

# THE LAUREATE

**JUST SIGNED!**



FONTINA GRILLE

DENTIST

AT SHADY GROVE METRO  
8005 GRAMERCY BLVD ROCKVILLE, MD 20855

**2,628 SF AVAILABLE**  
**9,731 SF COMING AVAILABLE**

JOIN:



FONTINA GRILLE

**PEARLE**  
EST.  1961  
**VISION**

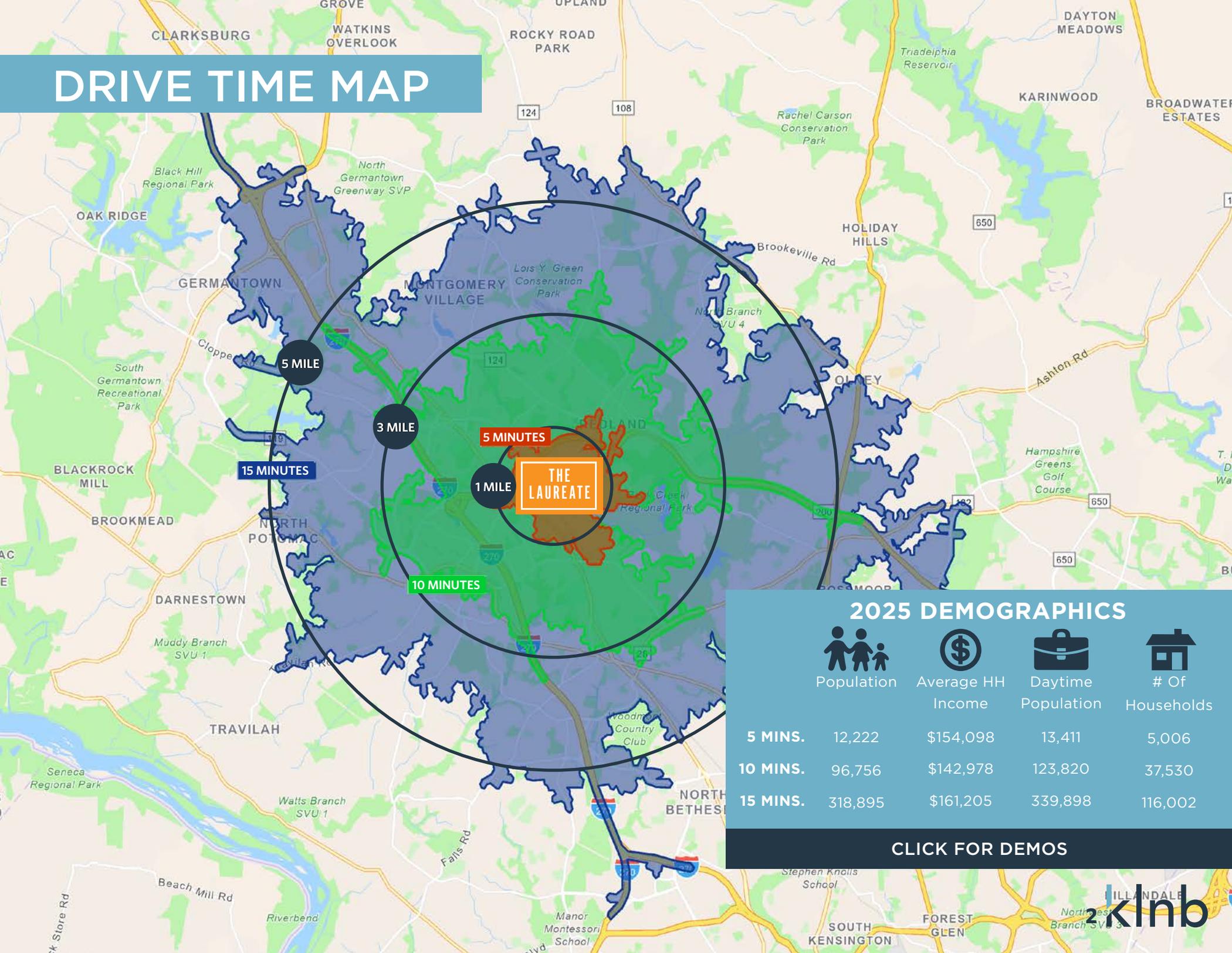
**klnb**

VICTOR SALCIDO | victor@klnb.com | 240.755.2704

MATT SKALET | mskalet@klnb.com | 202.420.7775

BEN BECKER | bbecker@klnb.com | 202.420.7773

# DRIVE TIME MAP



## 2025 DEMOGRAPHICS



Population



Average HH  
Income



Daytime  
Population



# Of  
Households

<b>5 MINS.</b>	12,222	\$154,098	13,411	5,006
<b>10 MINS.</b>	96,756	\$142,978	123,820	37,530
<b>15 MINS.</b>	318,895	\$161,205	339,898	116,002

[CLICK FOR DEMOS](#)

# THE MARKET

## GAITHERSBURG/ROCKVILLE



THE LAUREATE

# CLOSE-UP AERIAL

THE GROVE SHOPPING CENTER  
Giant

WALNUT HILL SHOPPING CENTER  
Bank of America  
Concentra  
Lightbridge Academy  
ALDI

33,274  
[2024 ADT]

30,757  
[2024 ADT]

**FUTURE DEVELOPMENT**  
345 TOWN HOMES AND  
344 MULTIFAMILY UNITS  
PLANNED

407 TOWNHOMES

THE LAUREATE

The DALEY RETAIL

9,839  
[2024 ADT]

413 APARTMENTS  
SITE WORK UNDERWAY!  
Will include a 7,000 SF county library

5,745 SPACES  
COMMUTER PARKING

ROCK GROVE  
QDOBA MEXICAN EATS  
RISE  
ALLCARE

158  
FARMSTEAD DISTRICT

355

M metro  
SHADE GROVE  
4,250 ADR

270 CENTER  
amazonfresh  
MVA Rack

# NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

## 90 ACRE Master Planned Community

**1458**

Multi-family units  
Westside: 1,114  
Eastside: +344

**753**

Townhomes  
Westside: 406  
Eastside: +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  
at Shady Grove

**5,745**  
Commuter  
Parking Spaces



**406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED**

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.

