

JUST SIGNED



2,600 SF AVAILABLE

950 SF AVAILABLE
2ND GEN RESTAURANT



NEARBY RETAILERS



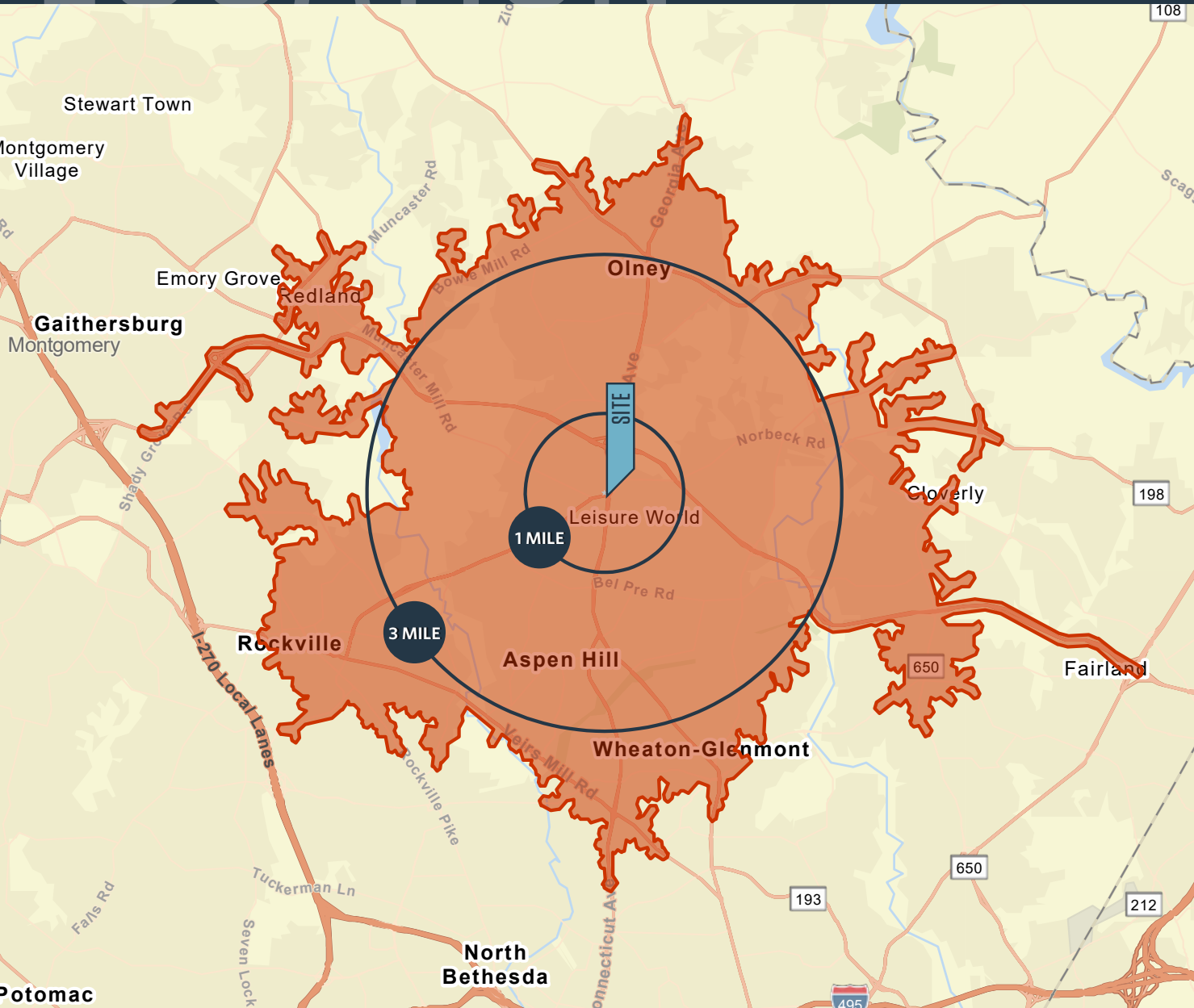
RETAIL SPACE FOR LEASE

- 2,600 SF and 950 SF spaces 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

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,600 SF	\$50	2 nd Gen Retail	Immediate
950 SF	\$50	2 nd Gen Restaurant	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

