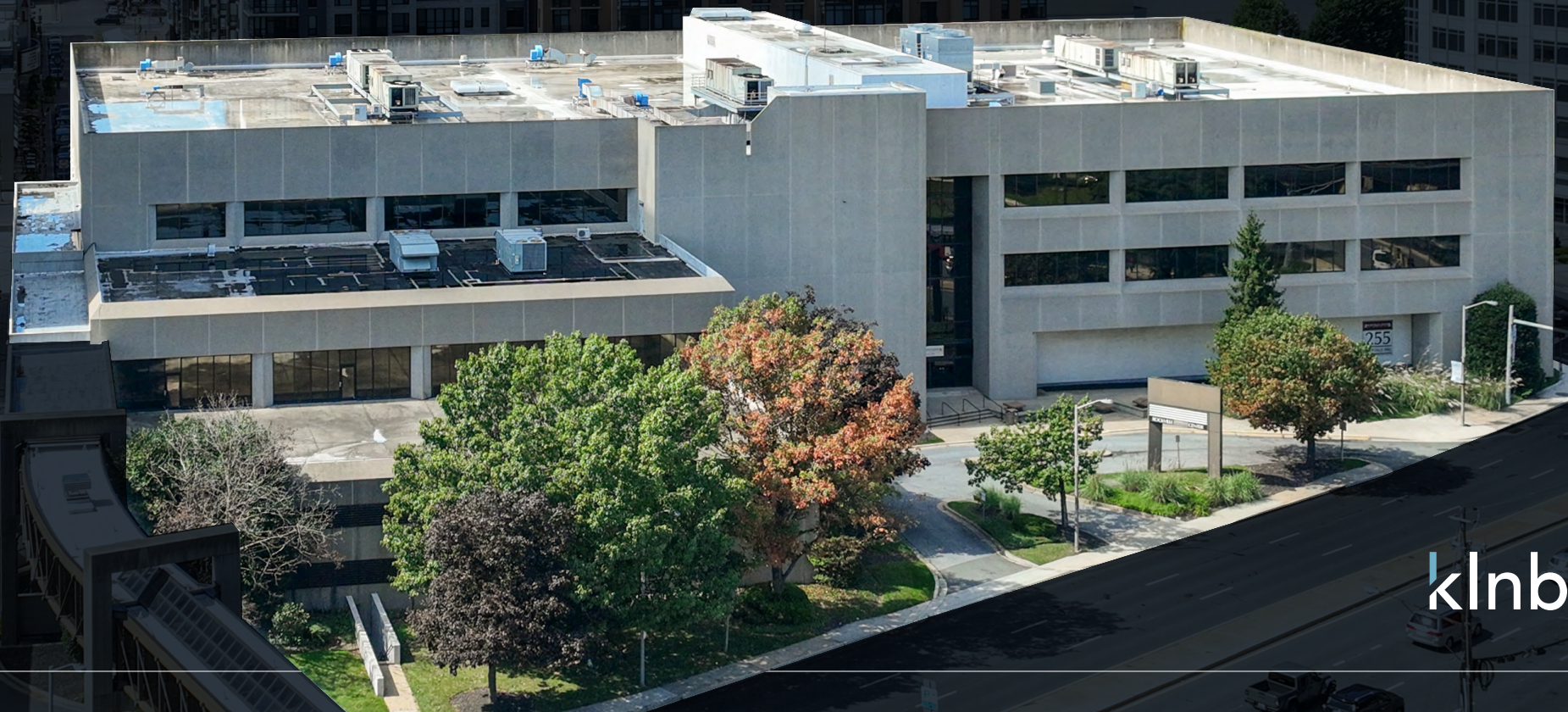


255

ROCKVILLE PIKE

BACK ON THE MARKET

Up to **160,835 SF Available**
with **419 Parking Spaces**



klmb

Covered Walkway | Direct Metro Access



Building Highlights

- 3 stories, 160,835 SF available
- 419 parking spaces (3.13 / 1,000 SF)
- 30' x 30' column spacing
- Fully demised wide open shell condition
- Conveniently located along the I-270 corridor near I-495 with direct covered metro access, providing exceptional regional accessibility
- Positioned in an amenity-rich, transit-oriented area in Rockville Town Center, offering a seamless live-work-play atmosphere

±76,834 SF
3RD FLOOR

18'
CEILING HEIGHT

±69,001 SF
2ND FLOOR

18'
CEILING HEIGHT

±15,000 SF
P1 / 1ST FLOOR

10'
CEILING HEIGHT





Rockville Town Center

- Boasts over 40 shops and restaurants, including national chains and local favorites, within 1.5-mile radius.
- Features a 40,000 SF plaza that hosts annual events like the Rockville Hometown Holidays Festival and Summer Concert Series.
- Home to approximately 1,200 residential units in the surrounding area, with ongoing development projects adding more housing options.



