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RETAIL/OFFICE FOR LEASE

- 1,002 SF Retail/Office Available
- 28 Surface Parking Spaces
- Visible multi-tenant signage to Connecticut Ave's 38,138 ADT
- Dense daytime and residential demographics

STEVE COMBS

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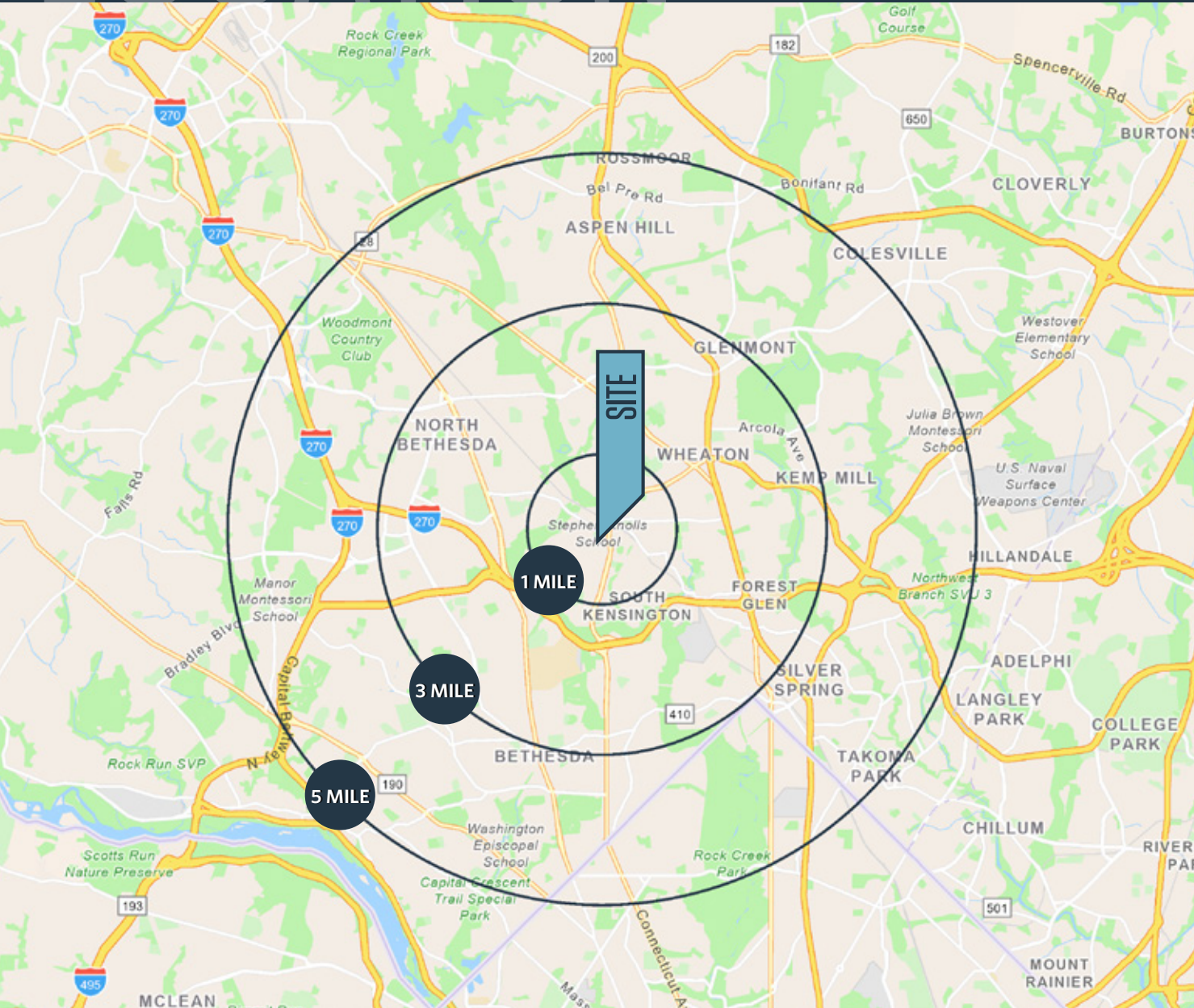
MATT SKALET

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LOCATION

KNOWLES STATION

10414 DETRICK AVENUE, KENSINGTON, MD 20895



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,002 SF	\$45 NNN (plus \$9)	Built Out	Vacant

