



HUNGERFORD DRIVE - 39,320 ADT (2024)

JOIN THESE RETAILERS



2,065 SF END-CAP FOR LEASE

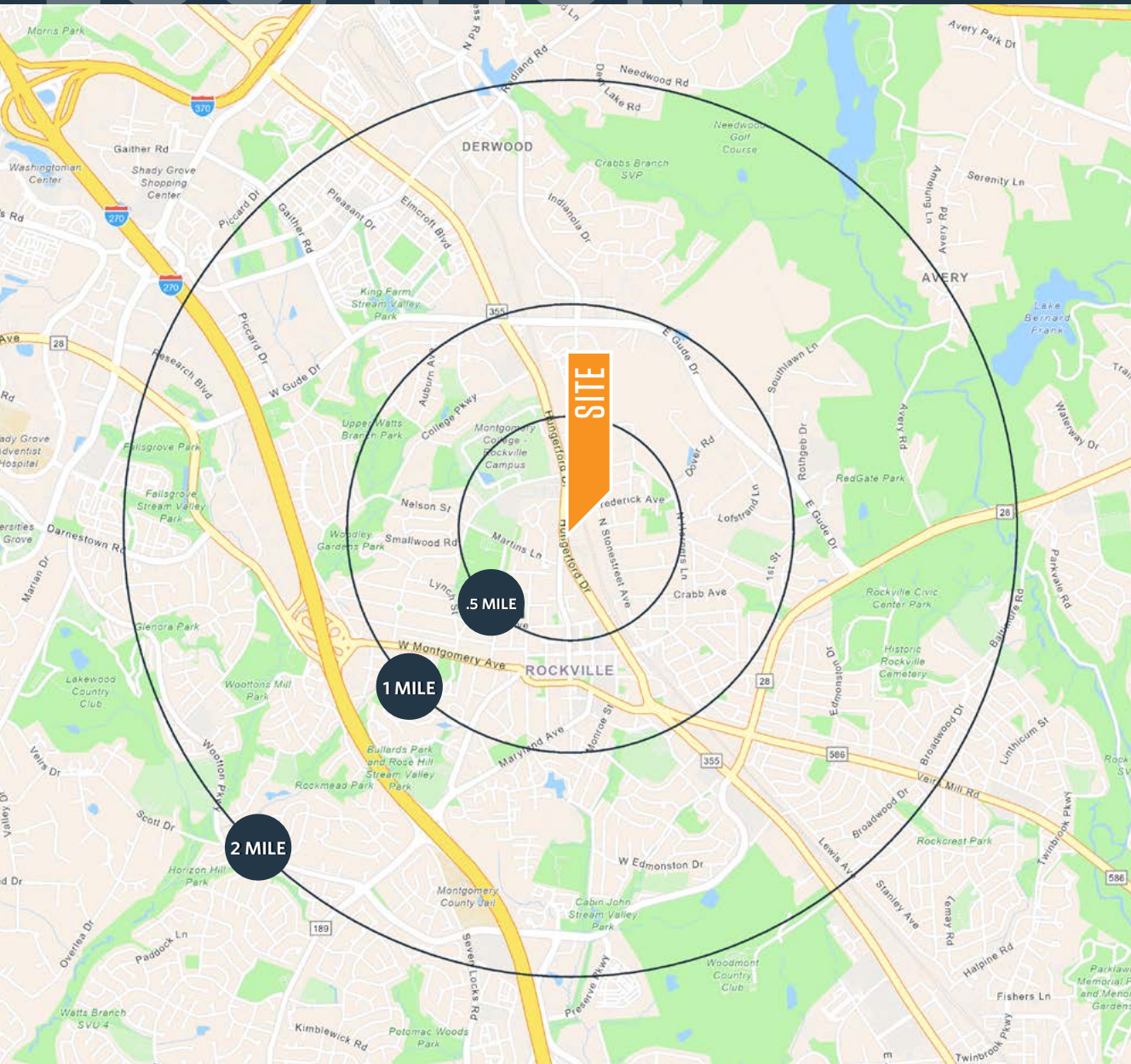
- 2,065 SF available immediately
- Great visibility to Hungerford Drive's 39,320 ADT
- Adjacent to 50,000 SF Giant Food
- Easily accessible via a full movement traffic signal and across the street from 26,000 SF Great Wall Supermarket

