

# The DALEY

at Shady Grove metro

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



JUST SIGNED:  
**ROGGENART**  
*Bakery, Bistro and Cafe*

UP TO 4,921 SF CONTIGUOUS  
IMMEDIATELY AVAILABLE

**VICTOR SALCIDO**  
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# OVERVIEW

# THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

## RETAIL/ OFFICE AVAILABLE FOR LEASE:

- Ground level space at The Daley: 333 units.
- 40+ dedicated retail parking spaces, at surface level, in garage. Accessible via Columbus Ave.
- Multiple opportunities:
  - 1,352- 4,921 SF contiguous (former Kids Ground) immediately available!
  - 801 SF (former dry cleaners) immediately available!

## NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN:

- 1,458 Multifamily Units
  - West Side: 1,114
  - East Side: +344
- 753 Townhomes
  - West Side: 406
  - East Side: +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
  - 5,745 Commuter Parking Spaces



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# SITE PLAN

# THE DALEY

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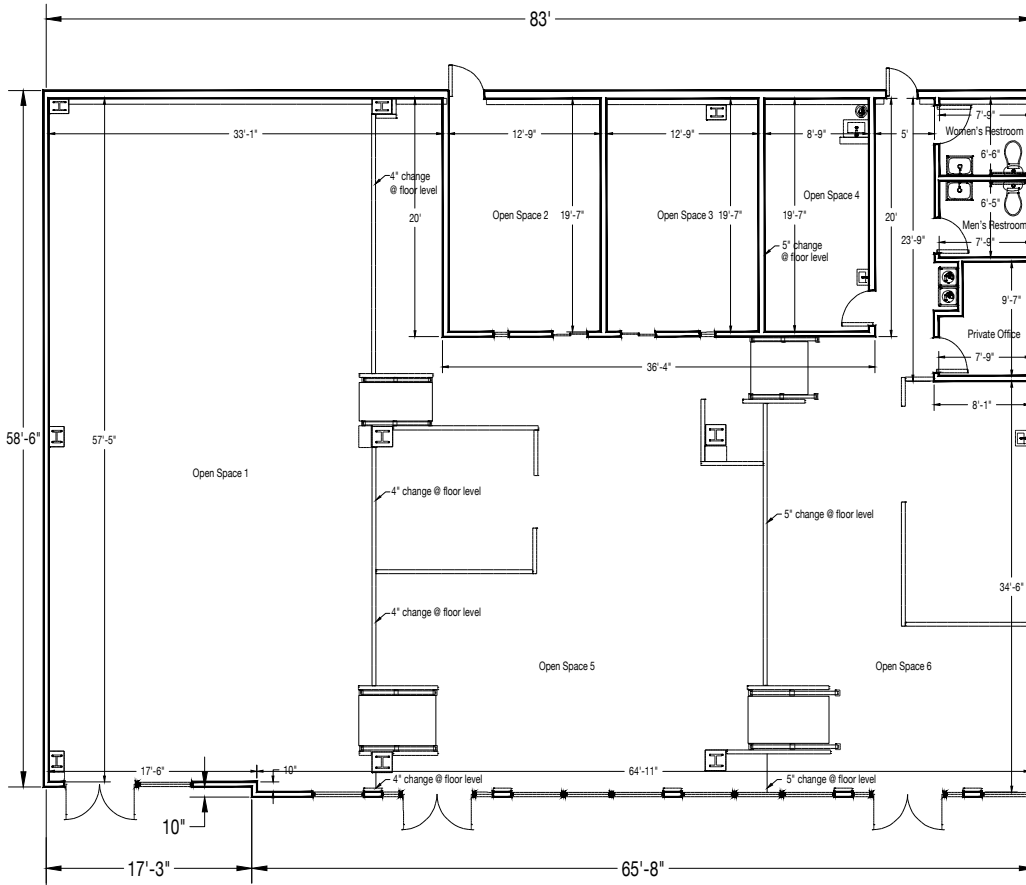


# AVAILABILITY

# THE DALEY

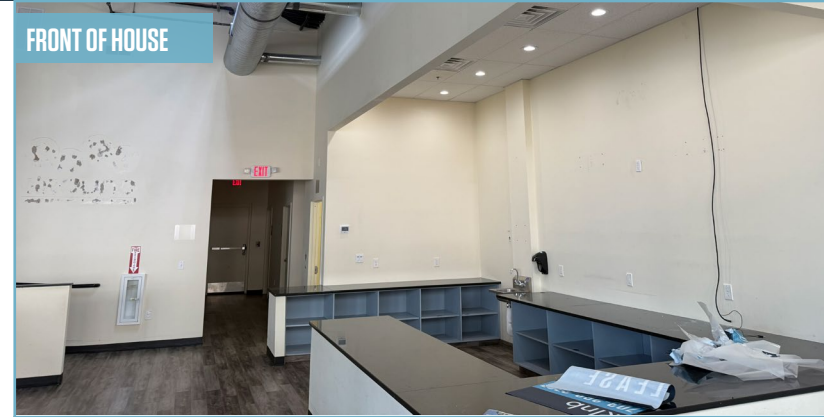
8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

