



THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895

JUST
SIGNED!

MAMMA
Lucia



JOIN THESE RETAILERS



RETAIL/RESTAURANT SPACES FOR LEASE

- Great visibility + signage direct to Connecticut Avenue
- Rare retail opportunities in Kensington, MD below 100 new luxury residential units
- Located at the signalized corner of Knowles Avenue (10,126 VPD) and Summit Avenue (10,582 VPD)
- Retail/restaurant spaces range from 2,000 SF up to 15,264 SF
- Large outdoor seating area available
- 28 surface spaces for retail plus over 50 dedicated retail spaces in 170 space parking garage.

STEVE COMBS

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,000 SF up to 15,264 SF	\$45-\$60 NNN	TBD	Q3 2027

DEMOGRAPHICS | 2023:

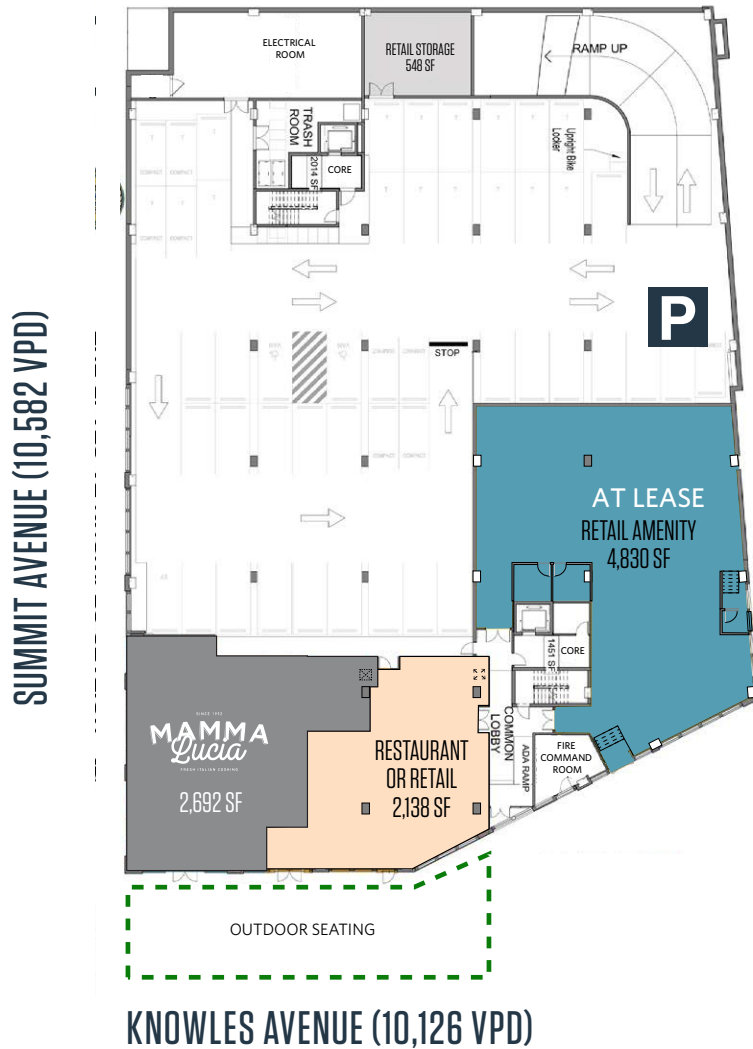
DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
213,754	17,203	186,215	470,561
Daytime Population			
271,035	16,958	214,037	509,385
Households			
81,115	6,375	70,736	182,630
Average HH Income			
\$201,908	\$206,613	\$178,121	\$182,796

