

The DALEY

at Shady Grove metro

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

2,225 SF ENDCAP
WITH OUTDOOR SEATING
COMING AVAILABLE

UP TO 4,921 SF CONTIGUOUS
IMMEDIATELY AVAILABLE

VICTOR SALCIDO
victor@klnb.com
240-755-2704

BEN BECKER
bbecker@klnb.com
202-420-7773

klnb.com

OVERVIEW

THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

RETAIL/ OFFICE AVAILABLE FOR LEASE:

- Ground level space at The Daley: 333 units.
- 40+ dedicated retail parking spaces, at surface level, in garage. Accessible via Columbus Ave.
- Multiple opportunities:
 - 2,225 SF 2nd gen cafe endcap with outdoor seating coming available!
 - 1,352- 4,921 SF contiguous (former Kids Ground) immediately available!
 - 801 SF (former dry cleaners) immediately available!

NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN:

- 1,458 Multifamily Units
 - West Side: 1,114
 - East Side: +344
- 753 Townhomes
 - West Side: 406
 - East Side: +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
 - 5,745 Commuter Parking Spaces



VICTOR SALCIDO
victor@klnb.com
240-755-2704

BEN BECKER
bbecker@klnb.com
202-420-7773

klnb

SITE PLAN

THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



VICTOR SALCIDO
victor@klnb.com
240-755-2704

BEN BECKER
bbecker@klnb.com
202-420-7773

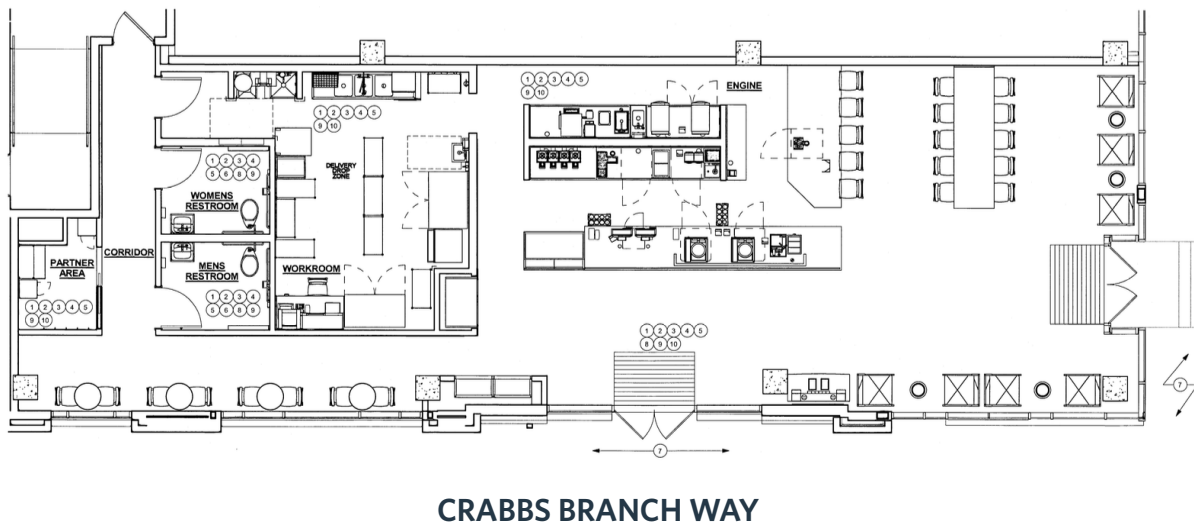
klnb

AVAILABILITY

THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

2,235 SF POTENTIALLY AVAILABLE



FRONT OF HOUSE



BACK OF HOUSE



TWO EXISTING RESTROOMS AND REAR EGRESS



[CLICK FOR SITE PLAN](#)

[CLICK FOR PHOTOS/ VIDEO WALKTHROUGH](#)

