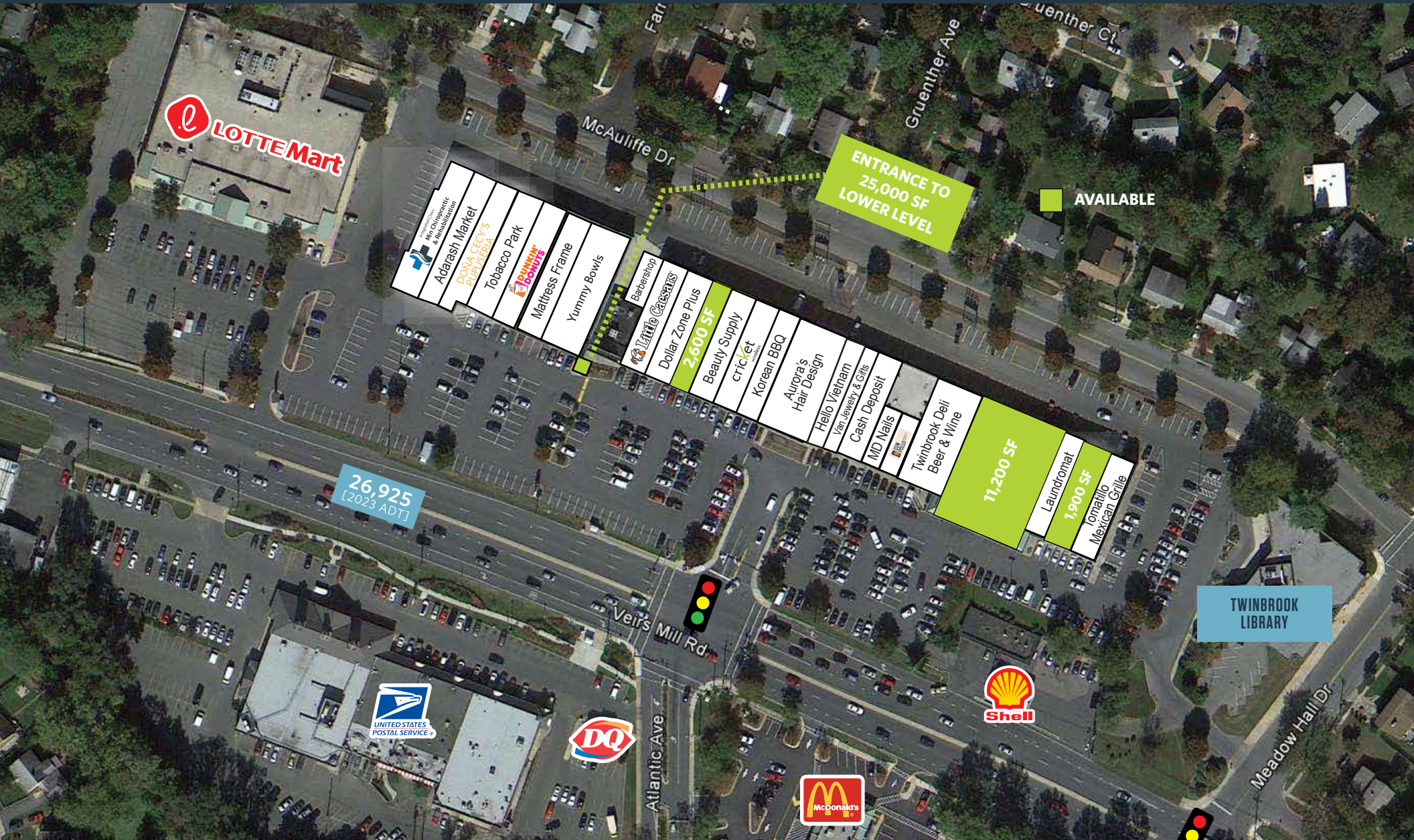






JOIN THESE RETAILERS



Integrated Clinic
Min Chiropractic
& Rehabilitation



ROCKVILLE RETAIL FOR LEASE

- 1,900 SF, 2,600 SF, 11,200 SF and 25,000 SF lower level available immediately
- Grocery anchored shopping center at signalized intersection on Veirs Mill Road
- Excellent visibility and signage opportunities to Veirs Mill Road's 26,925 average cars per day
- Strong residential and daytime demographics

