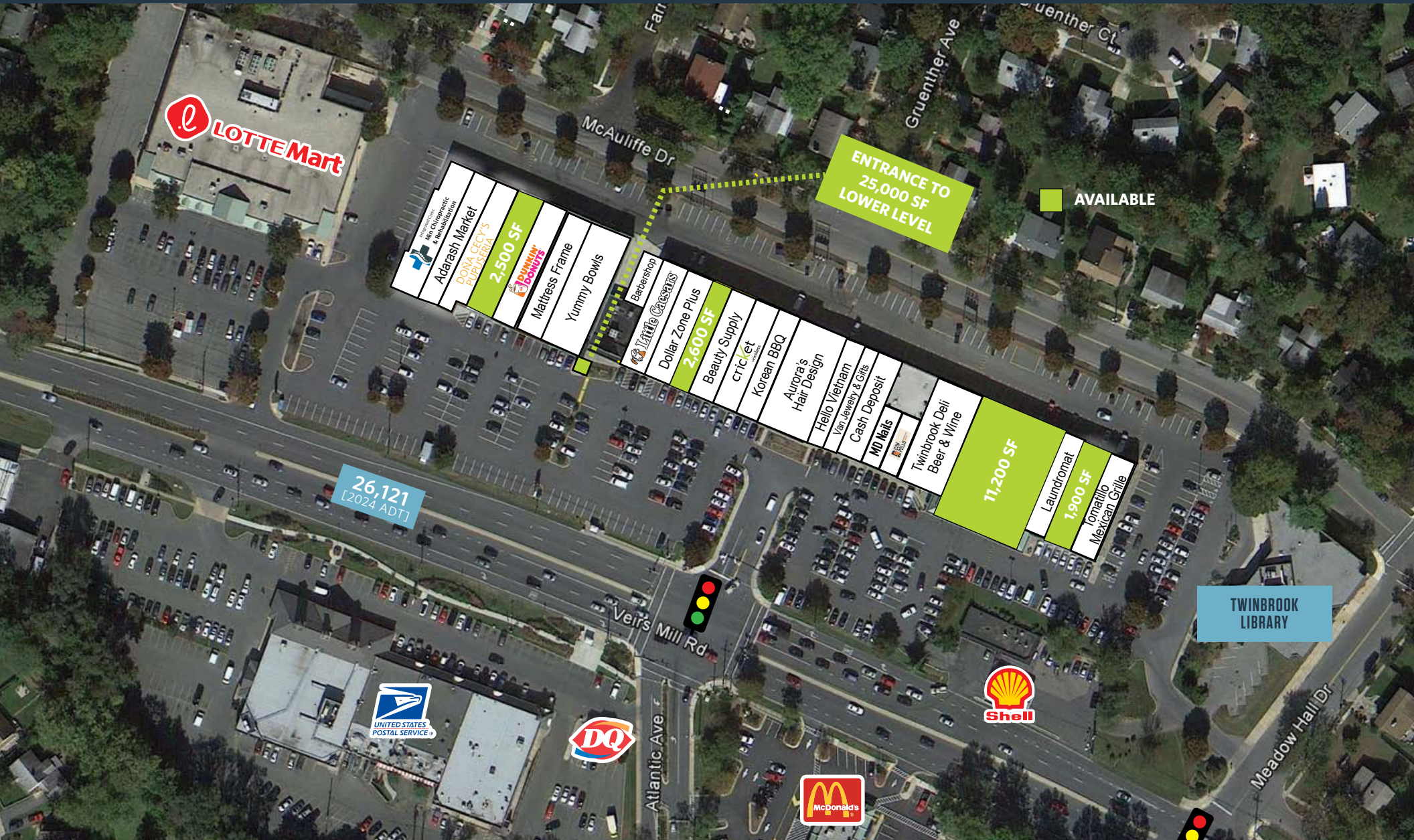






JOIN THESE RETAILERS



ROCKVILLE RETAIL FOR LEASE

- 1,900 SF, 2,500 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 26,121 average cars per day
- Strong residential and daytime demographics