VICTOR SALCIDO
victor@klnb.com
240-755-2704

BEN BECKER
bbecker@klnb.com
202-420-7773

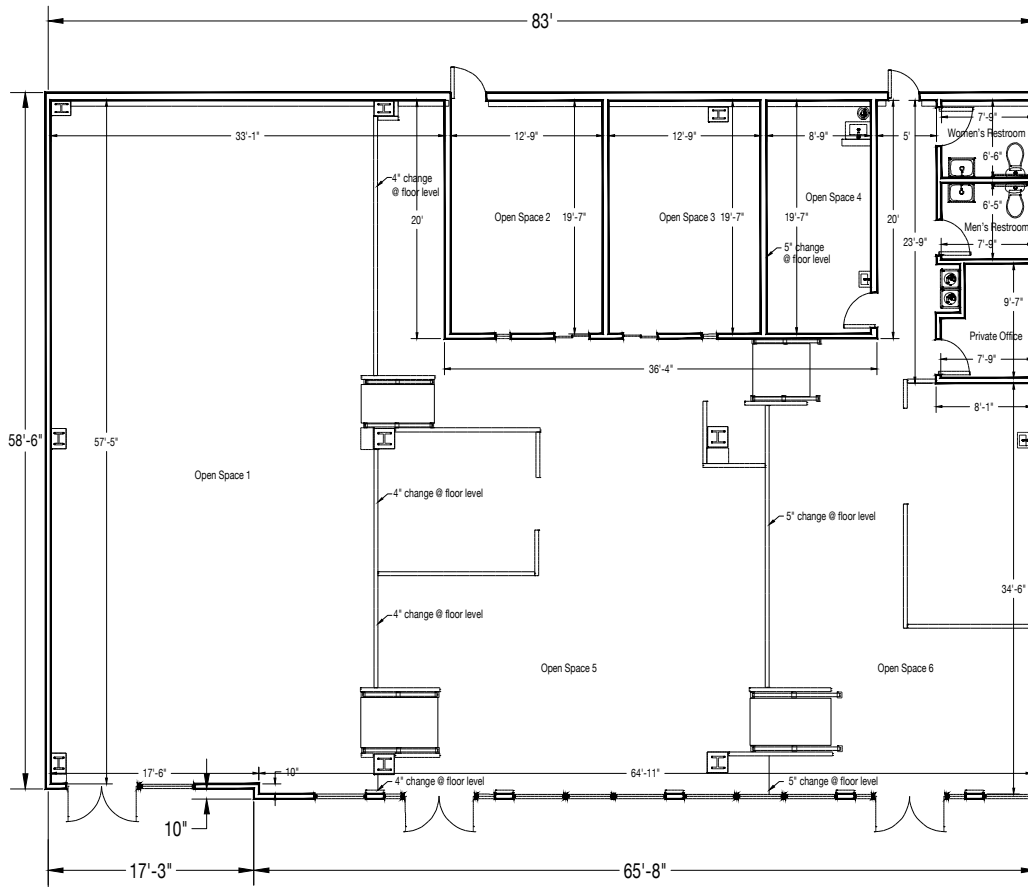
klnb

AVAILABILITY

THE DALEY

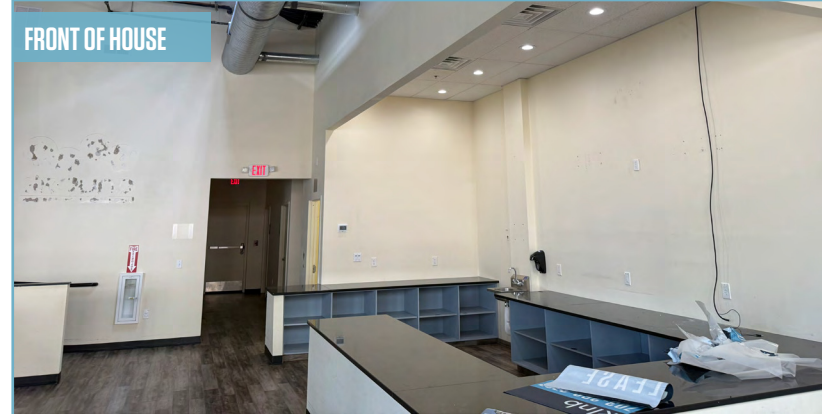
8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