25 ROCKVILLE
PIKE

Rockville Pike
45,165 AADT (2022)

355

Park Rd

15,905 AADT (2022)

Covered Walkway | Direct Metro Access



M metro **Rockville Metro Station**
1,246 Daily Passengers (2022)



CLICK TO VIEW:

AUTO DEALER RENDERINGS

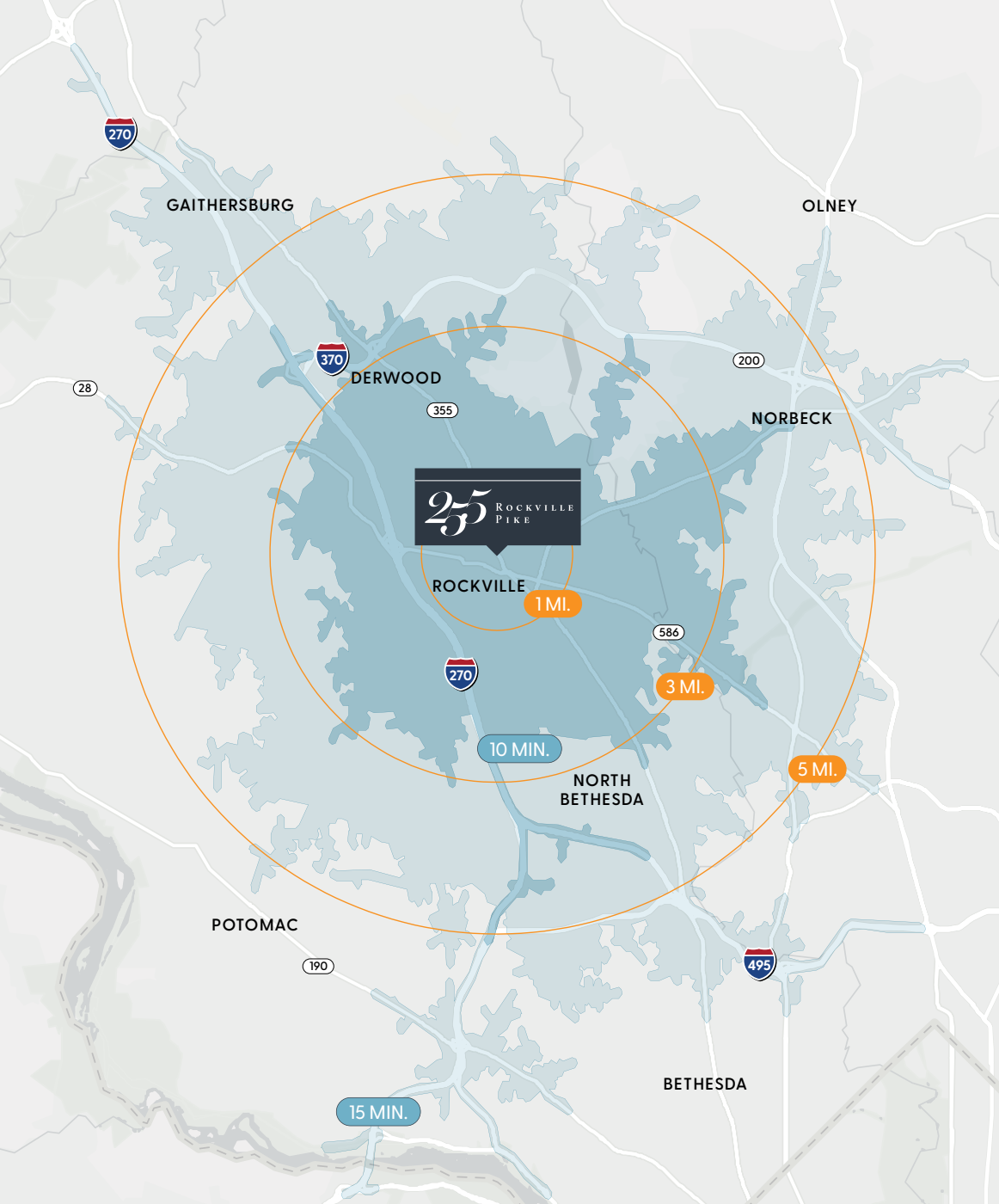
KID'S ENTERTAINMENT RENDERINGS

Rockville Town Center

NOTABLE RETAILERS

1. Dawson's Market
2. Kumbia
3. Truist
4. First Watch
5. Finnegan's Wake Irish Pub
6. Marble Slab Creamery
7. Five Guys
8. Paris Baguette
9. El Mercat Bar de Tapas
10. Bonchon
11. Lebanese Taverna Cafe
12. Kyo Matcha
13. Gyuzo Japanese BBQ
14. Plaza Oaxaca
15. Hair Design Zone
16. La Canela
17. Rockville Memorial Library
18. Thai Chef Rockville
19. Starbucks
20. Buffalo Wild Wings
21. Cottage Monet
22. Gold's Gym
23. Verizon
24. KungFu Kitchen
25. World of Beer
26. Pour Vino N' Hops
27. Pearl Lady
28. DOMOISHI
29. Panera Bread
30. Cambria Hotel
31. Citizens

