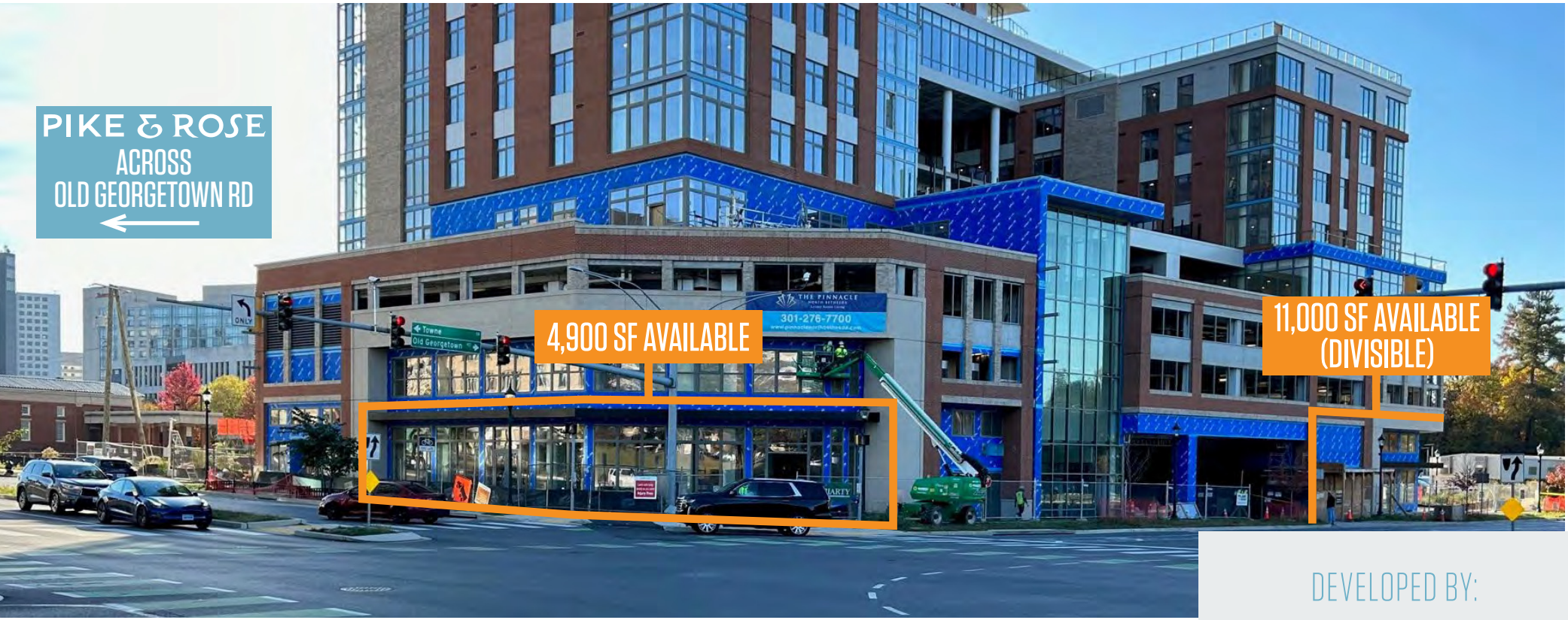
THE PINNACLE

klnb

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County



JOIN

FOGO DE CHÃO
LAND ROVER
L.L.Bean
IPIC THEATERS
REI
PINSTRIPES BISTRO BOWLING BOCCE
GAP
PORSCHE
onelife FITNESS
SUMMER HOUSE SANTA MONICA

RETAIL FOR LEASE

- 16,000 SF of prime retail space in N. Bethesda
- Luxury 175 unit senior living building developed by Silverstone
- Located directly across the street from Pike and Rose
- Delivery 2nd - 3rd Quarter 2026
- 76 parking spaces dedicated to retail
- 22′ ceiling heights
- 4,900 SF on the hard corner of Old Georgetown Rd and Executive Blvd
- 11,000 SF (divisible) on the corner of Old Georgetown Rd and Banneker Ave

DEVELOPED BY:

SILVERSTONE SENIOR LIVING

LEASED BY:

Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-3770

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

MARKET AERIAL

Steve Combs
scombs@klnb.com
202-420-7776

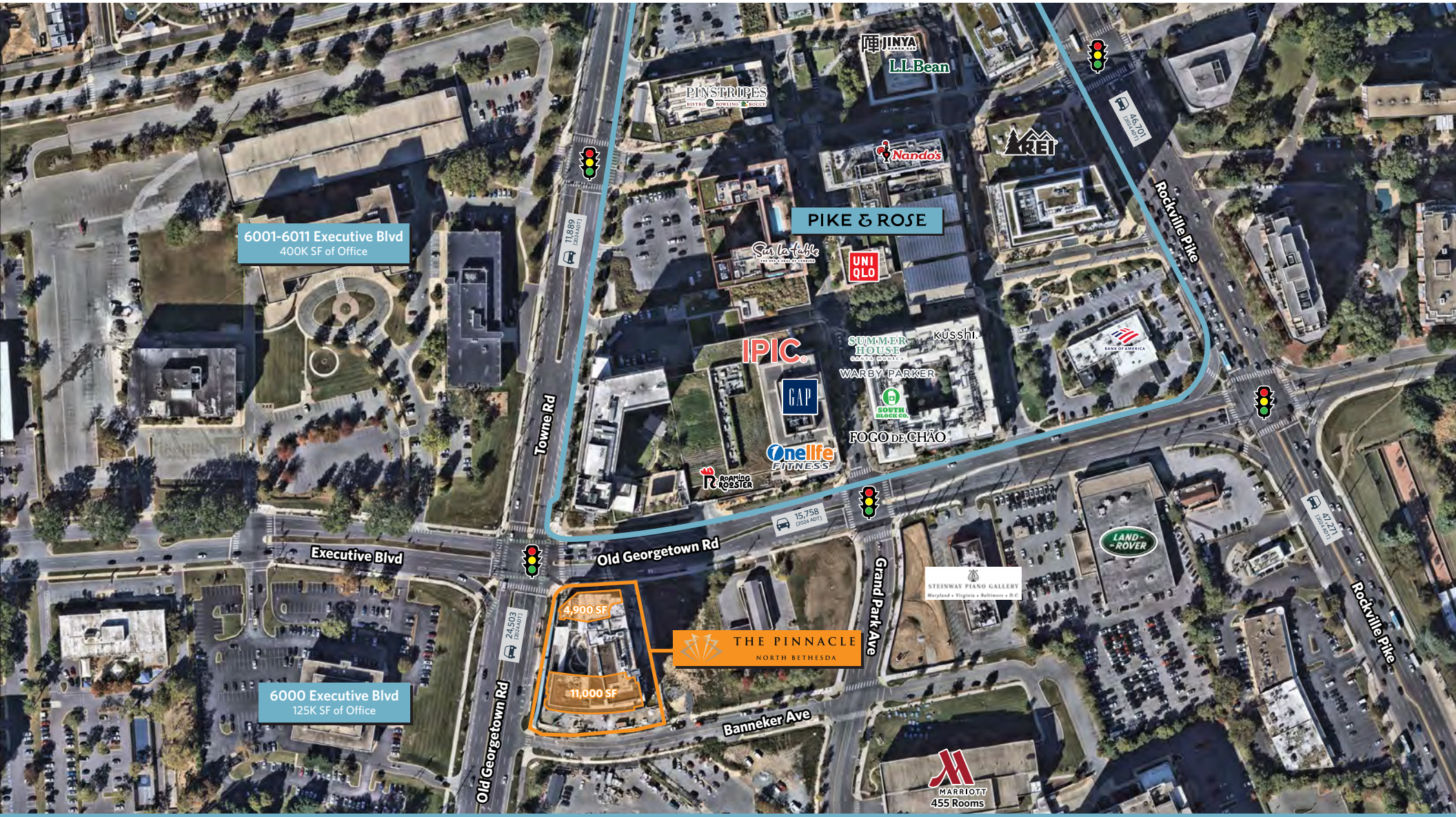
Matt Locraft
mlocraft@klnb.com
703-598-2702