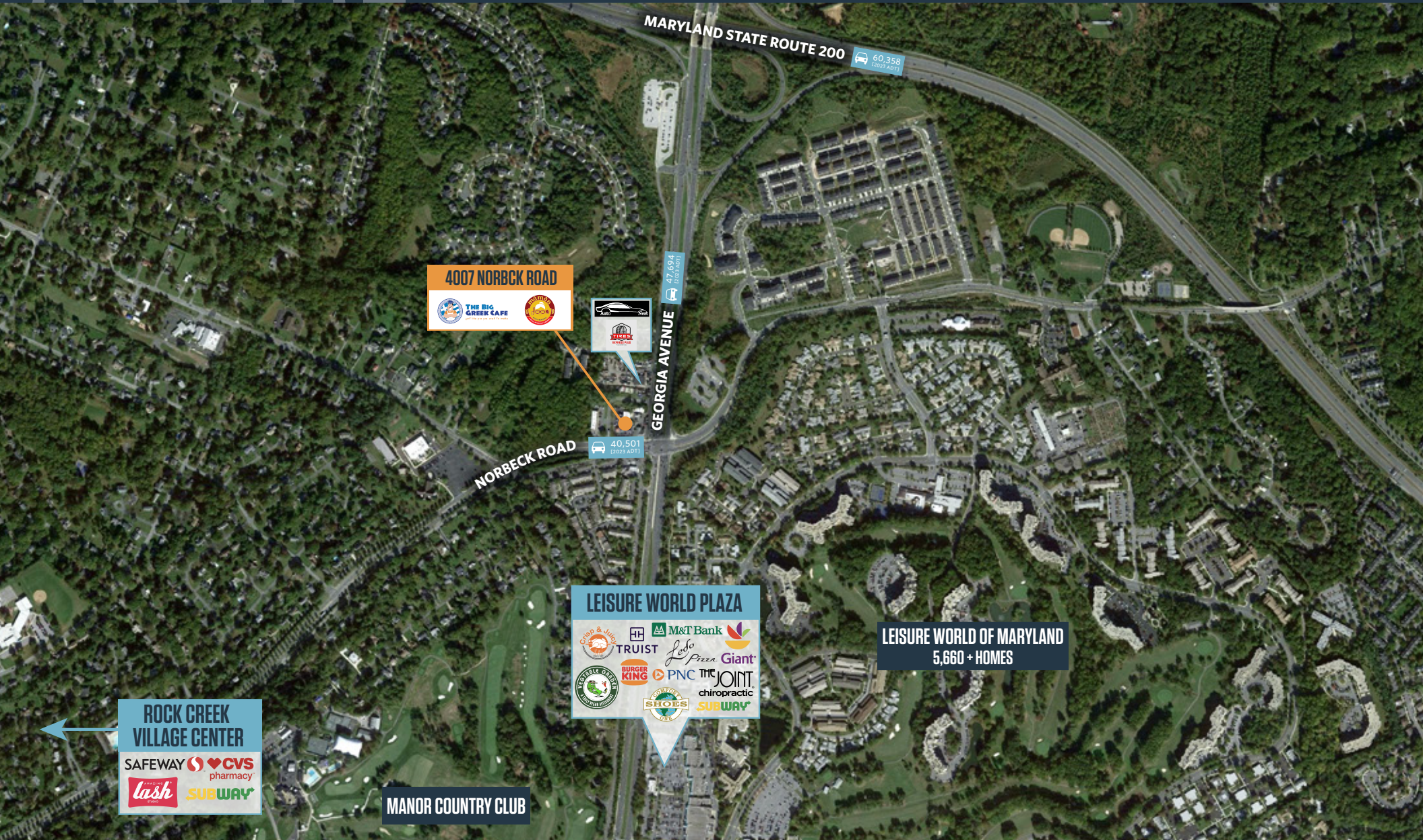
TRAFFIC COUNTS | 2023:

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

AERIAL

4007 NORBECK ROAD

ROCKVILLE, MD 20853



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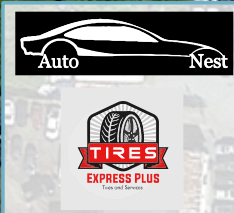
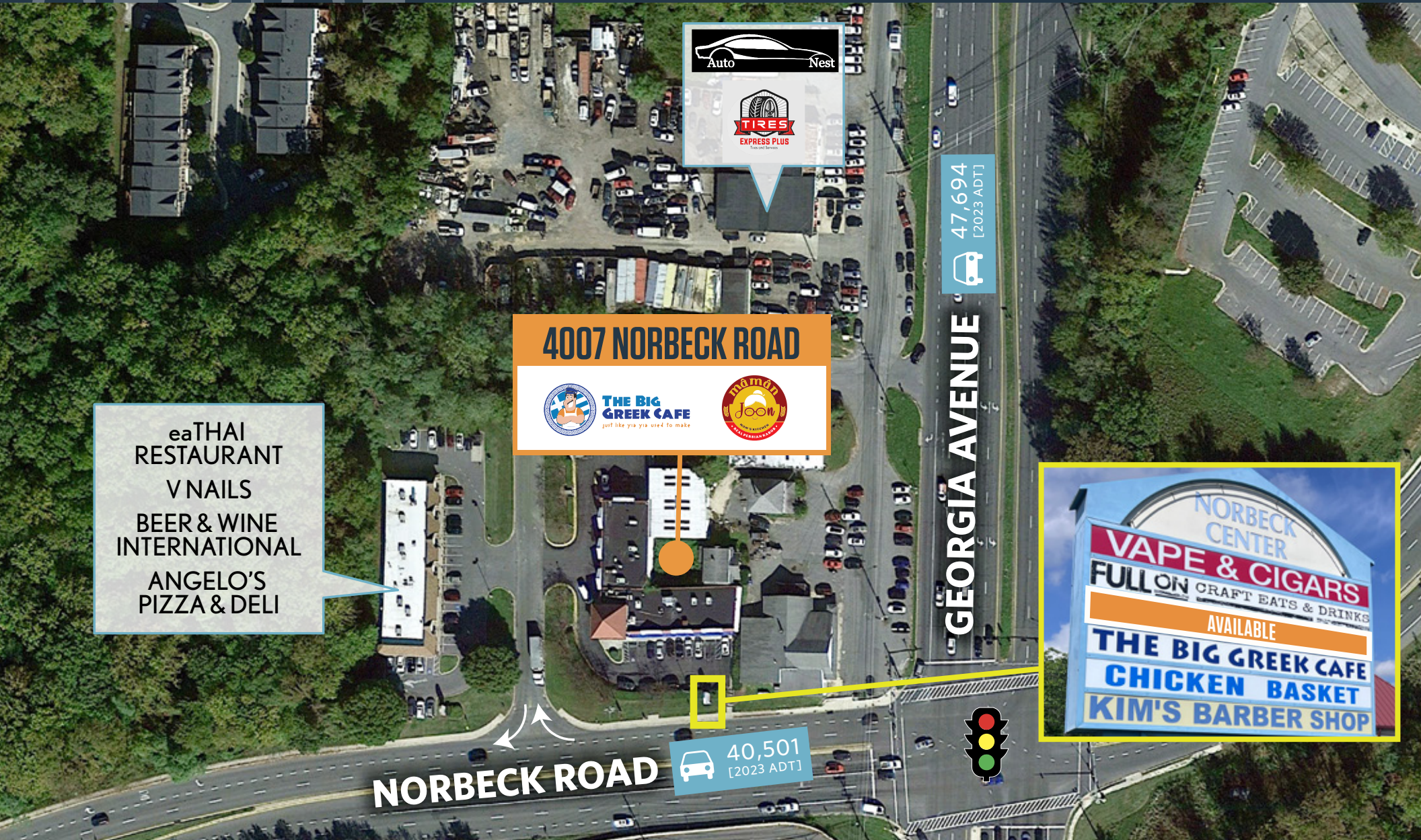
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AERIAL

4007 NORBECK ROAD

ROCKVILLE, MD 20853



47,694
[2023 ADT]

GEORGIA AVENUE

4007 NORBECK ROAD



eaTHAI
RESTAURANT
V NAILS
BEER & WINE
INTERNATIONAL
ANGELO'S
PIZZA & DELI



NORBECK ROAD

40,501
[2023 ADT]

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ROCKVILLE, MD 20853

FOR MORE INFORMATION, PLEASE CONTACT:

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