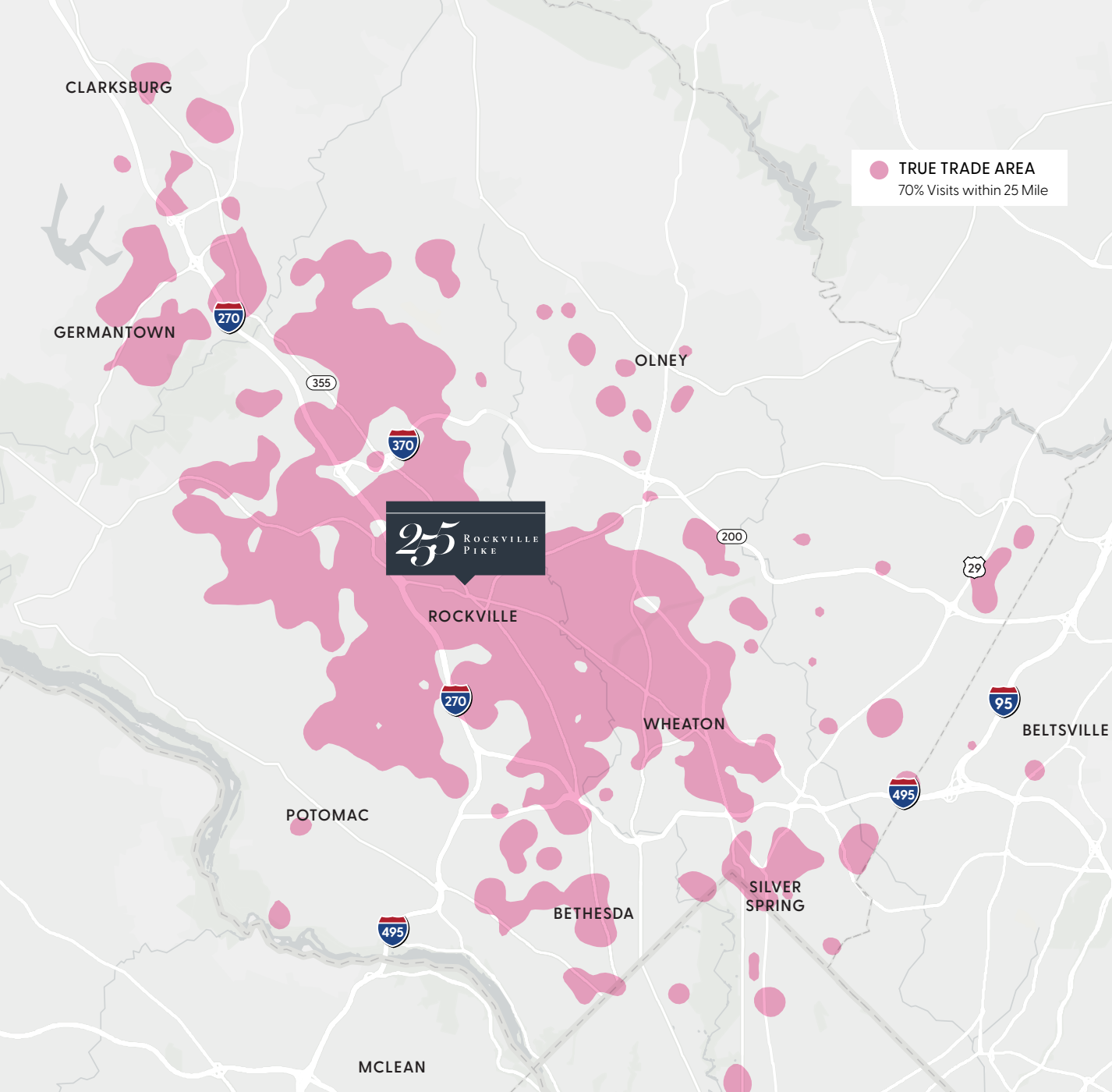




Demographic Overview



	MILE RADIUS			DRIVE TIME	
	1 MI.	3 MI.	5 MI.	10 MIN.	15 MIN.
Daytime Population	28,108	167,789	364,739	149,935	390,450
Population	18,577	115,077	330,577	105,177	337,079
Avg. HH Income	\$145,292	\$176,755	\$171,630	\$169,442	\$172,262
Bachelor's Degree & Higher	59.6%	69.0%	61.7%	67.7%	62.5%
CONSUMER SPENDING					
Apparel	\$23.06 M	\$164.49 M	\$435.58 M	\$146.77 M	\$448.76 M
Dining	\$38.19 M	\$273.82 M	\$730.61 M	\$244.48 M	\$751.10 M
Food at Home	\$69.61 M	\$491.44 M	\$1,312.55 M	\$438.72 M	\$1,346.96 M
Personal Care Products	\$9.89 M	\$70.92 M	\$190.10 M	\$63.23 M	\$194.45 M
Furniture	\$29.71 M	\$217.74 M	\$580.09 M	\$193.66 M	\$594.24 M



True Trade Area & Core Demographics



POWER ELITE 21.5%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer



FLOURISHING FAMILIES 16.1%

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles



BOOMING WITH CONFIDENCE 16.1%

Prosperous, established couples in their peak earning years living in suburban homes

A Gap in the Market

A prime spot to target the void left by existing shopping centers and big box retailers in the affluent and diverse DMV area.