UP TO 4,921 SF IMMEDIATELY AVAILABLE

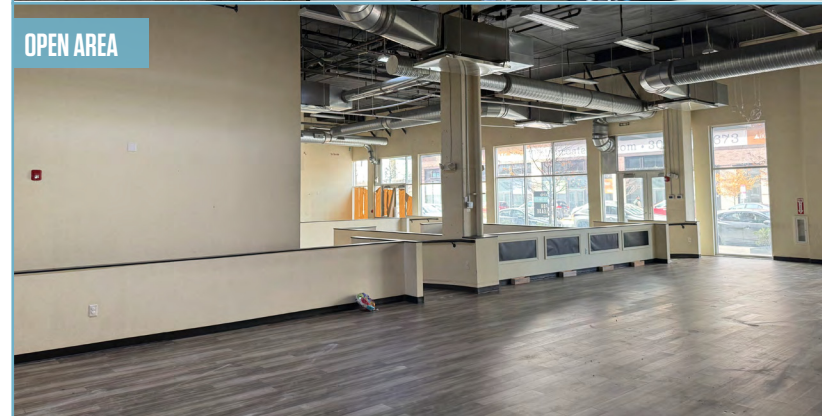


[CLICK FOR PHOTOS/ VIDEO WALKTHROUGH](#)

