



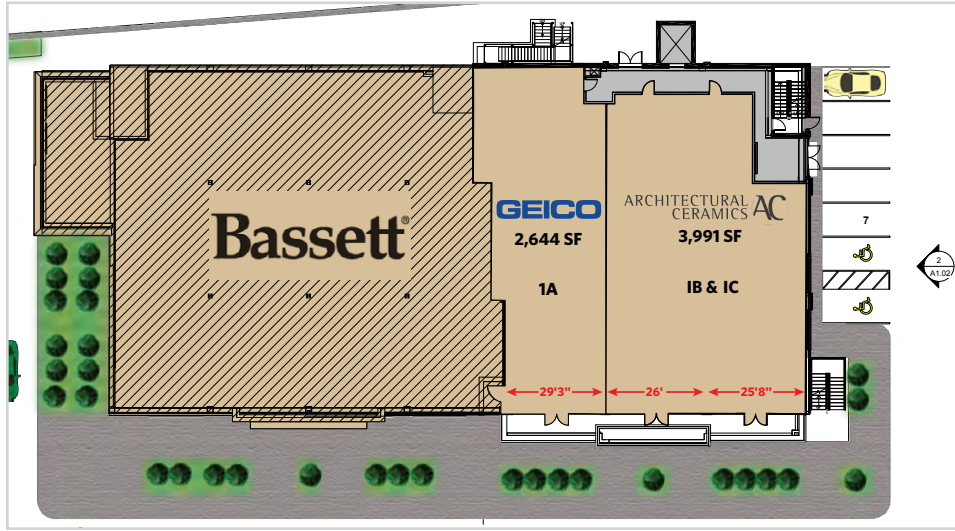
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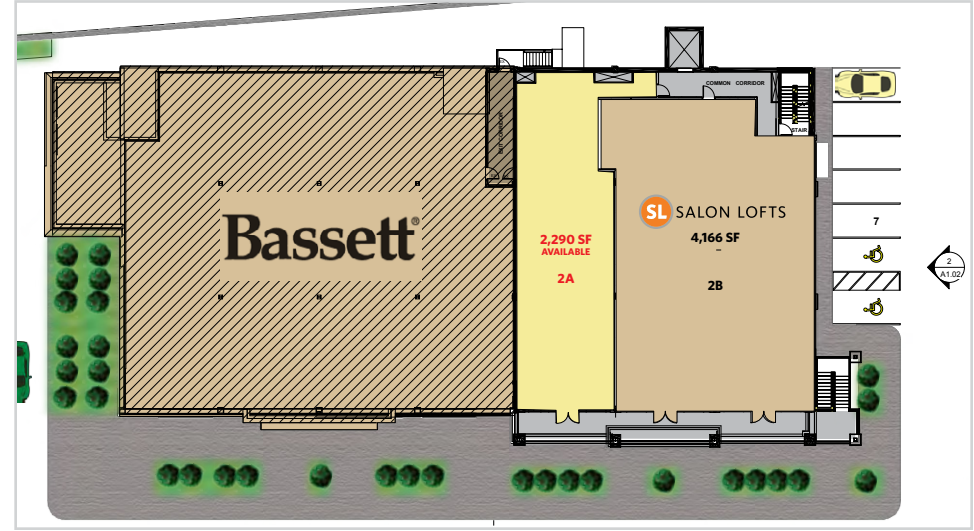
RETAIL FOR LEASE

- Final space available! 2,290 SF located on the second level, accessible by elevator and exterior stairs.
- Prominent building signage available, exposure to over 46,500 cars per day on Rockville Pike.
- Site boasts several easy access points for ingress and egress to Rockville Pike including across from a traffic light.
- Located next to Best Buy, Bassett Flagship Store, and across the street from Audi Rockville.

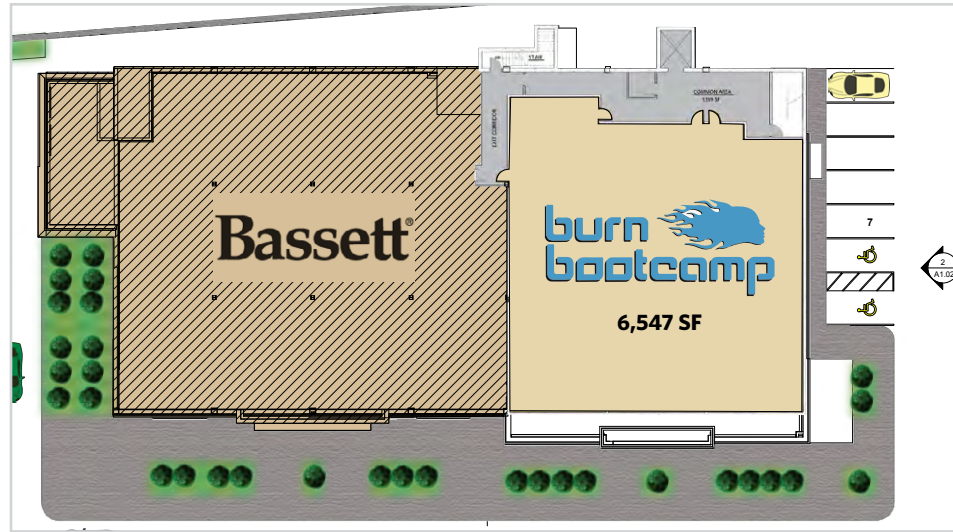
GROUND LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