MATT SKALET

mkalet@klnb.com | 202-420-7775

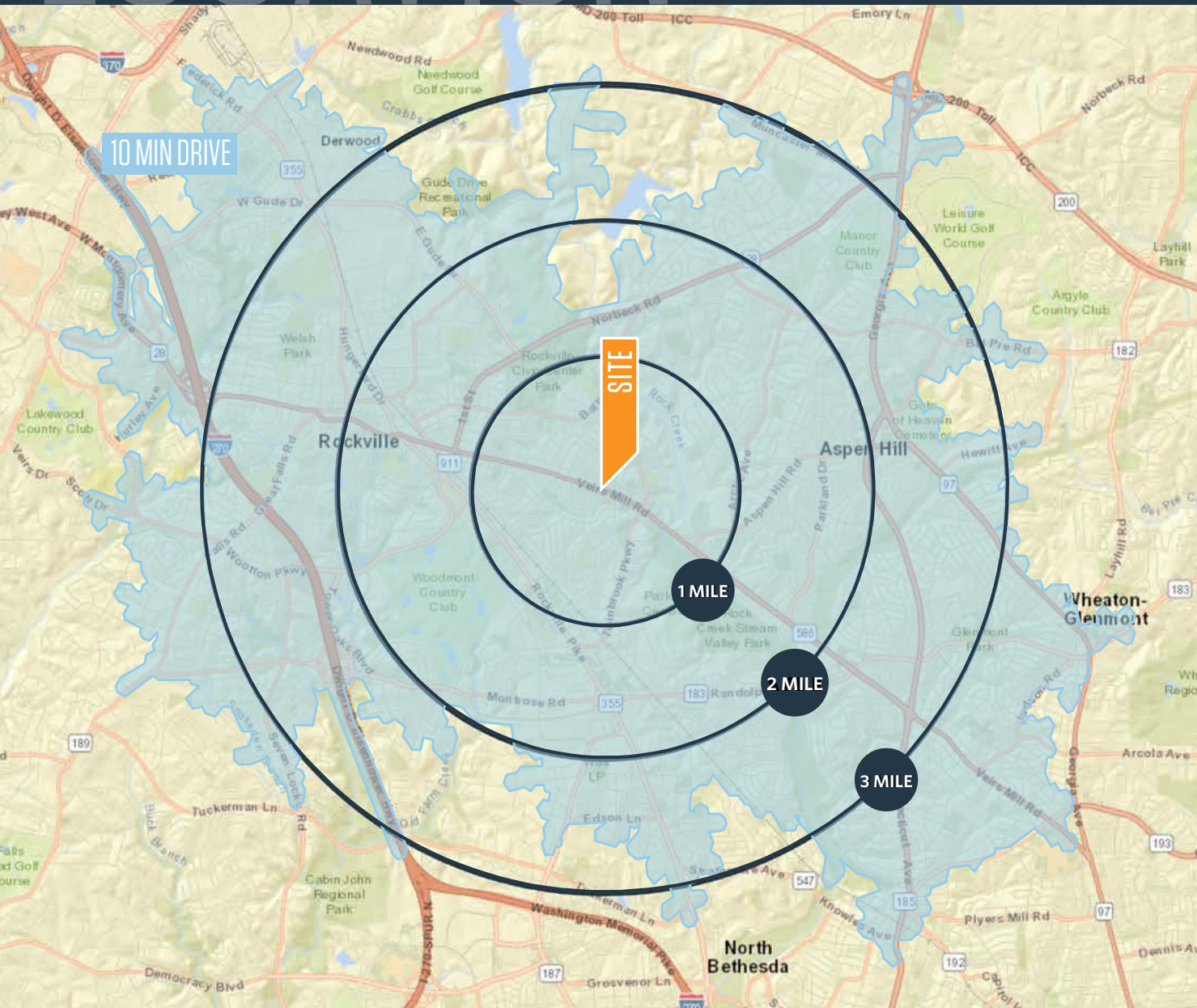
LINDSEY ST. MAXENS

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LOCATION

TWINBROOK SHOPPING CENTER

1902 VEIRS MILL ROAD, ROCKVILLE, MARYLAND 20850



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,900 SF	Negotiable*	As-Is	Immediate
2,600 SF	Negotiable*	As-Is	Immediate
11,200 SF	Negotiable*	As-Is	TBD
25,000 SF	Negotiable*	As-Is	Immediate

*Est. NNN: \$4.00 PSF

DEMOGRAPHICS | 2025:

DRIVE TIME

10-MIN	1-MILE	2-MILE	3-MILE
Population			
114,067	18,992	71,790	144,402
Daytime Population			
132,834	15,200	93,557	173,188
Households			
41,263	6,768	27,434	52,996
Average HH Income			
\$153,730	\$139,895	\$148,800	\$160,812

TRAFFIC COUNTS | 2023:

Veirs Mill Rd	26,925 ADT
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AERIAL

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