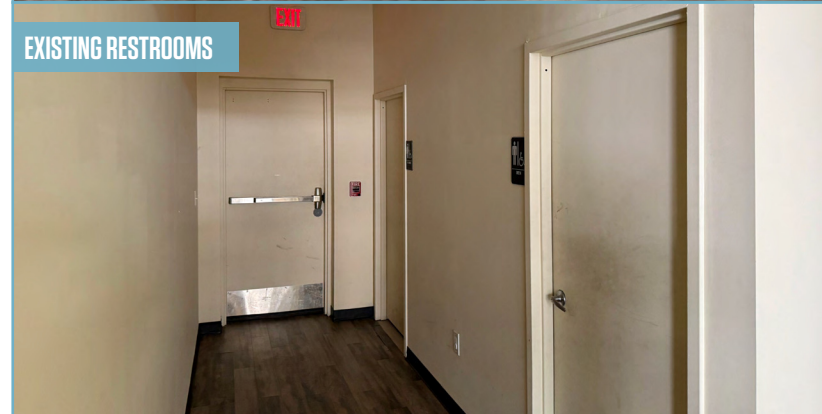
FRONT OF HOUSE



OPEN AREA



EXISTING RESTROOMS



VICTOR SALCIDO
victor@klnb.com
240-755-2704

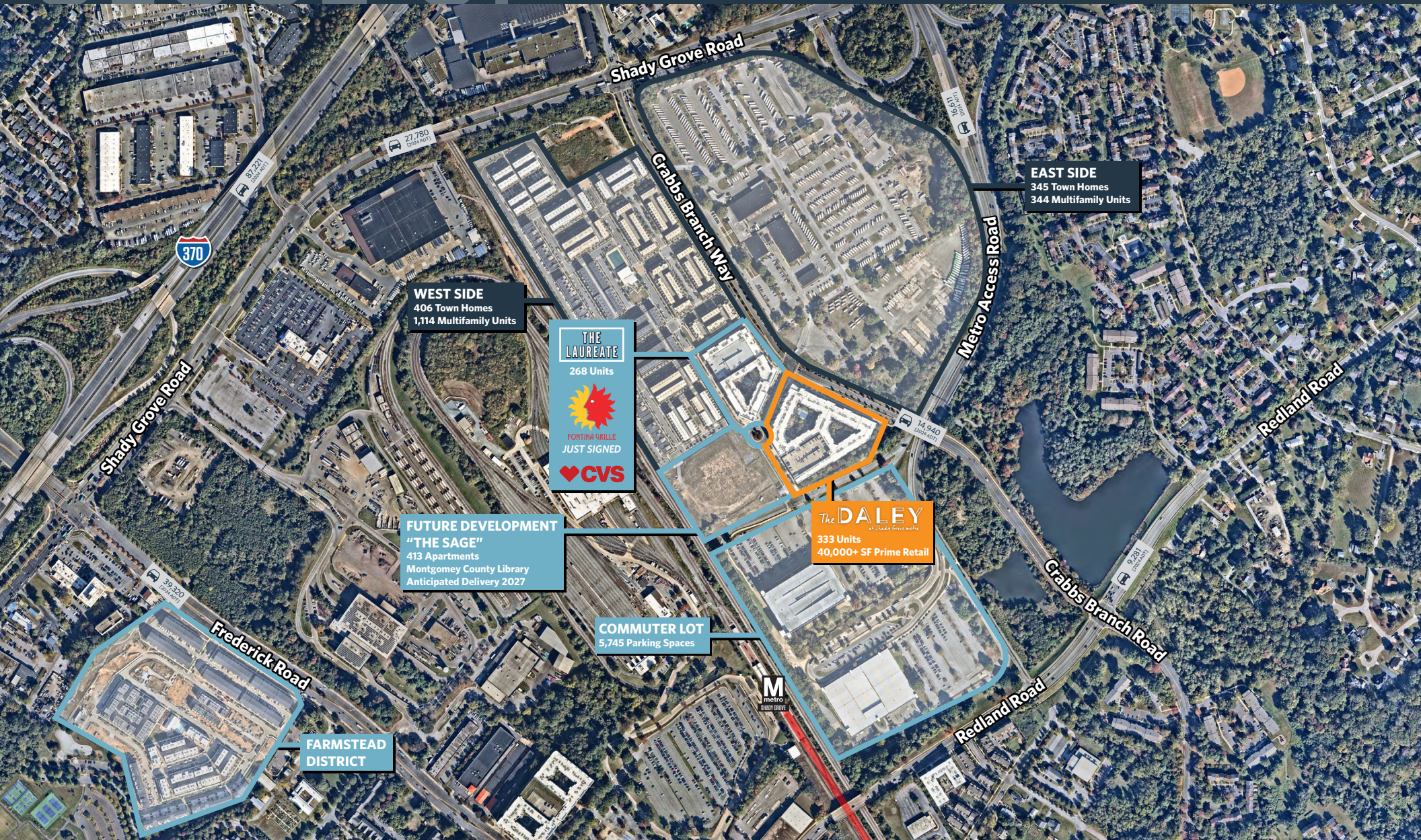
BEN BECKER
bbecker@klnb.com
202-420-7773

