



**950 SF AVAILABLE
2ND GEN RESTAURANT**

NEARBY RETAILERS



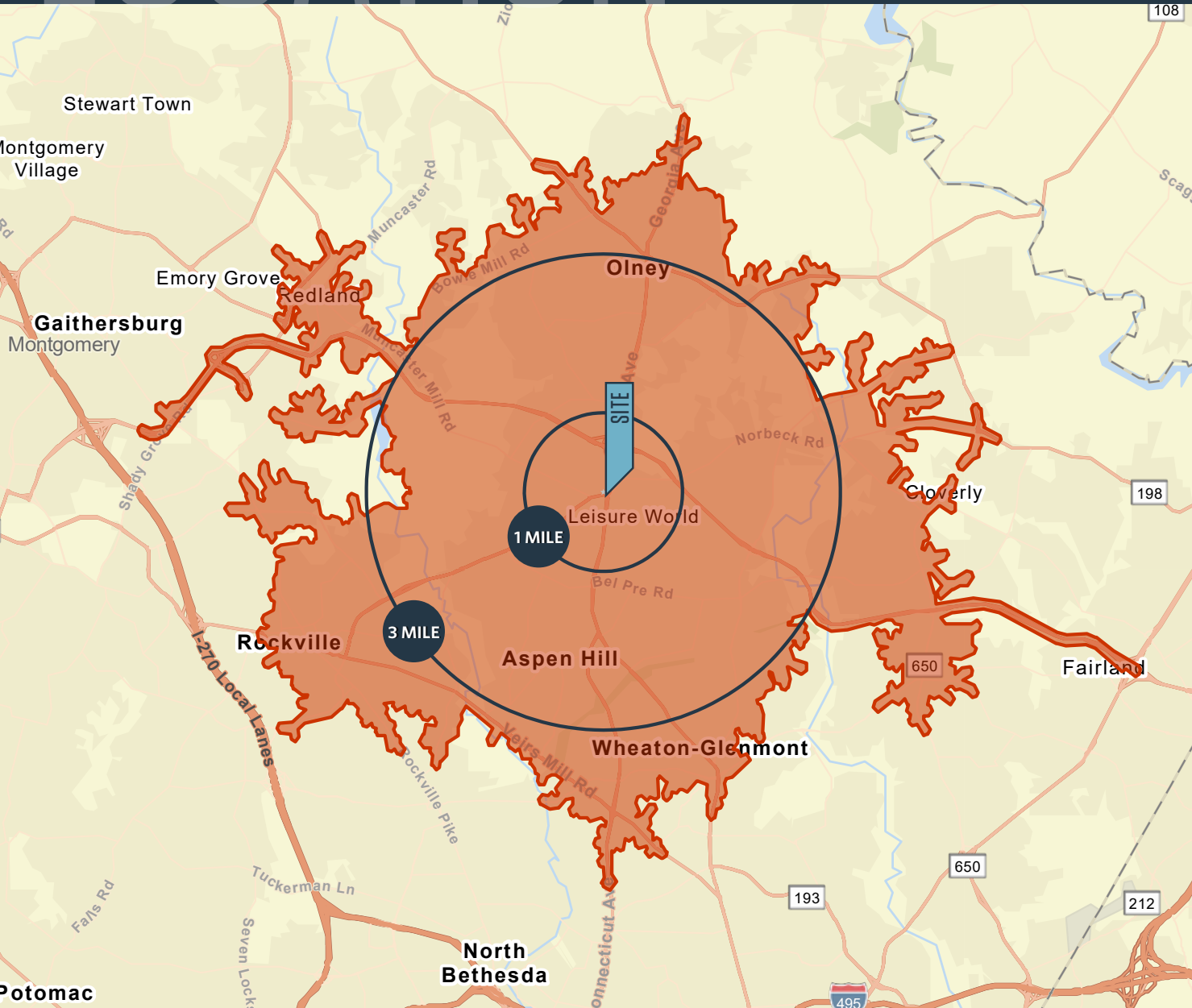
RETAIL SPACE FOR LEASE

- 950 SF space available in Rockville at the lighted intersection of Georgia Avenue (47,694 ADT) and Norbeck Road (40,501 ADT)
- Strong residential and daytime demographic
- Surface parking and pylon signage available
- Just minutes away from the Intercounty Connector (Maryland Route 200) 60,358 ADT

LOCATION

4007 NORBECK ROAD

ROCKVILLE, MD 20853



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
950 SF	Negotiable	2 nd Gen Retail	Immediate