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

CLOSE-UP AERIAL



Steve Combs
scombs@klnb.com
202-420-7776

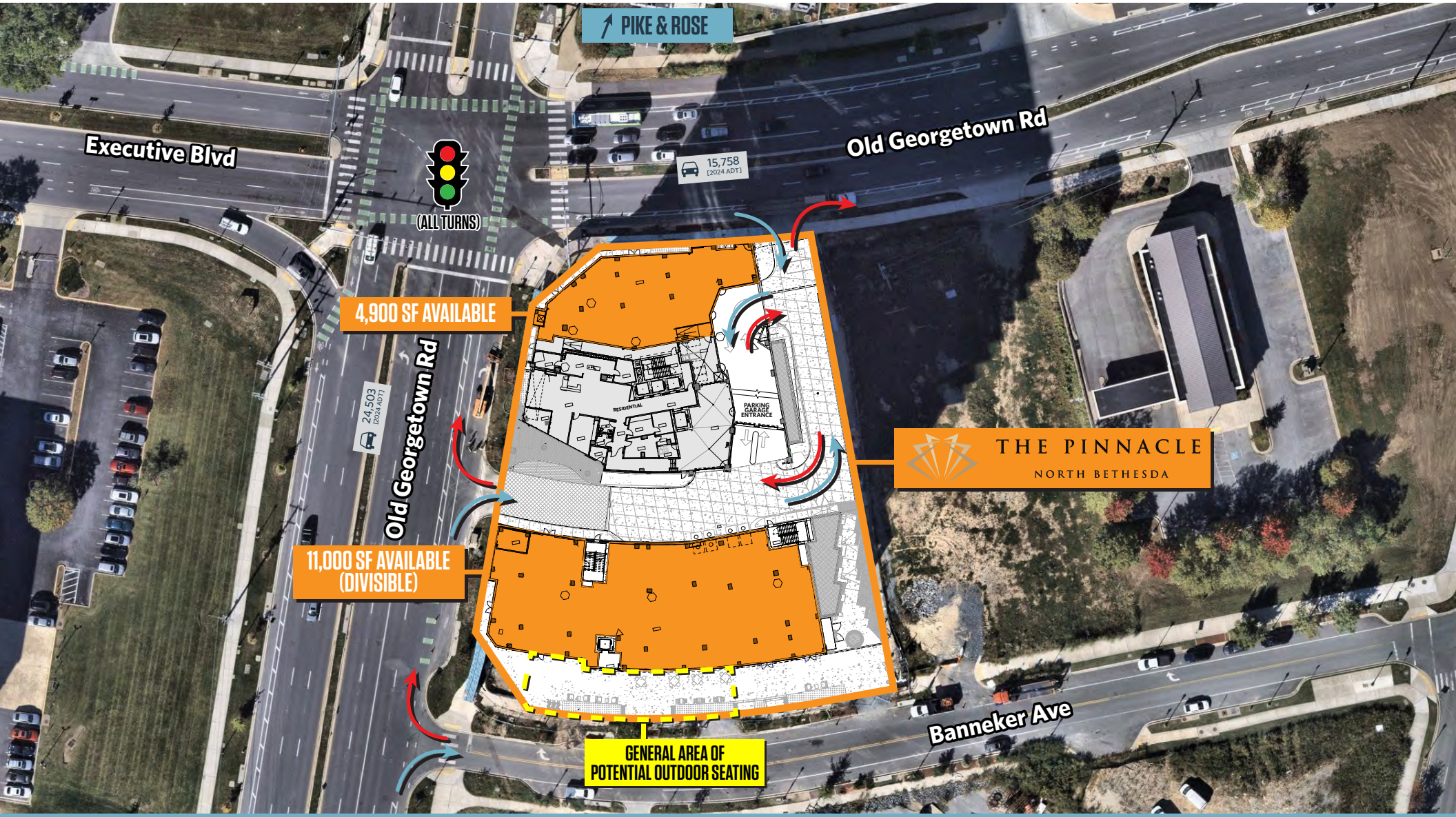
Matt Locraft
mlocraft@klnb.com
703-598-2702