RIO LAKEFRONT



WESTFIELD MONTGOMERY MALL



TYSONS CORNER



MOSAIC DISTRICT



WESTFIELD WHEATON MALL



DOWNTOWN SILVER SPRING MALL



BETHESDA ROW



FASHION CENTRE AT PENTAGON CITY



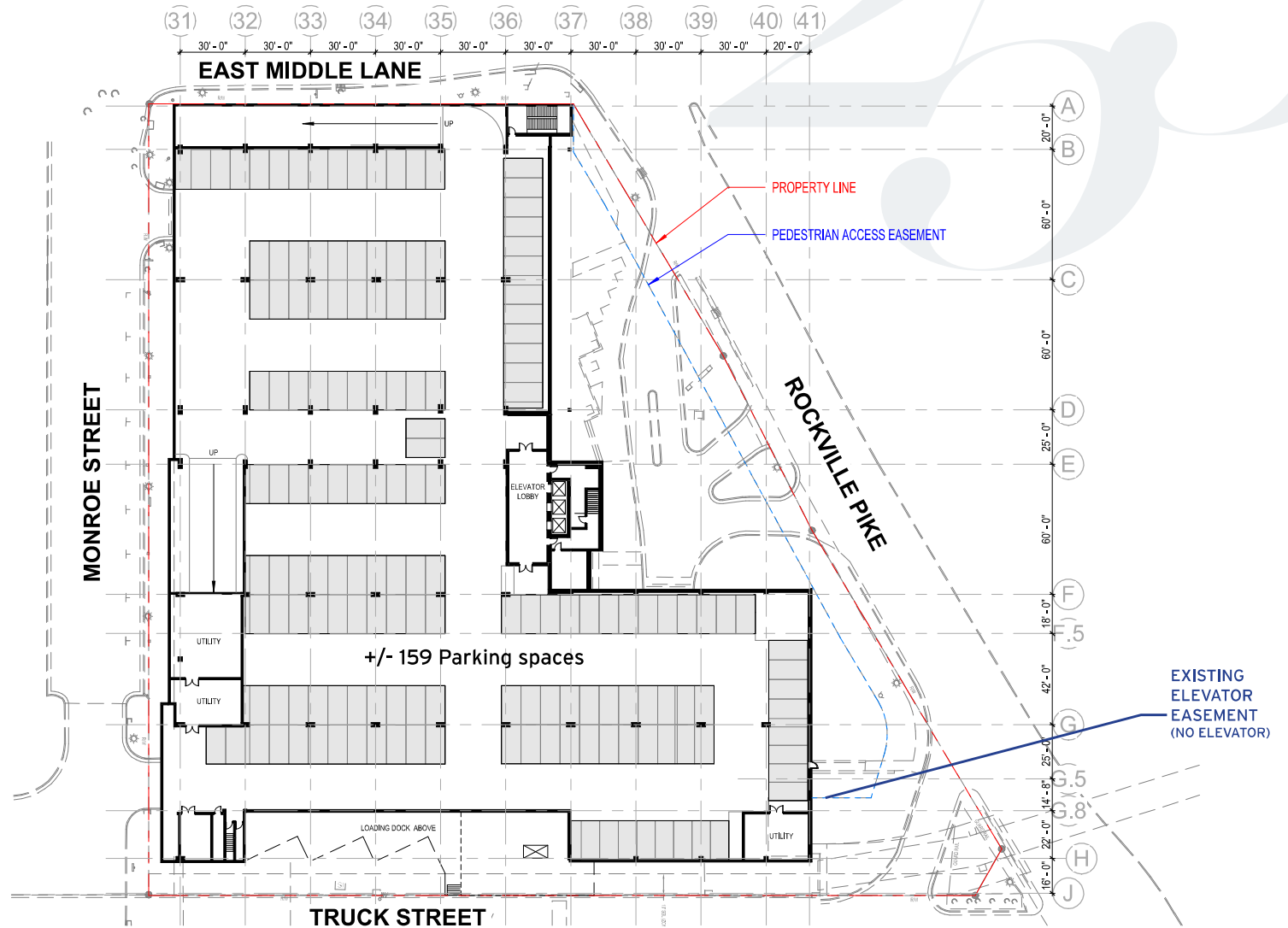
Key Demographic Data Comparison

Data is from 5 mile radius of each shopping center/mall.

	255 ROCKVILLE PIKE	RIO LAKEFRONT	WESTFIELD MONTGOMERY MALL	TYSONS CORNER	MOSAIC DISTRICT	WESTFIELD WHEATON MALL	DOWNTOWN SILVER SPRING MALL	BETHESDA ROW	FASHION CENTRE AT PENTAGON CITY
Daytime Population	364,739	303,273	374,874	348,594	435,040	504,592	631,948	525,781	1,346,628
Population	330,577	290,654	297,130	274,467	368,092	494,784	632,966	473,218	829,973
Average HH Income	\$171,630	\$163,191	\$220,889	\$233,860	\$205,369	\$164,755	\$159,306	204,974	\$168,796