UP TO 4,921 SF IMMEDIATELY AVAILABLE

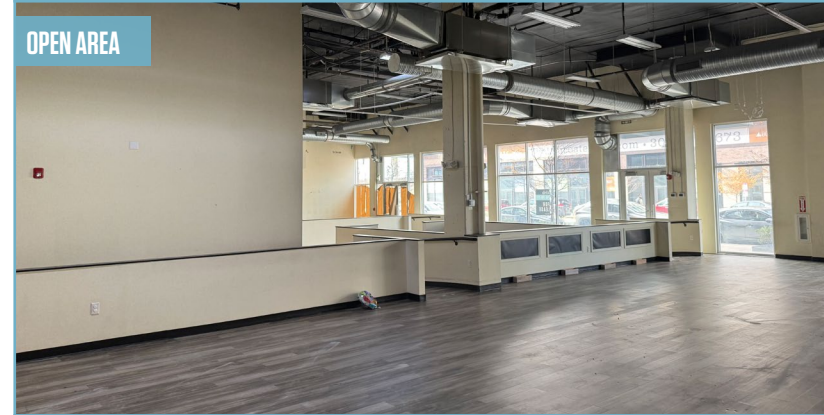


[CLICK FOR PHOTOS/ VIDEO WALKTHROUGH](#)

FRONT OF HOUSE



OPEN AREA



EXISTING RESTROOMS



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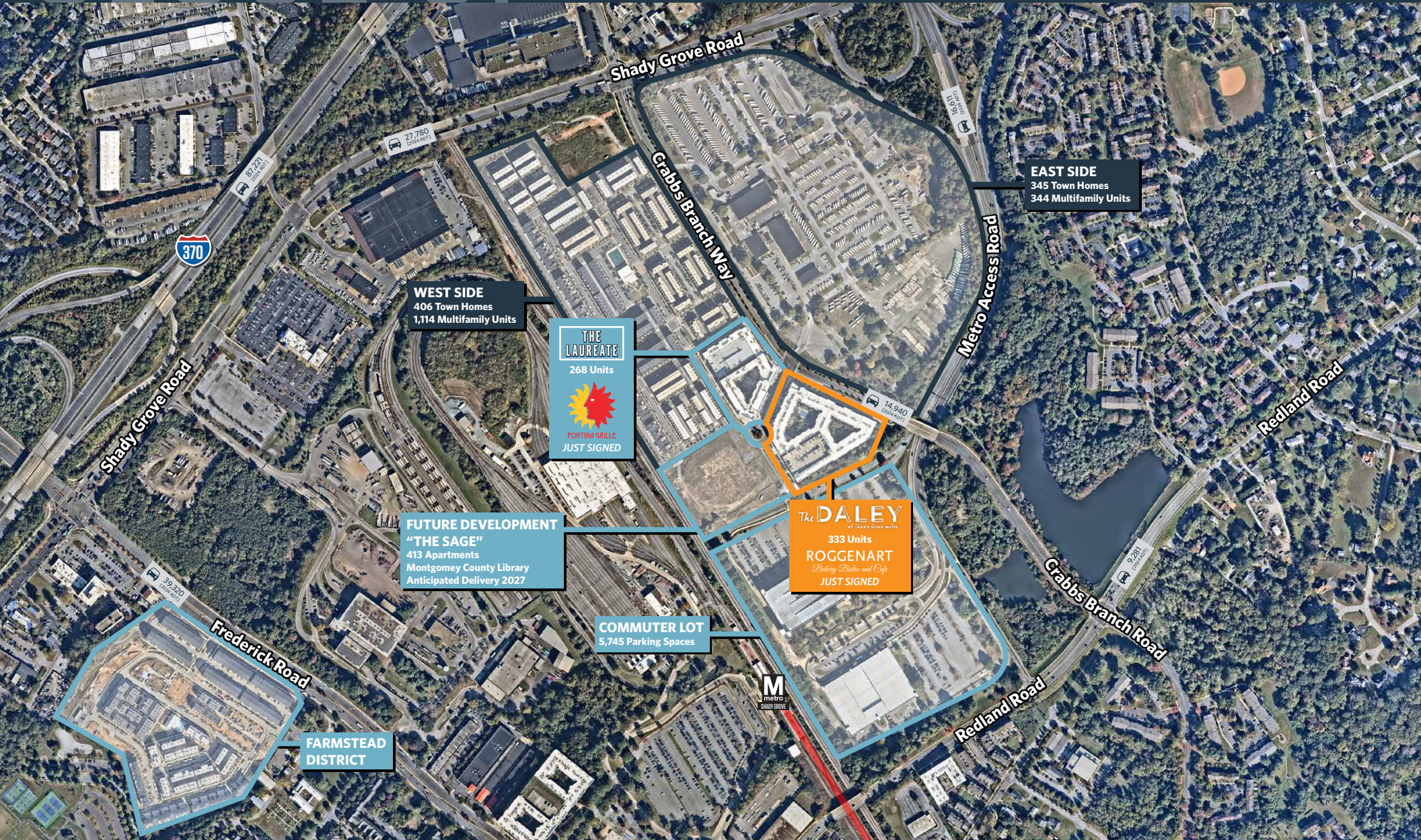
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# CLOSE UP