**EAST SIDE  
FUTURE DEVELOPMENT**

**CRABBS BRANCH ROAD**

9 839  
(2024 ADT)

**PARKING LOT  
100+ FREE DEDICATED  
RETAIL PARKING SPACES**

**THE  
LAUREATE**

**The DALEY**

**407 TOWNHOMES**

**UNITS: 413**

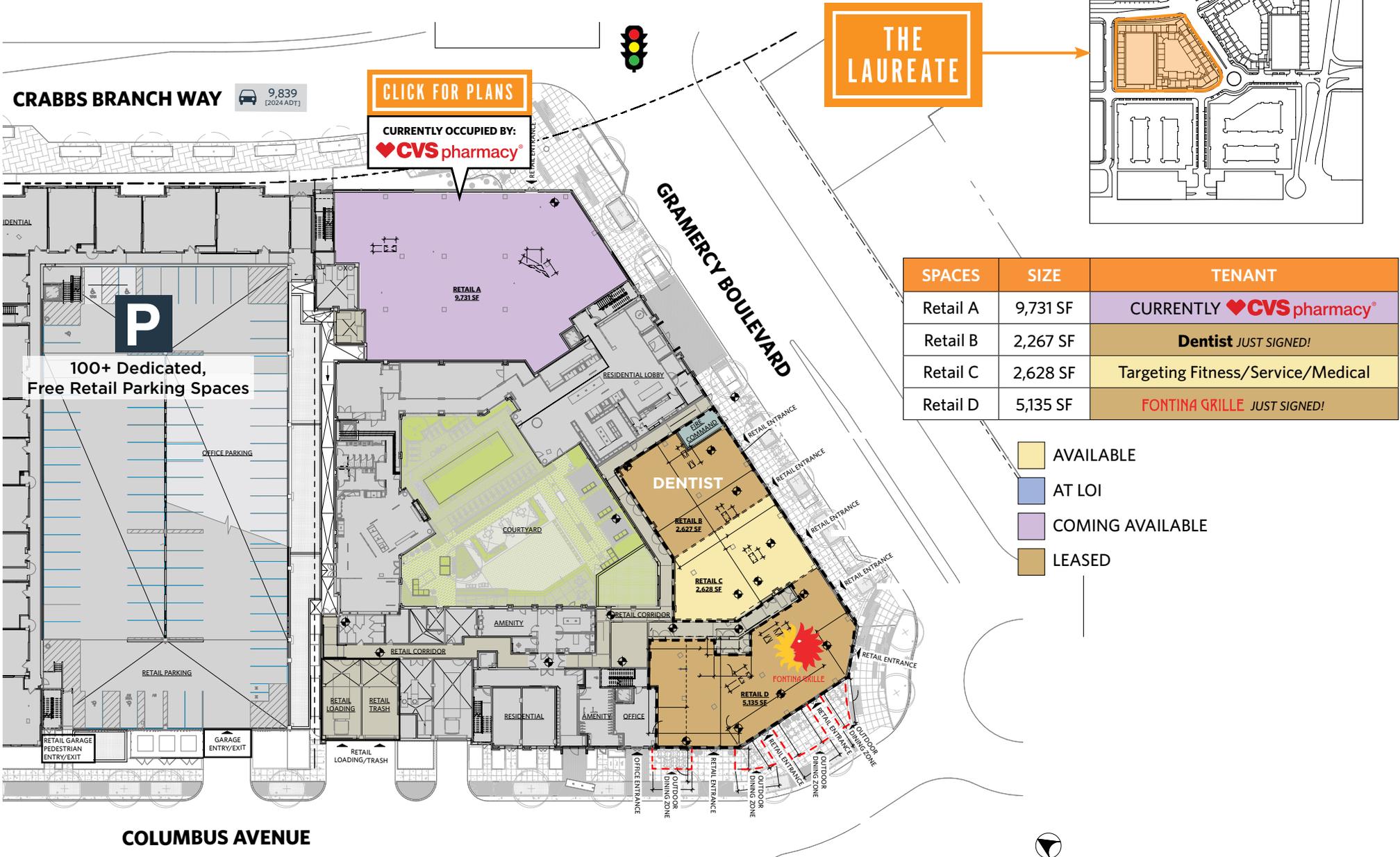
**5,745  
COMMUTER PARKING  
SPACES**

**M**  
metro  
**SHADE GROVE**  
4,260 ADR

**413  
APARTMENTS  
SITE WORK  
UNDERWAY!**  
Will include a 7,000 SF  
county library

**B**

# SITE PLAN



SPACES	SIZE	TENANT
Retail A	9,731 SF	CURRENTLY <b>CVS pharmacy®</b>
Retail B	2,267 SF	<b>Dentist</b> JUST SIGNED!
Retail C	2,628 SF	Targeting Fitness/Service/Medical
Retail D	5,135 SF	<b>FONTINA GRILLE</b> JUST SIGNED!



klnb

BOZZUTO

EYA

Housing  
Opportunities  
Commission  
OF MONTGOMERY COUNTY

**For More Information  
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