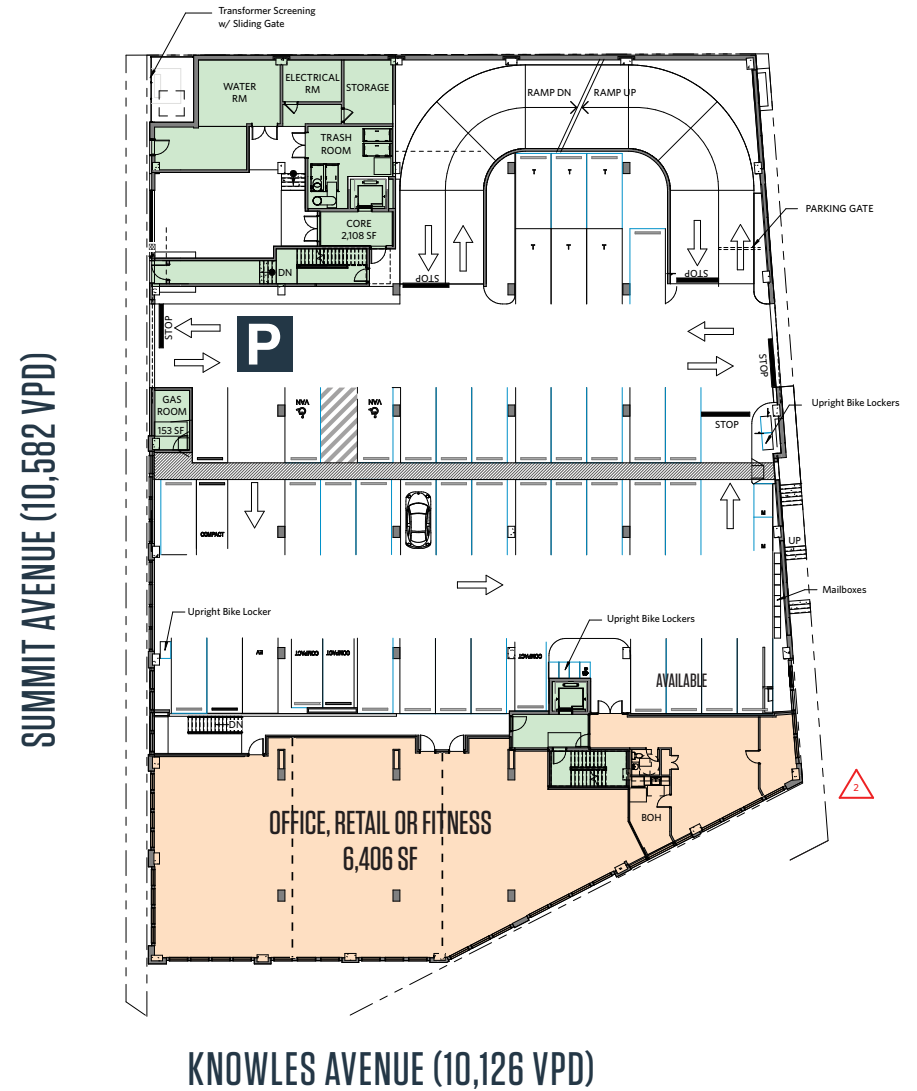
TRAFFIC COUNTS | 2022:

Summit Ave	15,638 ADT
Knowles Ave	10,126 ADT
Connecticut Ave NW	45,096 ADT

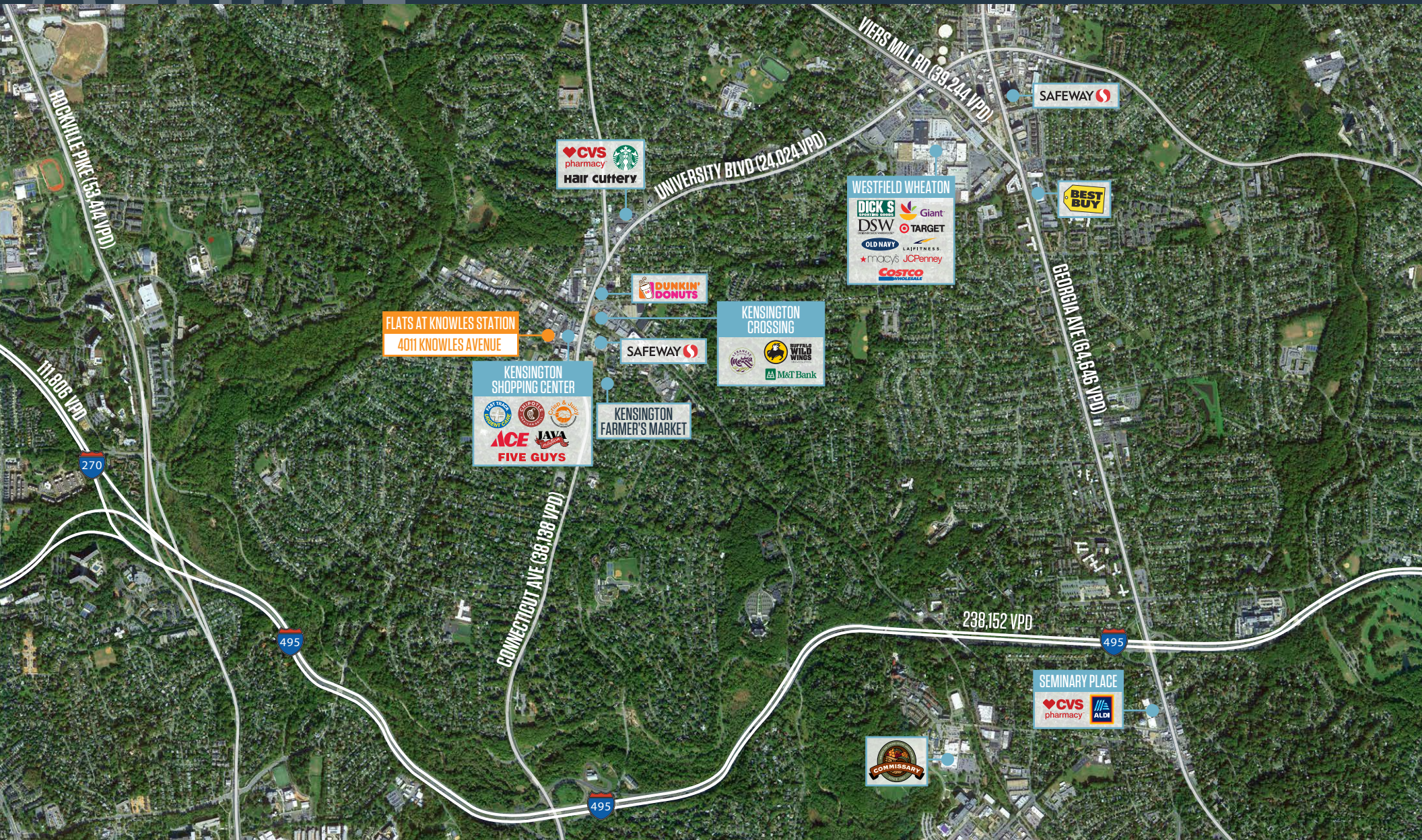
STREET LEVEL



2ND LEVEL (ON GRADE WITH PARKING ENTRANCE)



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MARKET

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KENSINGTON
SHOPPING CENTER



KENSINGTON CROSSING



FLATS AT KNOWLES STATION
4011 KNOWLES AVENUE

baskin **BR** bobbins

MANNY'S
PIZZA & SUBS
SINCE 1984

SAFeway

NEW RESIDENCES
AT KNOWLES STATION



**PROMINENT SIGNAGE VISIBLE
TO CONNECTICUT AVENUE**

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RENDERING THE FLATS AT KNOWLES STATION