KEY

- AVAILABLE
- AT LEASE
- LEASED

MARKET

1170 ROCKVILLE PIKE

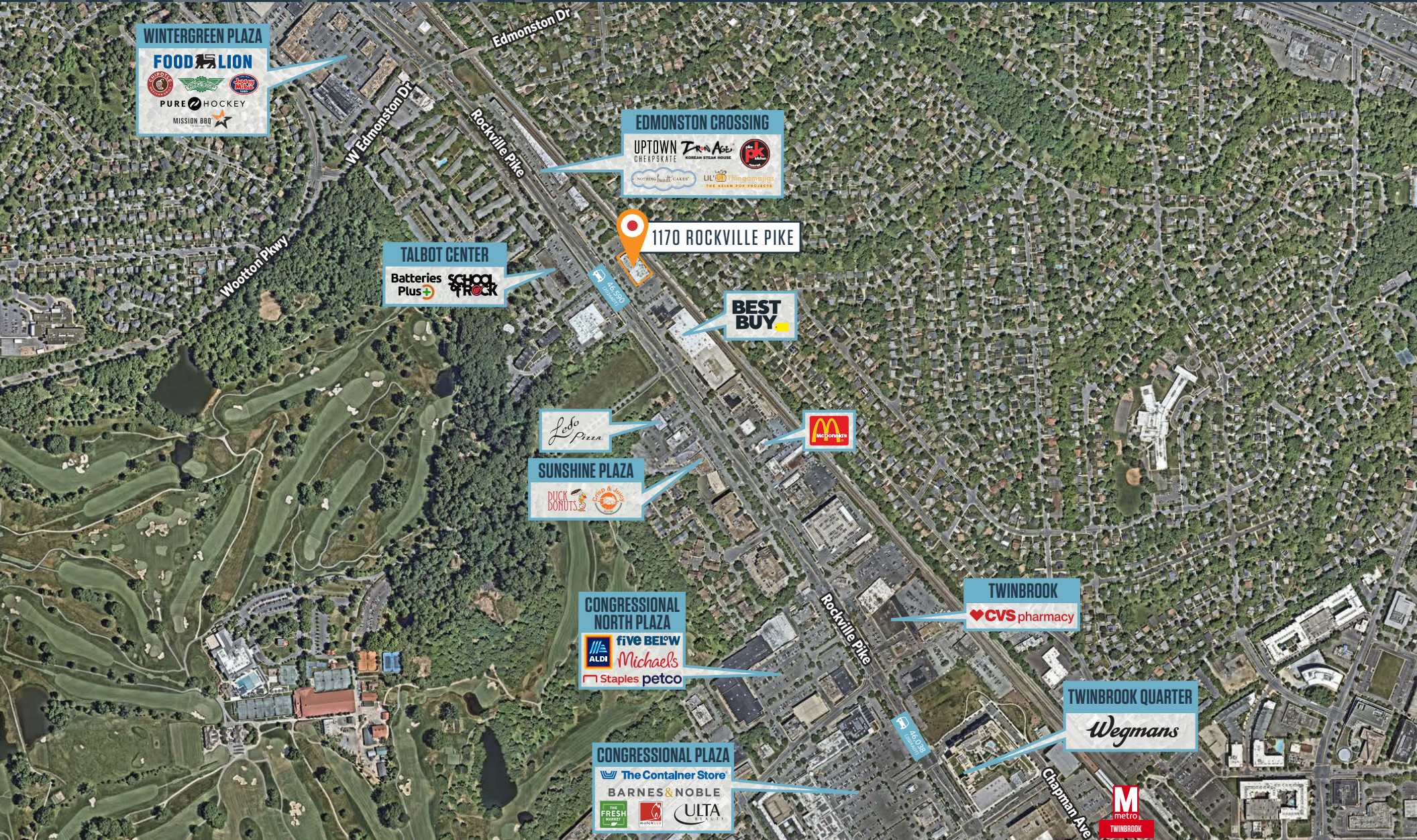
ROCKVILLE, MARYLAND 20852 MONTGOMERY COUNTY