MATT SKALET

mskalet@klnb.com | 202-420-7775

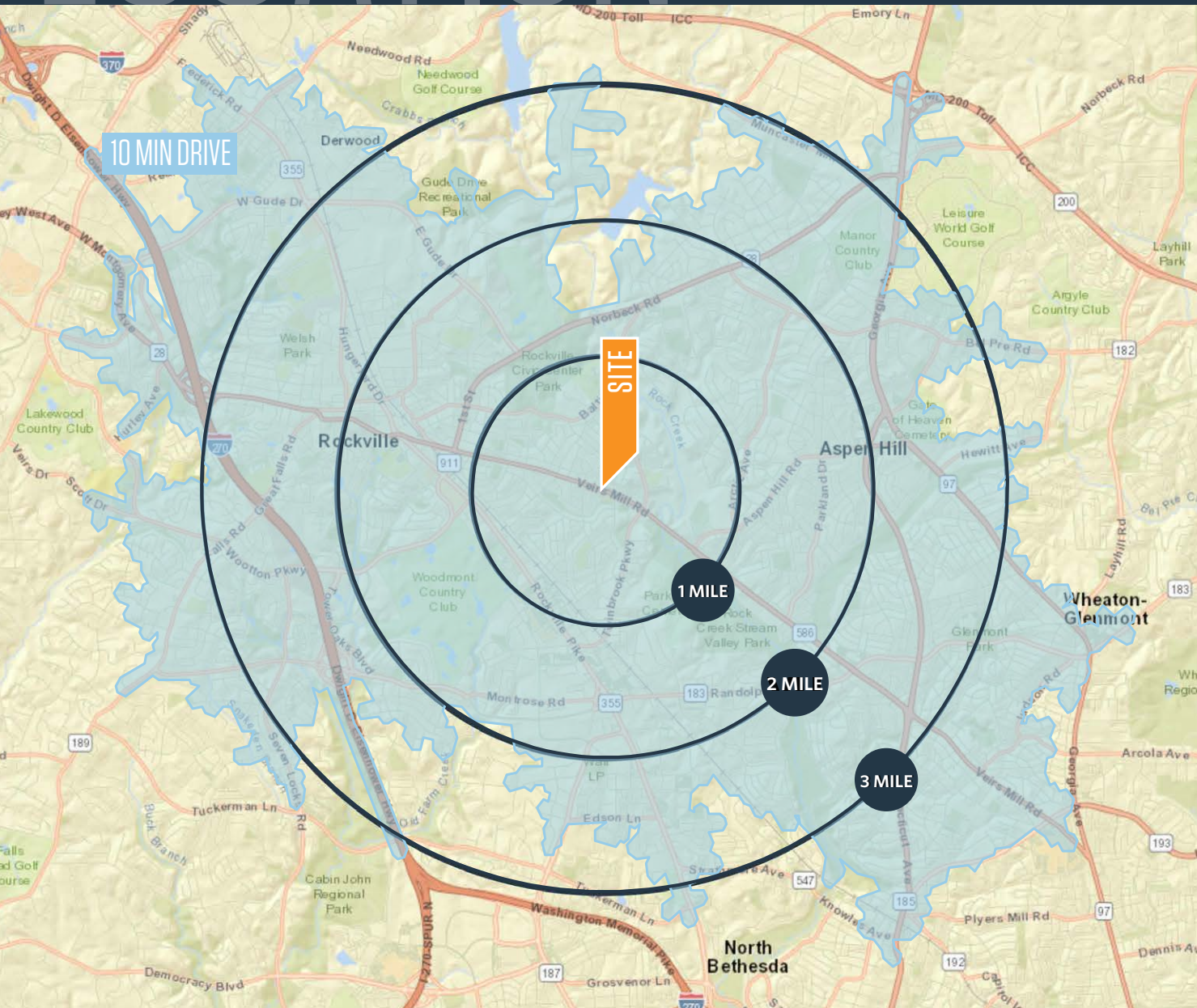
LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

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 | 2024:

Veirs Mill Rd	26,121 ADT
---------------	------------

MATT SKALET

m skalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769



AERIAL

TWINBROOK SHOPPING CENTER

1902 VEIRS MILL ROAD, ROCKVILLE, MARYLAND 20850



MATT SKALET

mksalet@klnb.com | 202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

klnb



TWINBROOK SHOPPING CENTER

1902 VEIRS MILL ROAD, ROCKVILLE, MARYLAND 20850

FOR MORE INFORMATION, PLEASE CONTACT:

MATT SKALET

mskalet@klnb.com
202-420-7775

LINDSEY ST.MAXENS

lstmaxens@klnb.com
202-420-7769

1130 Connecticut Avenue, Suite 600, Washington, D.C. 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.