

THE LAUREATE

JUST SIGNED!

Full-Service
Restaurant...
to be announced!



ROCKVILLE
SMILE STUDIO

AT SHADY GROVE METRO
8005 GRAMERCY BLVD ROCKVILLE, MD 20855
2,628 SF IMMEDIATELY AVAILABLE!

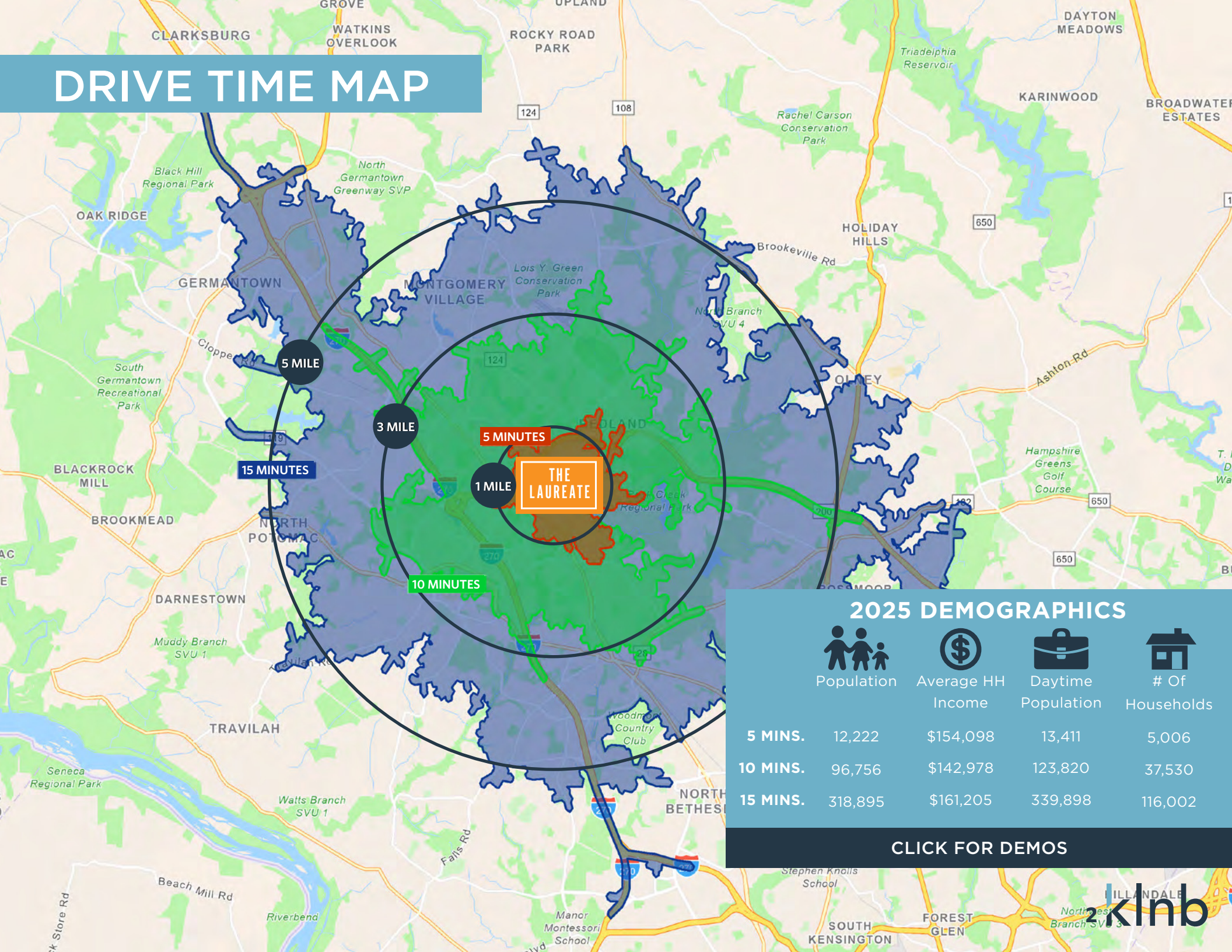
JOIN:



klnb

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DRIVE TIME MAP



2025 DEMOGRAPHICS



Population



Average HH
Income



Daytime
Population



Of
Households

	Population	Average HH Income	Daytime Population	# Of Households
5 MINS.	12,222	\$154,098	13,411	5,006
10 MINS.	96,756	\$142,978	123,820	37,530
15 MINS.	318,895	\$161,205	339,898	116,002