DEMOGRAPHICS | 2024:

DRIVE TIME

10 MIN	1-MILE	3-MILE
Population		
115,902	10,783	91,417
Daytime Population		
93,351	10,579	68,214
Households		
40,490	6,060	32,788
Average HH Income		
\$163,341	\$152,899	\$161,738

TRAFFIC COUNTS | 2023:

Norbeck Rd	40,501 ADT
Georgia Ave	47,694 ADT

RYAN SCHMITZ

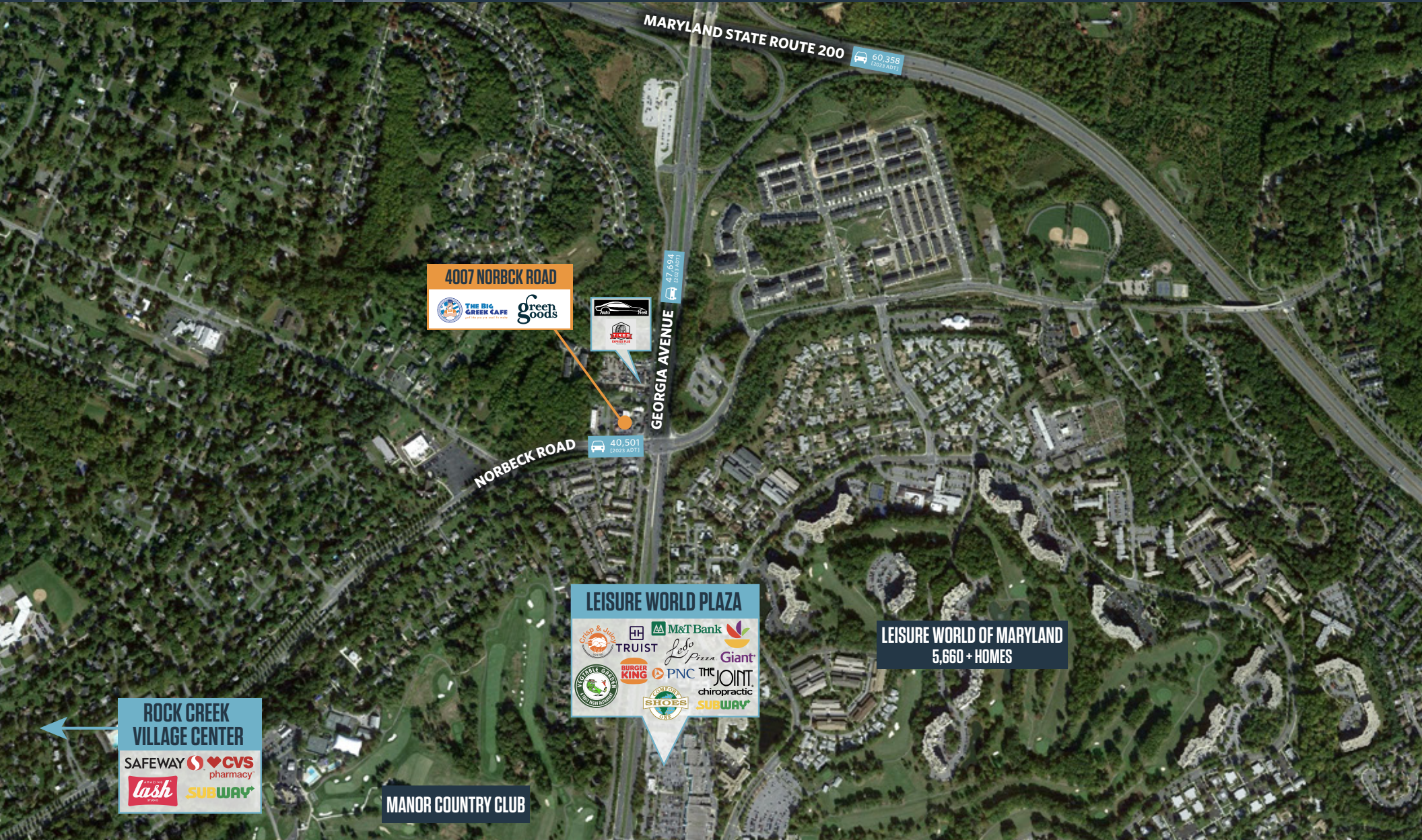
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AERIAL

4007 NORBECK ROAD

ROCKVILLE, MD 20853



4007 NORBECK ROAD



GEORGIA AVENUE

47,694
SQ FT

40,501
(2023 ADI)

