



CLICK HERE
FOR A 3D TOUR



NEARBY RETAILERS



RETAIL FOR LEASE

- Former BBQ Restaurant - Full Kitchen with all equipment, hood, walk-in, heat vent, turnkey ready to go
- Excellent frontage to high traffic Rockville Pike (with over 48,500 cars per day)
- High household income within 3 mile radius (over \$190,000)
- Ample on-site parking

AVAILABLE SPACE

SIZE	RATE	DELIVERY CONDITION
2,235 SF	\$50.00 PSF	2 ND GEN RESTAURANT
*EST. NNN: \$17.03 PSF		

MAI VO

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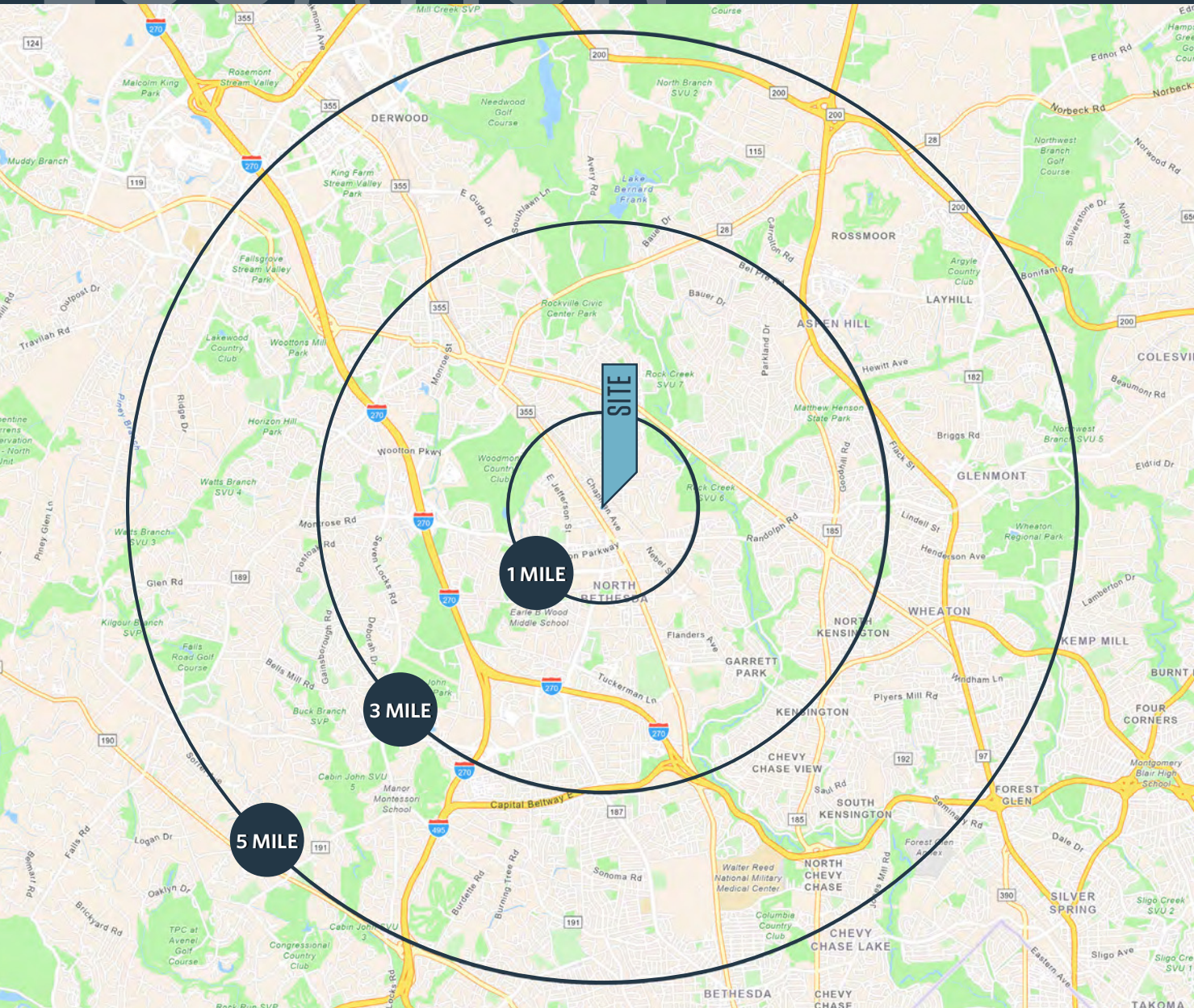
VERONICA KAMARA

vkamara@klnb.com | 703-268-2714

LOCATION

2007 CHAPMAN AVE

ROCKVILLE, MD 20852, MONTGOMERY COUNTY



DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
26,002	160,785	371,180
Daytime Population		
38,201	117,116	234,312
Households		
12,340	61,489	139,518
Average HH Income		
\$159,205	\$194,751	\$206,394

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Chapman Ave	12,473 ADT
Twinbrook Pkwy	14,165 ADT
Rockville Pike	48,500 ADT