Households	124,145	104,664	113,236	101,720	133,536	186,976	244,516	200,683	397,017
Average Age	41.4	39.1	43.4	40.7	40.0	39.9	37.5	40.7	35.9
Bachelor's Degree & Higher	61.7%	59.0%	73.8%	76.6%	69.0%	60.0%	59.8%	77.2%	71.6%
CONSUMER SPENDING									
Apparel	\$435.58 M	\$350.59 M	\$507.84 M	\$482.42 M	\$558.83 M	\$644.97 M	\$839.94 M	\$869.03 M	\$1,491.31 M
Dining	\$730.61 M	\$1,050.60 M	\$842.90 M	\$803.40 M	\$1,667.99 M	\$1,071.68 M	\$2,477.73 M	\$1,431.43 M	\$2,448.25 M
Food at Home	\$1,312.55 M	\$590.65 M	\$1,512.89 M	\$1,432.98 M	\$932.72 M	\$1,928.49 M	\$1,384.41 M	\$2,542.21 M	\$4,281.95 M
Personal Care Products	\$190.10 M	\$86.96 M	\$219.66 M	\$208.42 M	\$137.82 M	\$276.56 M	\$351.90 M	\$366.45 M	\$612.13 M
Furniture	\$580.09 M	\$126.94 M	\$678.03 M	\$645.10 M	\$199.13 M	\$838.87 M	\$1,063.36 M	\$1,122.16 M	\$1,847.50 M