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
16,954	186,703	470,938
Daytime Population		
16,313	215,264	508,616
Households		
6,242	70,718	182,426
Average HH Income		
\$202,688	\$190,356	\$199,178

TRAFFIC COUNTS | 2024:

Knowles Ave	38,138 ADT
Route 185	34,460 ADT

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PHOTOS

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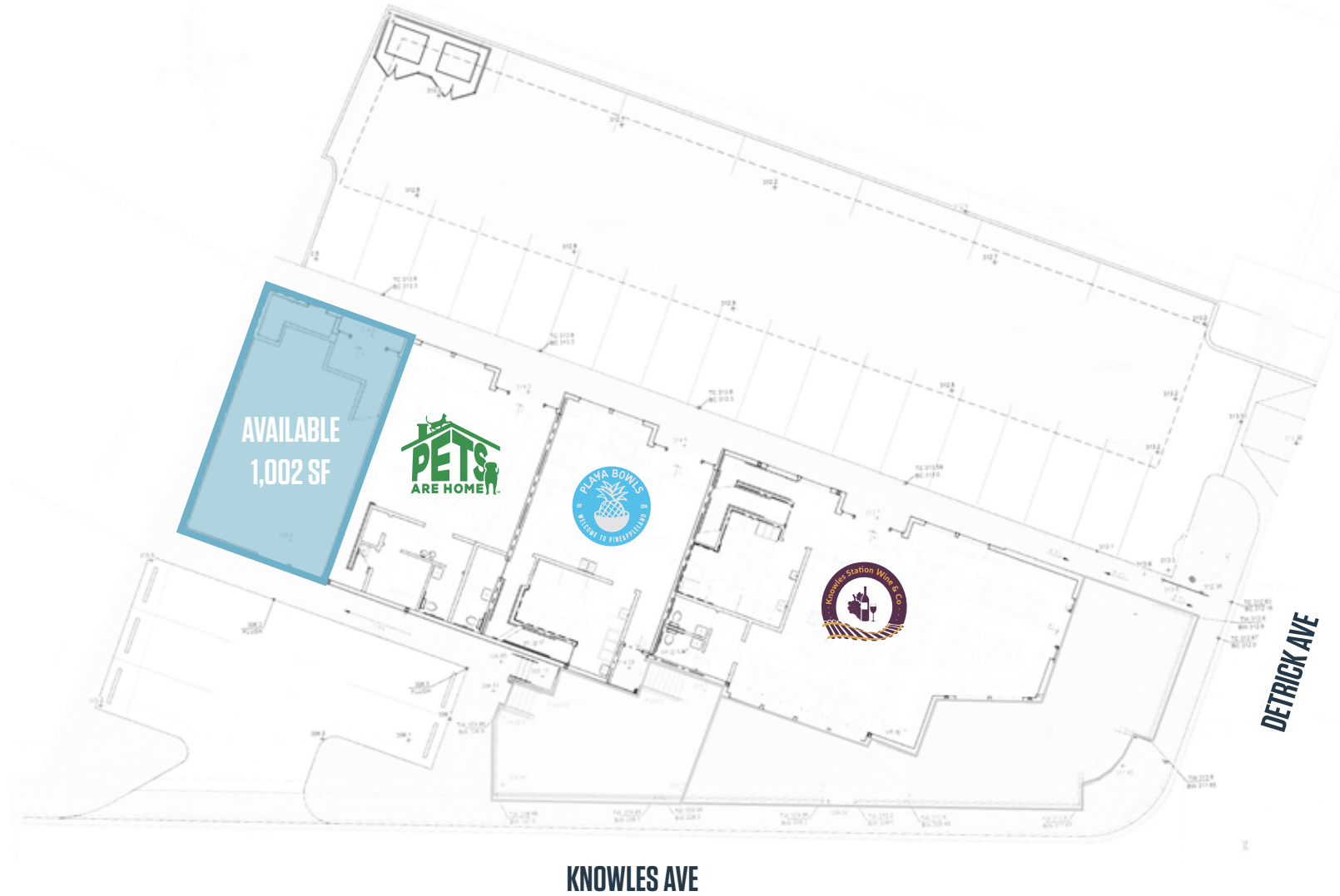
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SITE PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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