[CLICK FOR DEMOS](#)

THE MARKET

GAITHERSBURG/ROCKVILLE

GAITHERSBURG

GAITHERSBURG SHOPPING CENTER
FLOOR DECOR

LAKEFOREST MALL REDEVELOPMENT
1,600 residential units
750,000 SF of office, R&D
470,000 SF of retail

MONTGOMERY VILLAGE PLAZA
PATEL BROTHERS
SALLY BEAUTY
DOLLAR TREE

FLOWER HILL SHOPPING CENTER
Giant
Aaron's
Advance Auto Parts

SPECTRUM TOWN CENTER
FIREBIRDS

weis
COSTCO WHOLESALE

MONTGOMERY VILLAGE CROSSING
MART
Roy Rogers

RED MILL SHOPS
CVS

DIAMOND SQUARE
Giant JOANN

sam's club

QUINCE ORCHARD
LAIFITNESS
Advance Auto Parts
Walgreens
ALDI
WILD WINGS
TACO BELL

Marshalls
five BELOW
ROSS DRESS FOR LESS
Tanera

the Vitamin Shoppe
ihop
AutoZone

KENTLANDS SQUARE & KENTLANDS PLACE
at home
Lowes
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

THE GROVE SHOPPING CENTER
Giant

270 CENTER
amazon fresh
Rack
Bowlero

WHOLE FOODS
PETSMART
cinépolis
KENTLANDS MARKET SQUARE

MUDDY BRANCH SQUARE
Giant
FIRST WATCH

LIFETIME

Harris Teeter
LAIFITNESS
sweetgreen
SEPHORA
TED'S BULLETIN
DOWNTOWN CROWN

CVS pharmacy
MOM



THE LAUREATE
CVS pharmacy

TRAVILAH SQUARE
TRADER Joe's
Calé Rio
JOE'S

Giant cava
TRAVILLE VILLAGE CENTER

RESEARCH ROW
Onelife FITNESS
Chick-fil-A
COOPER'S HAWK

Walgreens

Giant

CLOSE-UP AERIAL



THE GROVE
SHOPPING CENTER



WALNUT HILL
SHOPPING CENTER



27,780
[2023 ADT]

407 TOWNHOMES

FUTURE
DEVELOPMENT
(345 TOWN HOMES AND
344 MULTIFAMILY UNITS
PLANNED)

THE
LAUREATE

THE DALEY
RETAIL

14,940
[2023 ADT]

413
APARTMENTS
SITE WORK
UNDERWAY!
Will include a 7,000 SF
county library



SHADY GROVE
4,288 ADR

QDOBA
MEXICAN EATS
RISE
ALLCARE
ROCK GROVE

270 CENTER



NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

90 ACRE Master Planned Community

1458

Multi-family units

Westside: 1,114
Eastside: +344

753

Townhomes

Westside: 406
Eastside: +345

130,000 SF
Future
Mixed-Use space

PROPOSED
Library, School,
Community &
Athletic Field
(Eastside)

5 MINUTE WALK To Shady Grove Metro Station

4,420
Average Daily Riders
at Shady Grove

5,745
Commuter
Parking Spaces



406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

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.