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AVAILABLE SPACE:

SIZE	RATE	DELIVERY
2,065 SF	\$42.00 + \$8.67 NNN	2 nd generation salon/spa/nails

DEMOGRAPHICS | 2025:

10-MIN DRIVE	.5-MILE	1-MILE	2-MILE
Population			
89,233	4,327	14,336	49,721
Daytime Population			
131,644	7,145	26,907	74,679
Households			
35,475	1,960	5,926	19,251
Average HH Income			
\$159,797	\$116,130	\$134,431	\$159,733

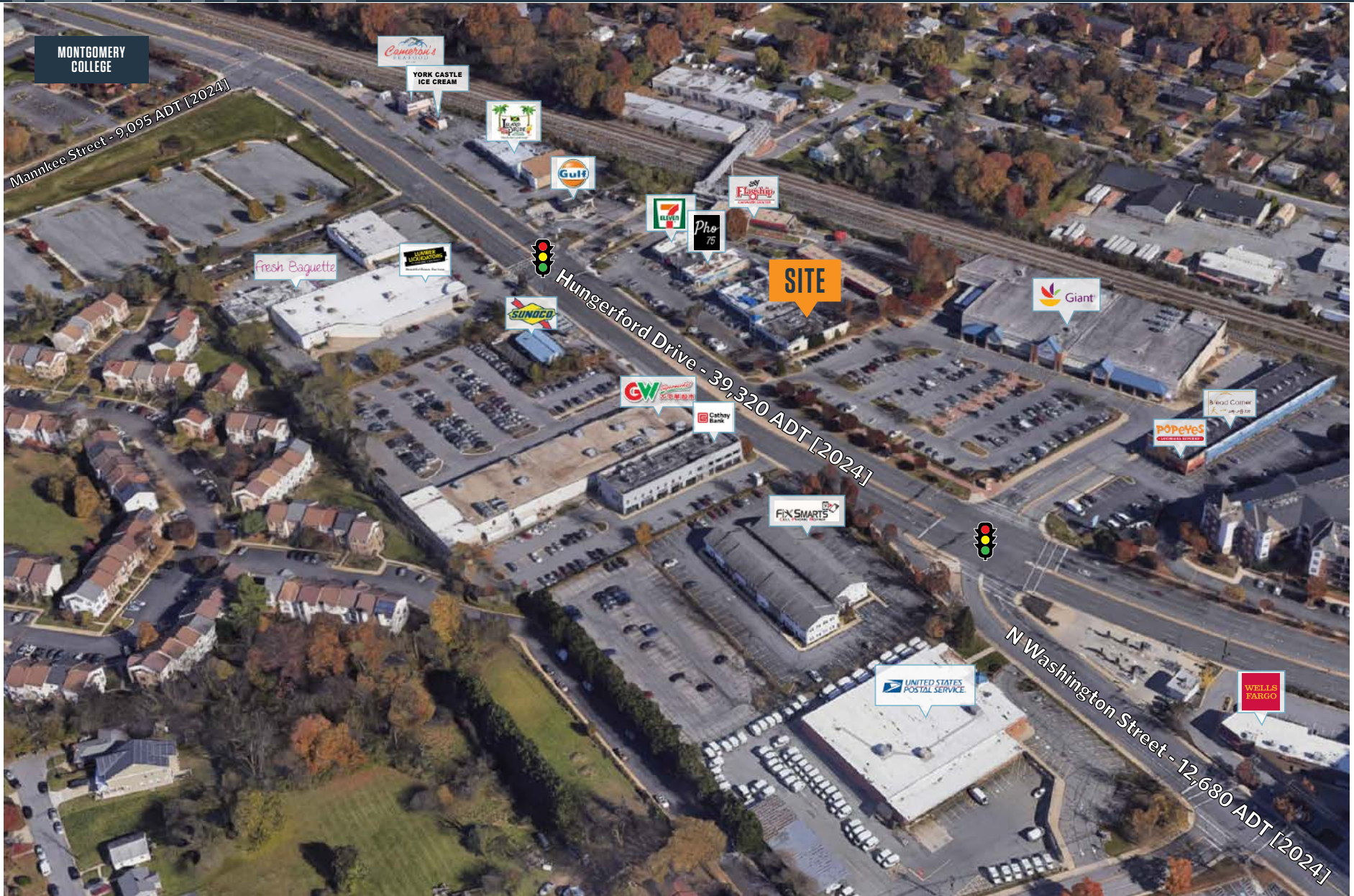
TRAFFIC COUNTS | 2024:

Hungerford Drive	39,320 ADT
N Washington Street	12,680 ADT
Mannakee Street	9,095 ADT

AERIAL

751 HUNGERFORD DRIVE

ROCKVILLE, MARYLAND 20850



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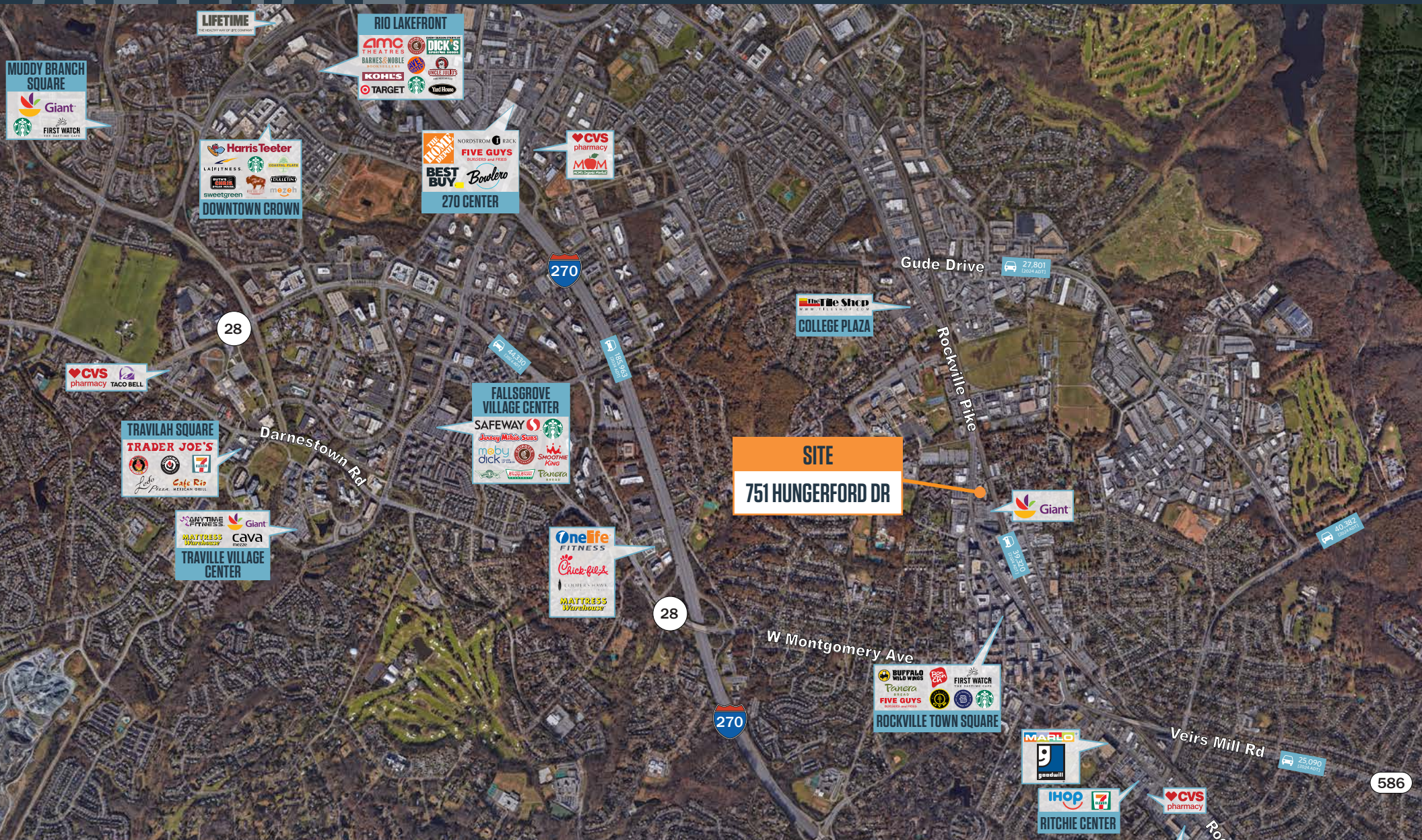
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