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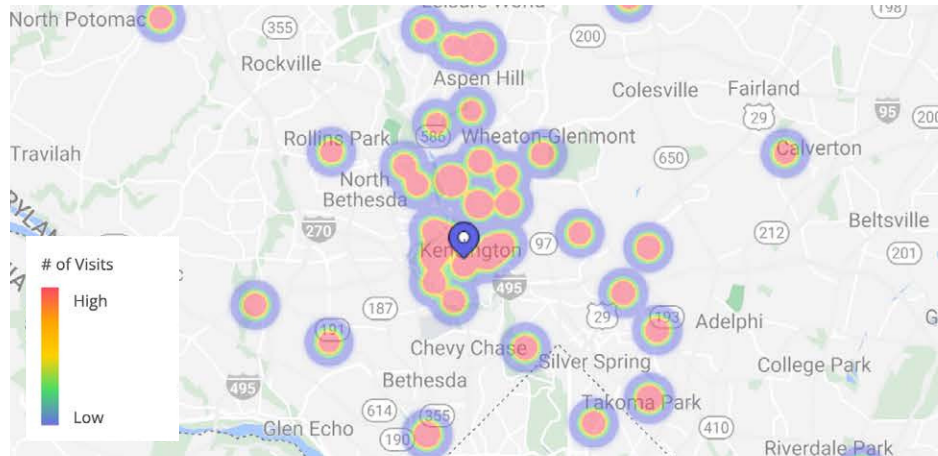
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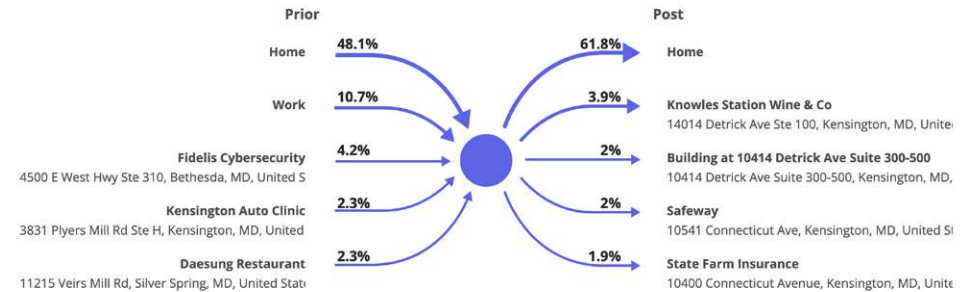
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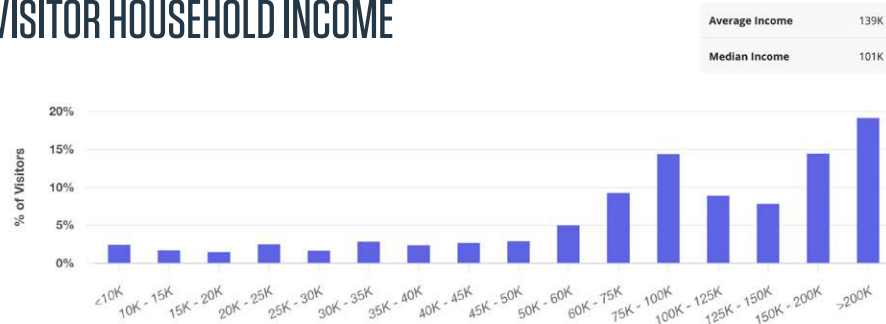
TRUE TRADE AREA



VISITOR JOURNEY



VISITOR HOUSEHOLD INCOME



FAVORITE PLACES

1	Westfield Montgomery / 7101 Democracy Blvd, Bethesda, MD 20817	3.6 mi	3K (77.9%)
2	Montrose Crossing Shopping Center / 12055 Rockville Pike, Rockville, MD 20852	2.7 mi	2.8K (73.6%)
3	Westfield Wheaton / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.3 mi	2.8K (72.5%)
4	Pike & Rose / 11580 Old Georgetown Rd, Bethesda, MD 20852	2.6 mi	2.7K (70.9%)
5	Federal Plaza / 12276 Rockville Pike, Rockville, MD 20852	3.1 mi	2.4K (63.5%)
6	Rio Washingtonian Center / 9841 Washingtonian Blvd, Gaithersburg, MD 20878	8.9 mi	2.2K (57.5%)
7	Congressional Plaza / 154 Congressional Ln, Rockville, MD 20852	3.5 mi	1.9K (50.2%)
8	Main Building / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.4 mi	1.9K (48.9%)
9	White Flint Plaza / 5100-5268 Nicholson Ln, Rockville, MD 20852	1.8 mi	1.8K (47.8%)
10	Target / 5700 Bou Ave, Rockville, MD 20852	2.7 mi	1.8K (47.5%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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