klnb

CLOSE UP

THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



VICTOR SALCIDO
victor@klnb.com
240-755-2704

BEN BECKER
bbecker@klnb.com
202-420-7773

klnb



Rockville

Montgomery County | Maryland

klnb

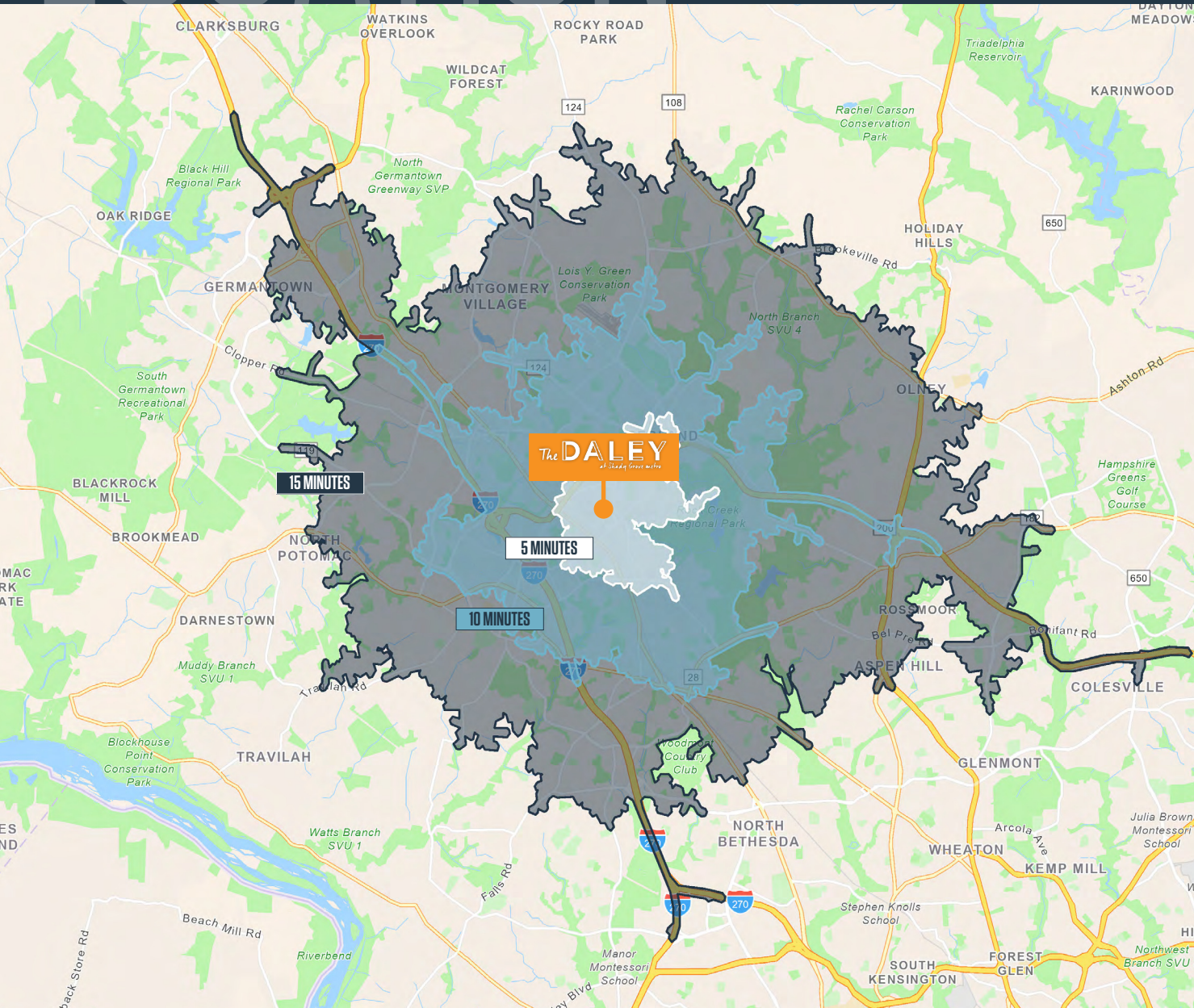
- Google Earth Pro Aerial Photograph -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

LOCATION

THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



DEMOGRAPHICS | 2025:

DRIVE TIME

5 MIN

10 MIN

15 MIN

Population

16,851

95,694

327,888

Daytime Population

10,890

84,191

196,909

Households

6,834

37,208

119,909

Average HH Income

\$162,973

\$145,206

\$160,194

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Crabbs Branch Way

6,731 ADT

Shady Grove Road

27,780 ADT

I-395

87,221 ADT

VICTOR SALCIDO
victor@klnb.com
240-755-2704

BEN BECKER
bbecker@klnb.com
202-420-7773

klnb



THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

FOR MORE INFORMATION, PLEASE CONTACT:

VICTOR SALCIDO

victor@klnb.com
240-755-2704

BEN BECKER

bbecker@klnb.com
202-420-7773

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

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.