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

SPACE PLAN



Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-2702

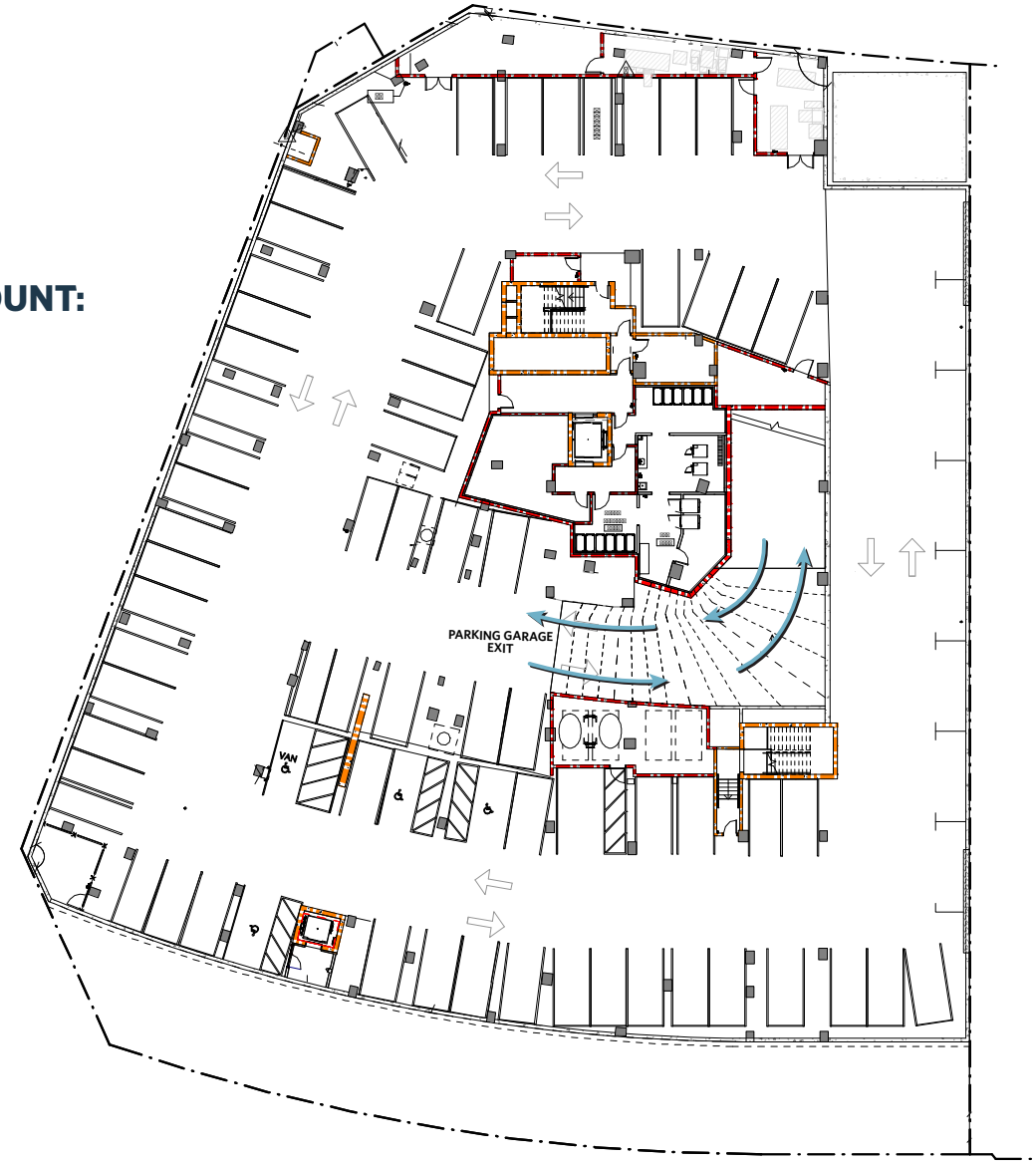
12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

PARKING PLAN

RETAIL PARKING COUNT:
76 Total Spaces



Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-2702

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

PHOTOS

BUIILDING SIDE FACING PIKE & ROSE

Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-2702

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

PHOTOS

Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-2702

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

klnb

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda, MD 20852
Montgomery County

AVAILABLE SPACE:

- 4,900 SF on the hard corner of Old Georgetown Rd and Executive Blvd
- 11,000 SF (divisible) on the corner of Old Georgetown Rd and Banneker Ave

LOCATION & DEMOGRAPHICS

DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2024

Old Georgetown Road	24,503 ADT
Rockville Pike	47,277ADT

	1-MILE	3-MILES	5-MILES
Population	23,759	161,147	374,104
Daytime Population	49,238	119,432	267,403
Households	11,698	61,205	140,346
Average Household Income	$162,148	$187,754	$199,695

Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-2702

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com

THE PINNACLE

11555 Old Georgetown Rd, North Bethesda MD 20852

Montgomery County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Steve Combs
scombs@klnb.com
202-420-7776

Matt Locraft
mlocraft@klnb.com
703-598-3770

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.

12435 Park Potomac Ave, Suite 250
Rockville, MD 20854
klnb.com