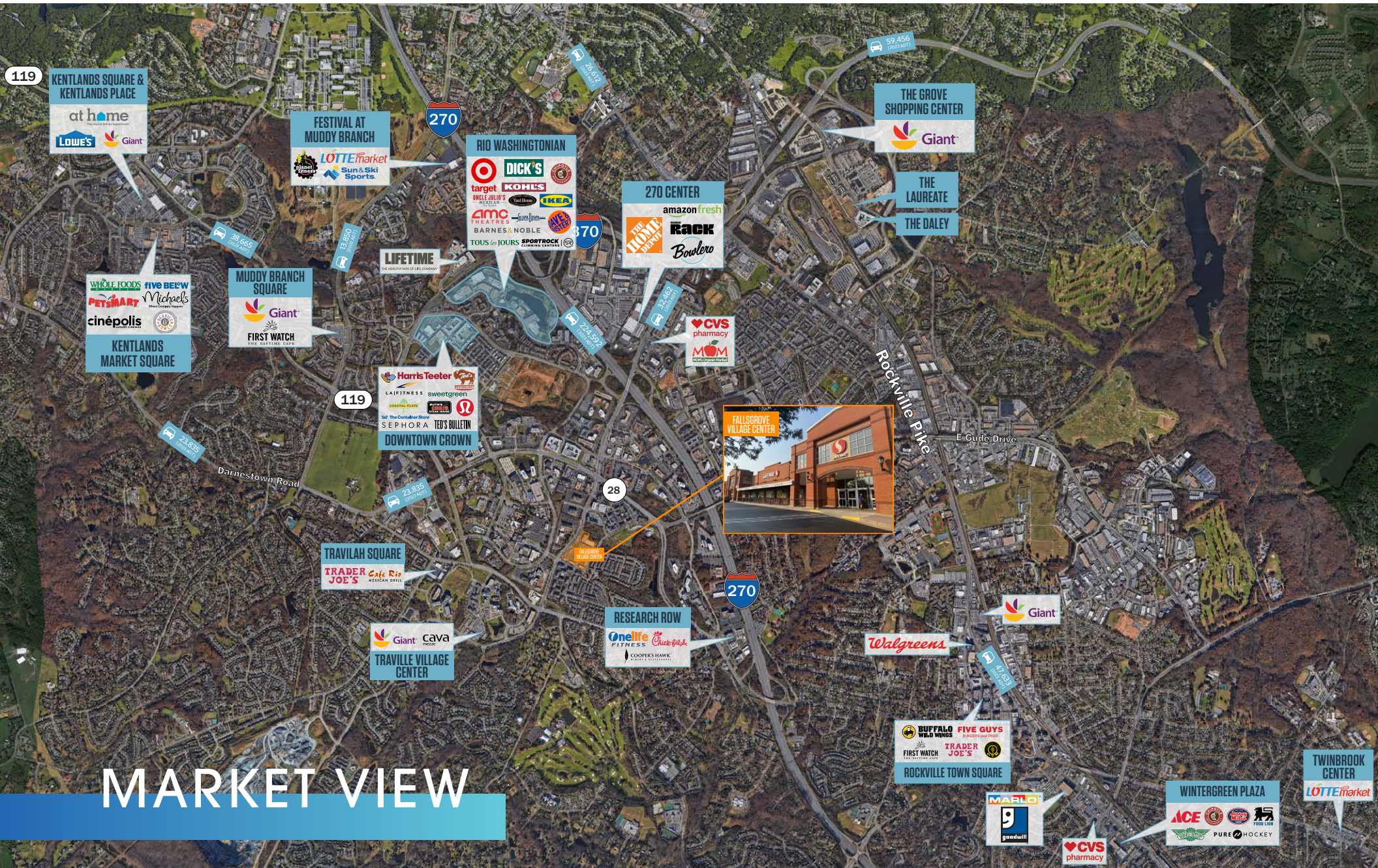
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MID VIEW