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CLOSEUP

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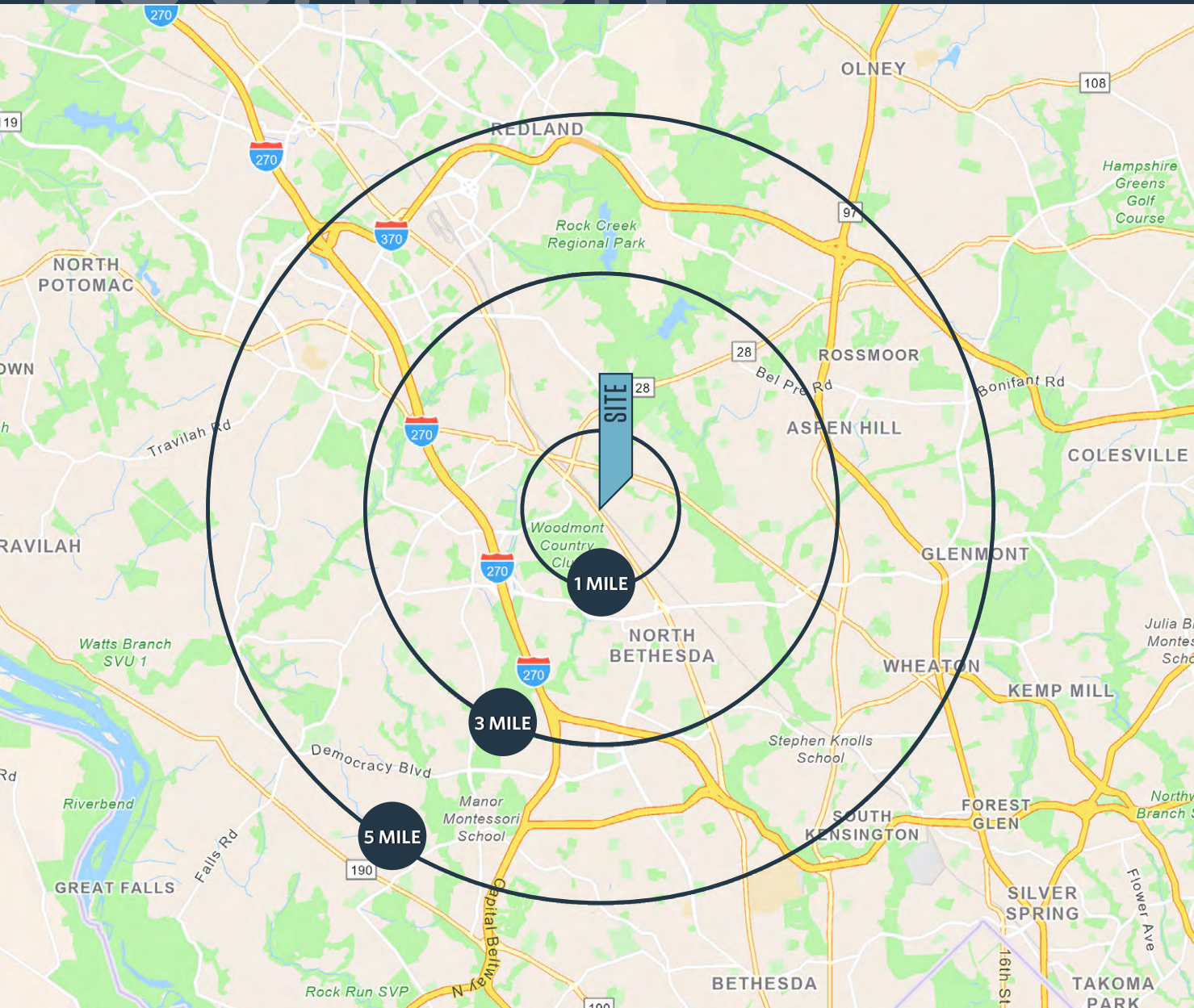
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LOCATION

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PROPERTY HIGHLIGHTS:

Small shop space with frontage and surface parking on Rockville Pike now available.
Flexible sizes and configurations available.

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
22,519	132,010	349,340
Daytime Population		
22,473	172,607	387,521
Households		
8,811	50,204	132,439
Average HH Income		
\$164,862	\$200,706	\$200,567

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Rockville Pike 46,590 ADT

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CLICK TO VIEW PROPERTY WEBSITE

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