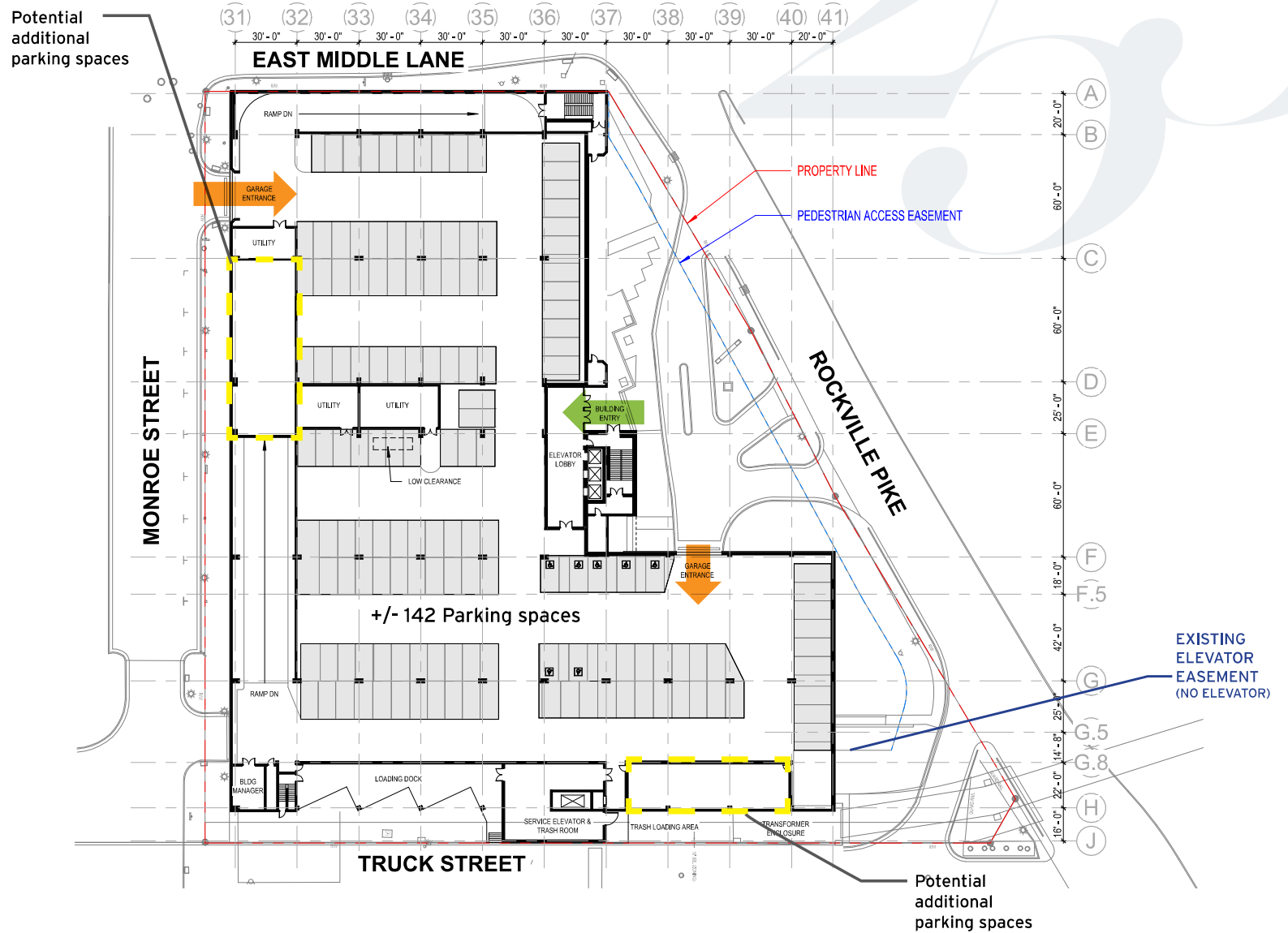
Floor Plans

3RD FLR
2ND FLR
P1/1ST FLR
P2
P3



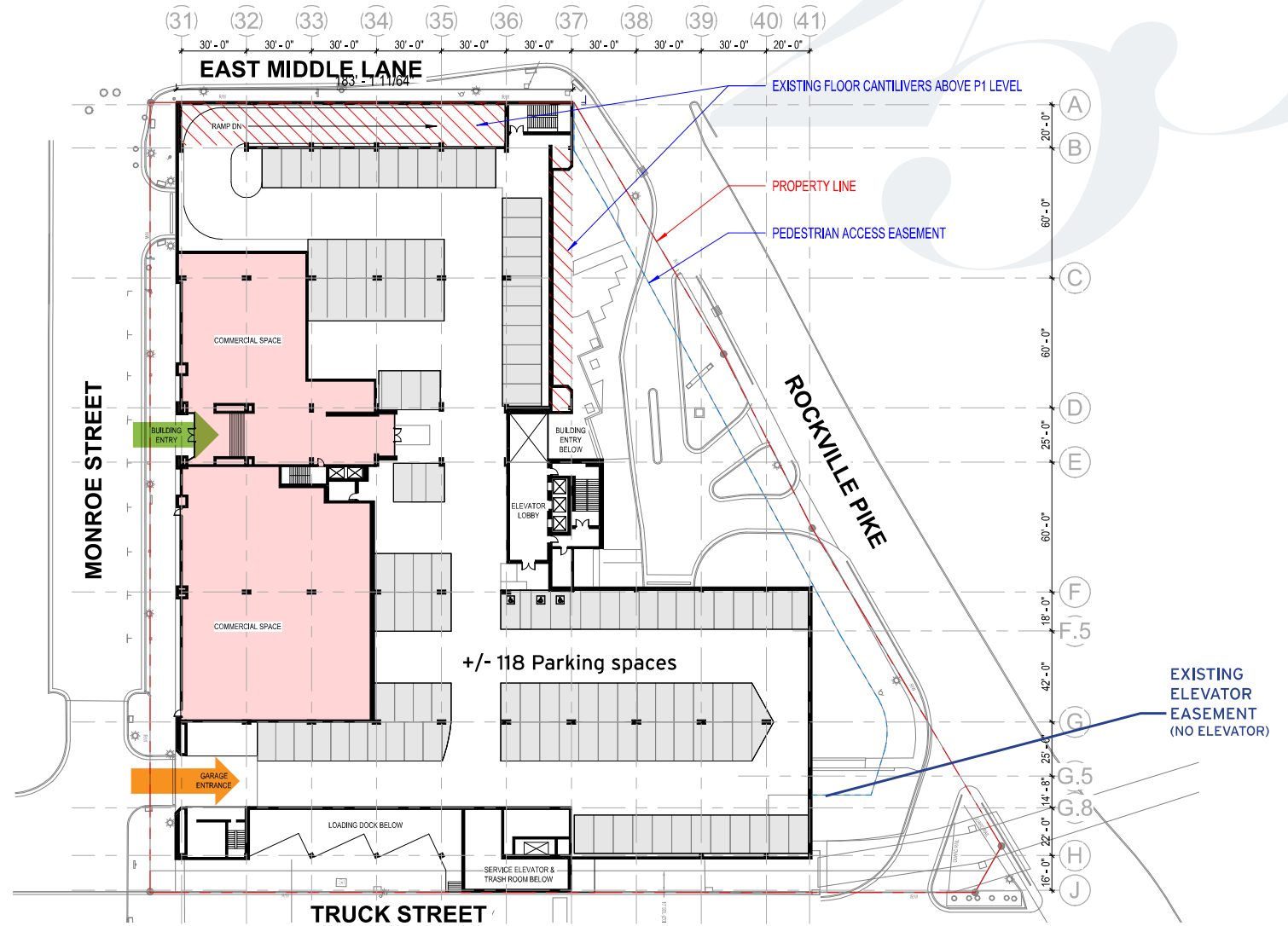
Floor Plans

3RD FLR
2ND FLR
P1/1ST FLR
P2
P3