KENTLANDS SQUARE & KENTLANDS PLACE
at home
Lowe's
Giant

FESTIVAL AT MUDDY BRANCH
LOTTE Market
Sun & Ski Sports

RIO WASHINGTONIAN
target
DICK'S
Kohl's
AMC THEATRES
BARNES & NOBLE
TOUS les JOURS
SPORTSLOCK

270 CENTER
amazon fresh
The Home Depot
Rack
Bowlero

THE GROVE SHOPPING CENTER
Giant

THE LAUREATE
THE DALEY

WHOLE FOODS
PETS MART
cinépolis
KENTLANDS MARKET SQUARE

MUDDY BRANCH SQUARE
Giant
FIRST WATCH

Harris Teeter
LAIFITNESS, sweetgreen
SEPHORA
TED'S BULLETIN
DOWNTOWN CROWN



TRAVILAH SQUARE
TRADER Joe's
JOE'S

Giant cava
TRAVILLE VILLAGE CENTER

RESEARCH ROW
OneLife Fitness
CHICK-FIL-STEAK

Walgreens

BUFFALO WILD WINGS
FIVE GUYS
TRADER Joe's
ROCKVILLE TOWN SQUARE

MARLO
goodwill

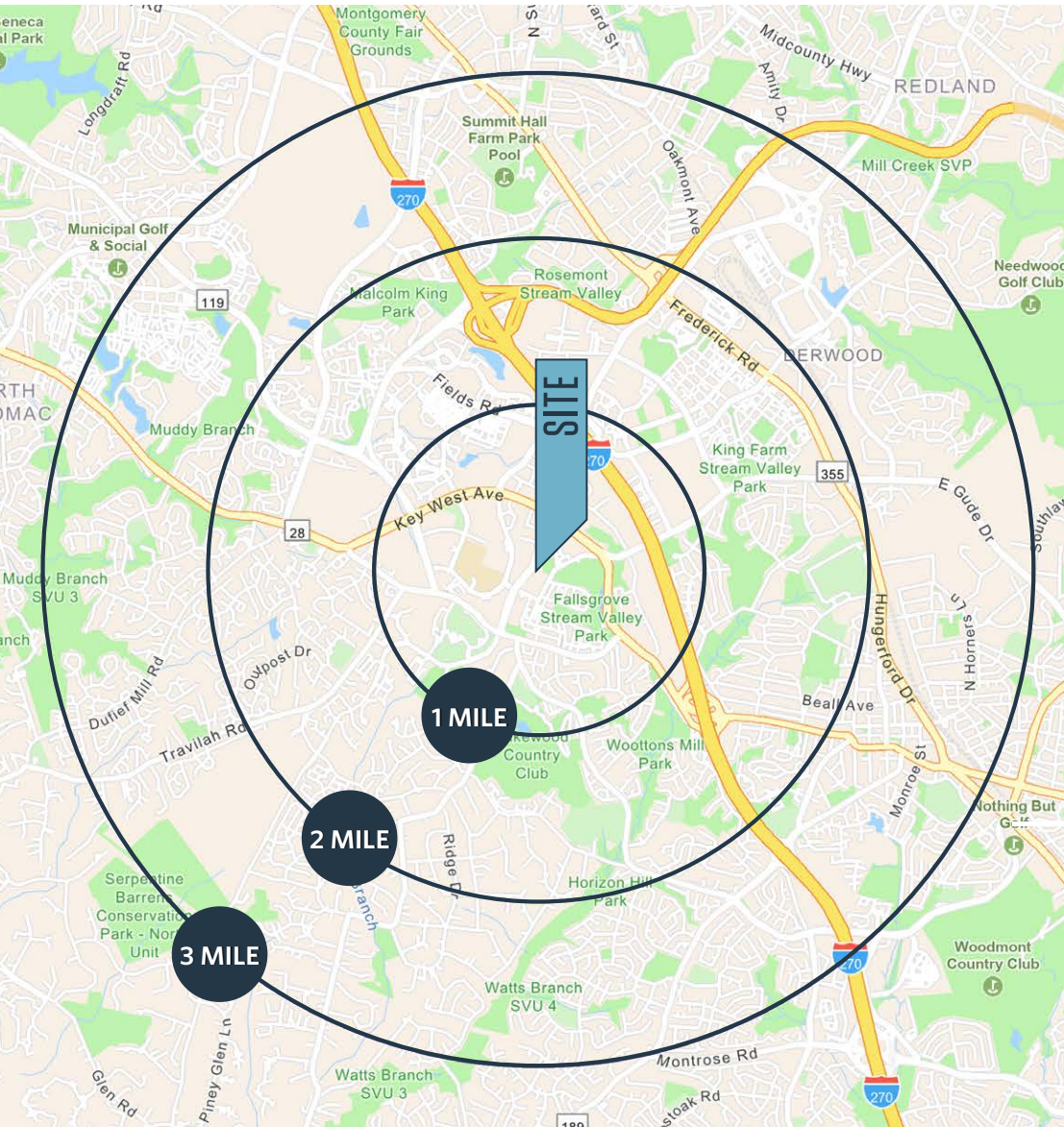
WINTERGREEN PLAZA
ACE
PURE Hockey

TWINBROOK CENTER
LOTTE Market

MARKET VIEW

ROCKVILLE, MD

DEMOGRAPHICS



	1 MILE	2 MILE	3 MILE
 POPULATION	13,263	62,663	119,815
 MEDIAN AGE	38.1	39.8	40.4
 AVERAGE HH INCOME	\$174,904	\$184,884	\$191,130
 DAYTIME POPULATION	27,568	58,475	102,270

TRAFFIC COUNTS

	SHADY GROVE RD.....	21,692 ADT
	DARNESTOWN RD.....	21,000 ADT
	W MONTGOMERY AVE.....	19,325 ADT
	270.....	224,592 ADT



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FOR MORE INFORMATION, PLEASE CONTACT:

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