**EAST SIDE
FUTURE DEVELOPMENT**

 **14,940**
[2023 ADT]

CRABBS BRANCH ROAD

**PARKING LOT
100+ FREE DEDICATED
RETAIL PARKING SPACES**

**THE
LAUREATE**

The DALEY
at Crabbs Branch

407 TOWNHOMES

UNITS: 413

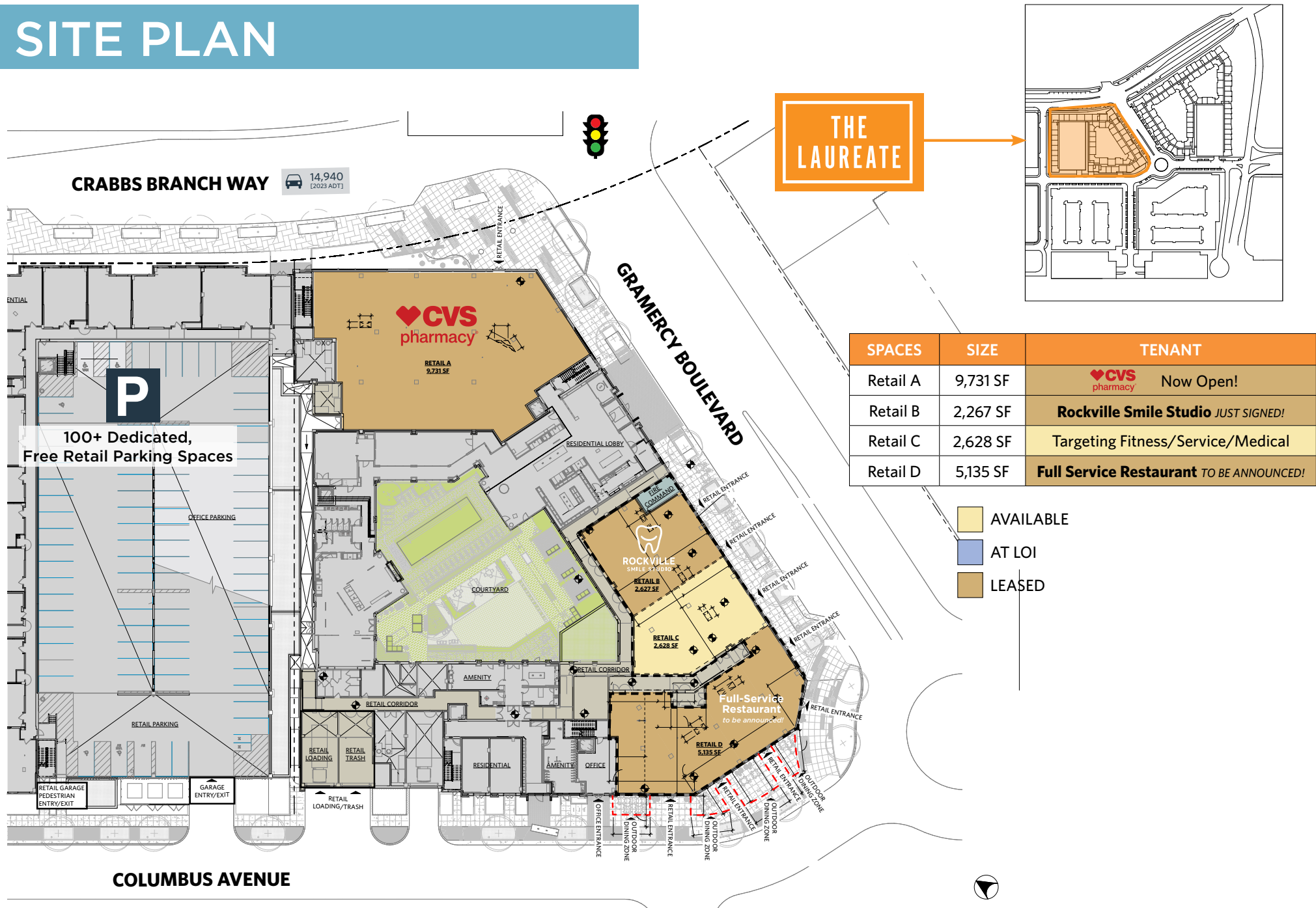
**5,745
COMMUTER PARKING
SPACES**

M
metro
SHADE GROVE
4,260 ADR

**413
APARTMENTS
SITE WORK
UNDERWAY!**
Will include a 7,000 SF
county library

B

SITE PLAN





EXISTING RETAIL AT THE DALEY



THE LAUREATE PARKING GARAGE



RETAIL BAYS AVAILABLE AT LAUREATE



THE DALEY AND THE LAUREATE



**For More Information
Please Contact:**

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