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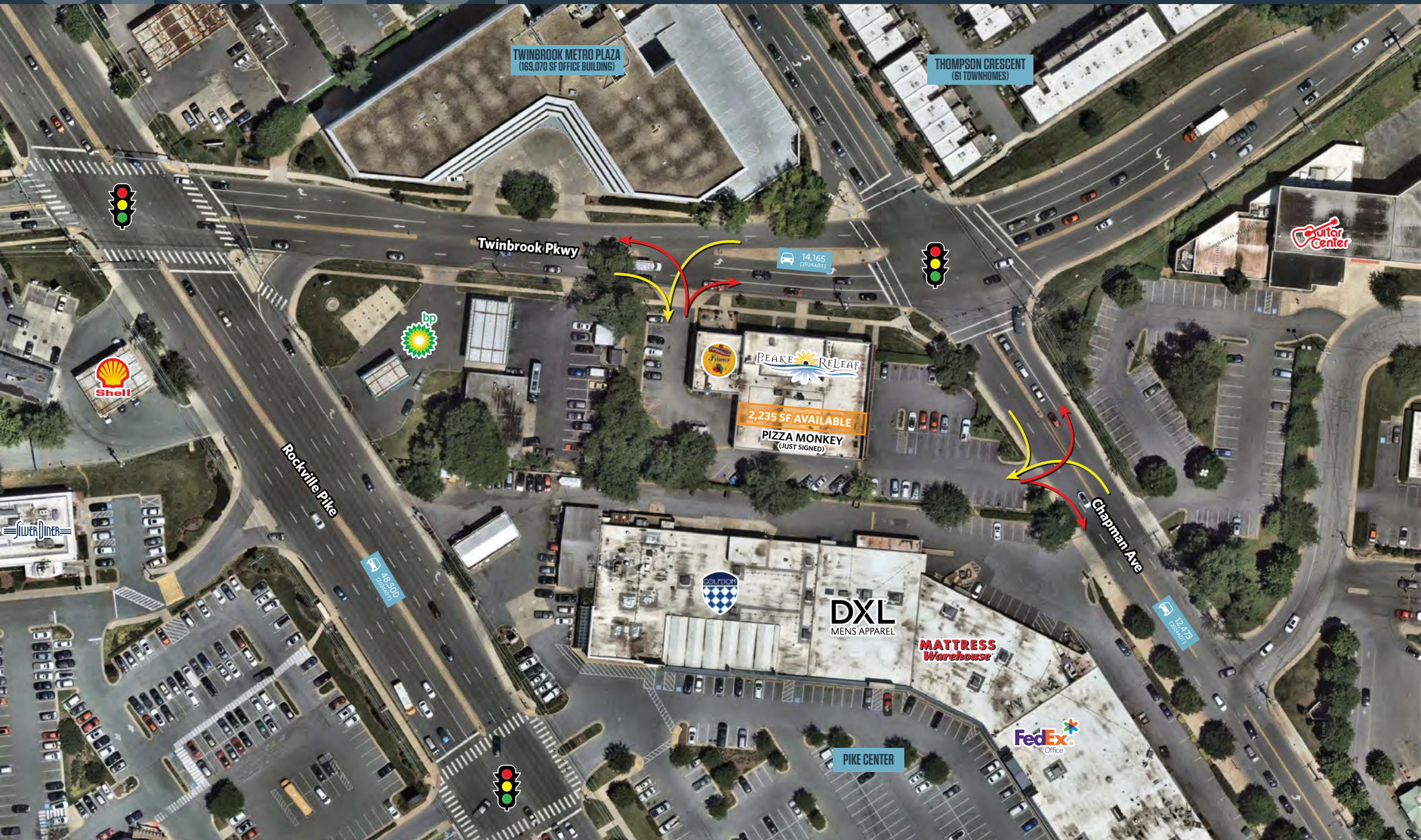
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CLOSE UP

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Rockville
Montgomery County | Maryland

klNb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

CONGRESSIONAL
NORTH PLAZA
five BELOW
ALDI
Michaels
Staples petco

CONGRESSIONAL PLAZA
The Container Store
BARNES & NOBLE
FRESH
ULTA

THE SHOPS AT
CONGRESSIONAL VILLAGE
CLUB CHAMPION
myer's
Sola SALONS
verizon

TWINBROOK
CVS pharmacy

TWINBROOK QUARTER
Wegmans

GALVAN
GoFresh365
ETHAN ALLEN

2007 CHAPMAN AVE

PIKE CENTER
DXL
MENS APPAREL

target

MICRO CENTER
TRADER JOE'S
ROSS
WORLD MARKET
FEDERAL PLAZA

NAVY FEDERAL
Credit Union
Pediatric
Urgent Care
TOWNE PLAZA

MOTROSE CROSSING
BOB'S FURNITURE
Marshalls
OLD NAVY
Giant

MOTROSE
SHOPPING CENTER
planet fitness

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MARKET

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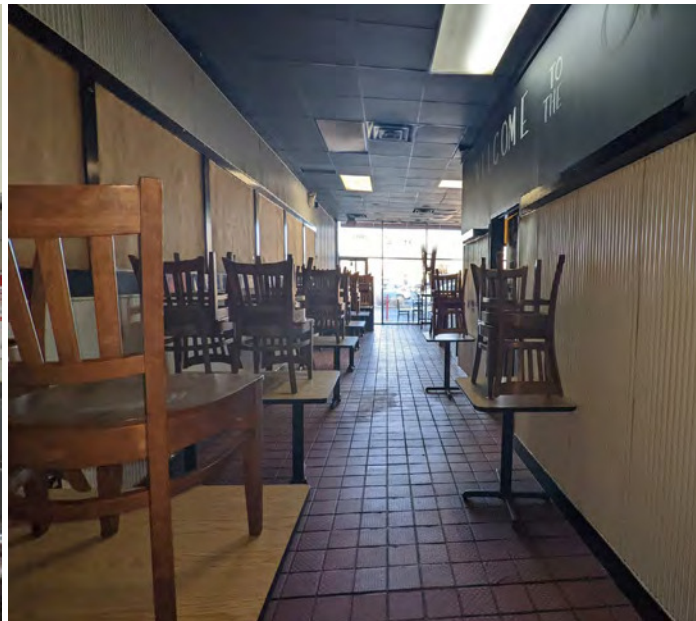
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PHOTOS

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CLICK TO VIEW PROPERTY WEBSITE

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