# THE DALEY

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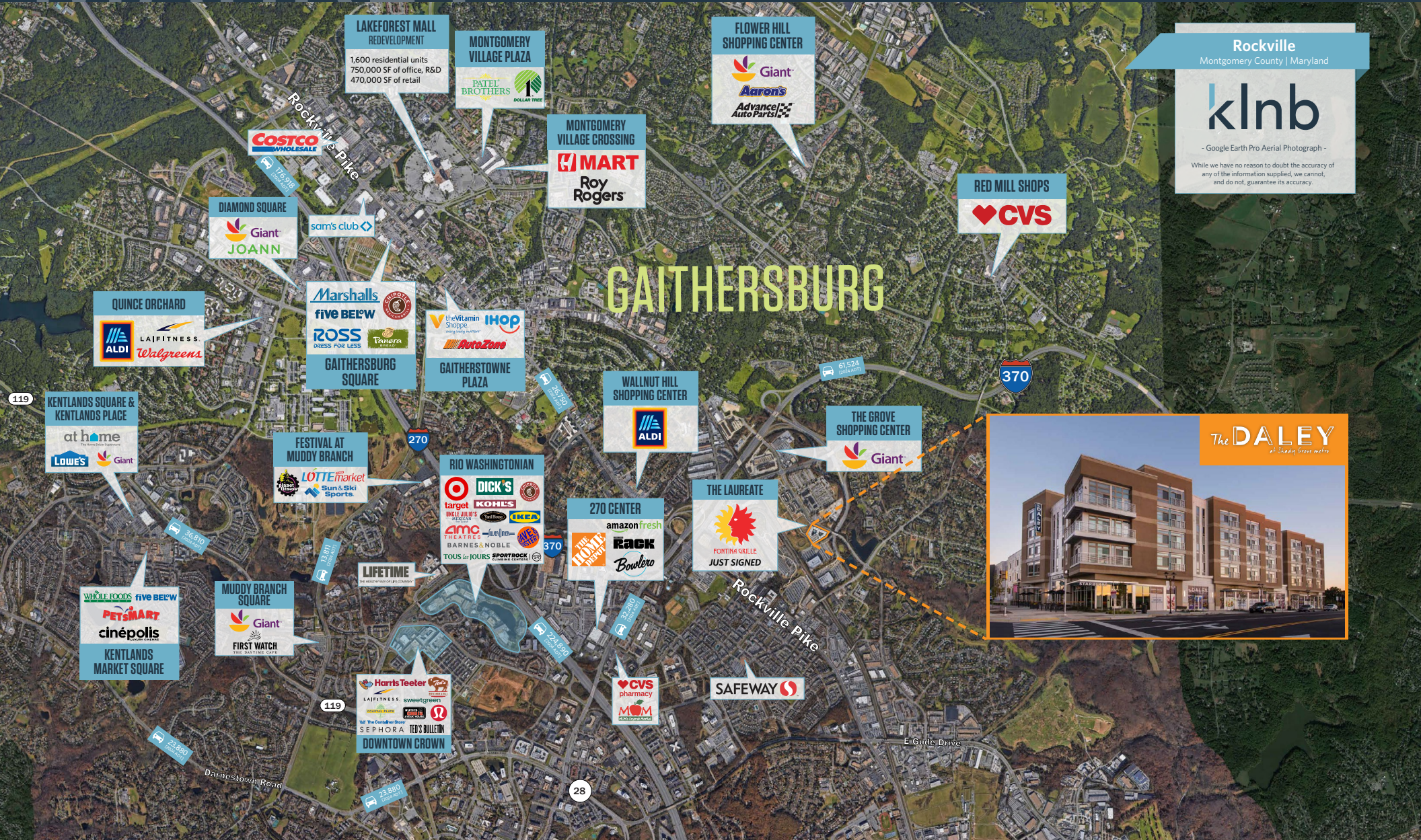
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# MARKET

# THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



Rockville  
Montgomery County | Maryland

## klnb

- Google Earth Pro Aerial Photograph -  
While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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# LOCATION

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## DEMOGRAPHICS | 2025:

### DRIVE TIME

|                    | 5 MIN     | 10 MIN    | 15 MIN    |
|--------------------|-----------|-----------|-----------|
| Population         | 16,851    | 95,694    | 327,888   |
| Daytime Population | 10,890    | 84,191    | 196,909   |
| Households         | 6,834     | 37,208    | 119,909   |
| Average HH Income  | \$162,973 | \$145,206 | \$160,194 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

|                   |            |
|-------------------|------------|
| Crabbs Branch Way | 6,731 ADT  |
| Shady Grove Road  | 27,780 ADT |
| I-395             | 87,221 ADT |

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## FOR MORE INFORMATION, PLEASE CONTACT:

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