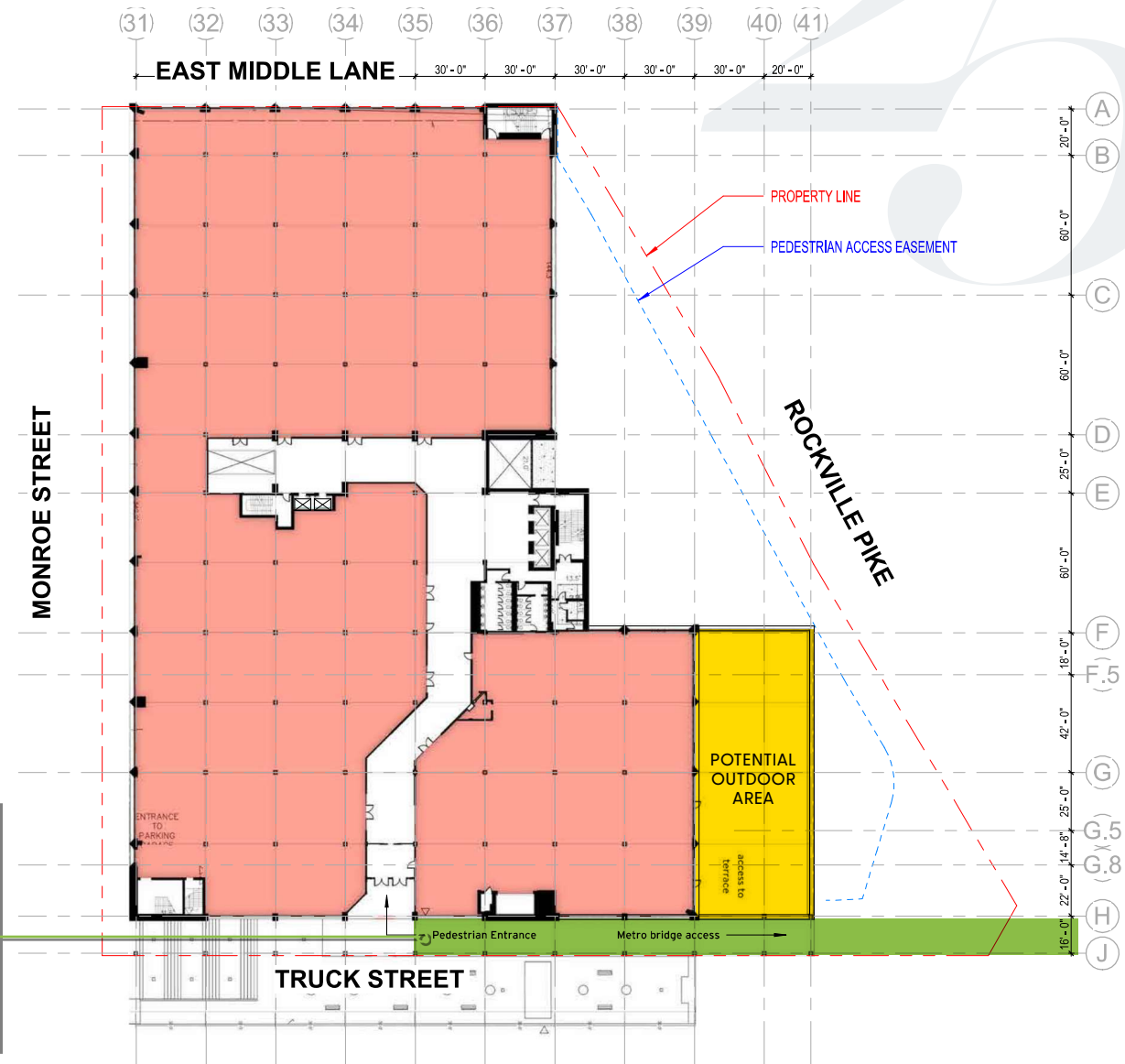
Floor Plans

3RD FLR
2ND FLR
P1/ 1ST FLR
P2
P3



Floor Plans

3RD FLR
2ND FLR
P1 / 1ST FLR
P2
P3



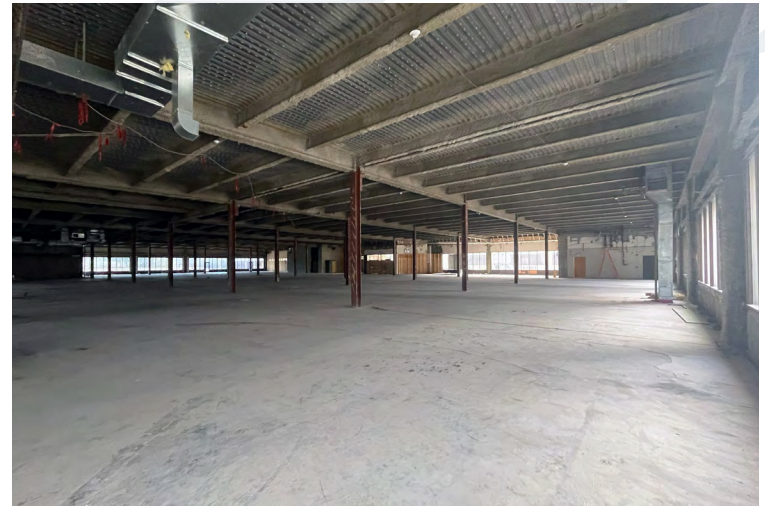
Floor Plans

3RD FLR
2ND FLR
P1 / 1ST FLR
P2
P3



Photos

2ND FLR
69,001 SF



3RD FLR
76,834 SF



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255

ROCKVILLE
PIKE