LEISURE WORLD PLAZA



LEISURE WORLD OF MARYLAND

5,660+ HOMES

ROCK CREEK VILLAGE CENTER

MANOR COUNTRY CLUB

RYAN SCHMITZ

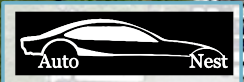
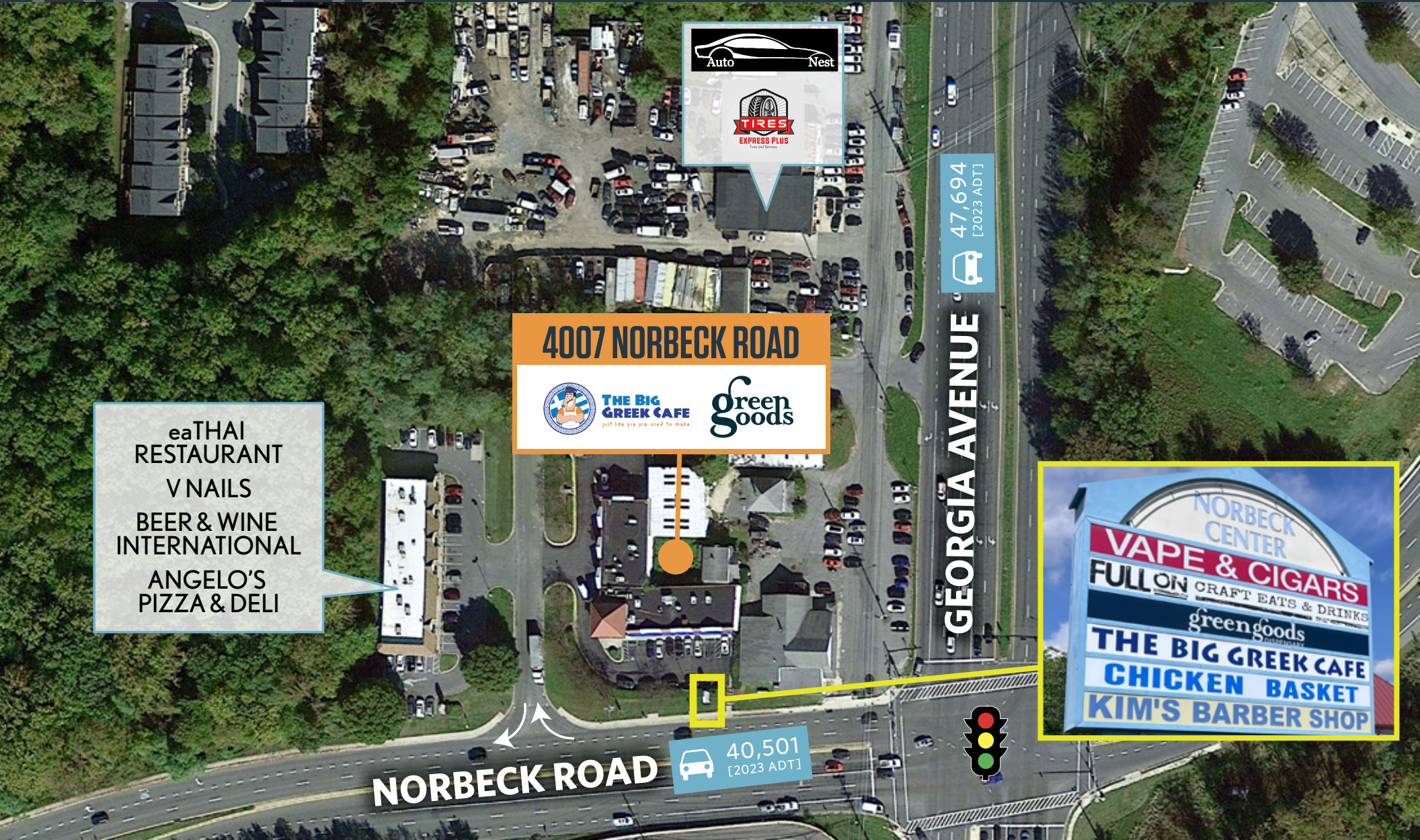
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AERIAL

4007 NORBECK ROAD

ROCKVILLE, MD 20853



4007 NORBECK ROAD



eaTHAI RESTAURANT
VNAILS
BEER & WINE INTERNATIONAL
ANGELO'S PIZZA & DELI

47,694
[2023 ADT]

GEORGIA AVENUE



NORBECK ROAD

40,501
[2023 ADT]



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