



FALLSGROVE VILLAGE CENTER

JOIN:

SAFeway



Panera
BREAD

MAMMA
Lucia



NOW OPEN!

Dr. **Negola's**
Veterinary Hospital



1,600 SF COMING AVAILABLE

VICTOR SALCIDO
VICTOR@KLNb.COM
240-755-2704

JOE FLEISCHMANN
JOEF@KLNb.COM
703-268-2708

MICHAEL PRATT
MPRATT@KLNb.COM
202-420-7765

14955 SHADY GROVE ROAD
ROCKVILLE, MARYLAND 20850



SITE PLAN

KEY	
	LEASED
	COMING AVAILABLE



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MID VIEW



THE GROVE TOWNHOMES
640+ TOWNHOMES PLANNED



TRAVILAH SQUARE
TRADER JOE'S

TRAVILLE GATEWAY
300K SF LIFE SCIENCE SPACE
IN DEVELOPMENT



NCI CANCER
RESEARCH LAB



FALLSGROVE
COMMUNITY CENTER





119

KENTLANDS SQUARE & KENTLANDS PLACE

at home
The Home Decor Superstore

Lowe's Giant

36,810
(2024 ADT)

WHOLE FOODS five BELOW

PETSMART

cinépolis
LUXURY CINEMAS

KENTLANDS MARKET SQUARE

FESTIVAL AT MUDDY BRANCH

planet fitness

LOTTE Market

Sun & Ski Sports

270

RIO WASHINGTONIAN

target

DICK'S

KOHL'S

UNCLE JULIO'S MEXICAN

Yard House

IKEA

AMC THEATRES

Silver Diner

BARNES & NOBLE

SAVE THE DATE

TOUS les JOURS

SPORTROCK CLIMBING CENTERS

LIFETIME

THE HEALTHY WAY OF LIFE COMPANY

MUDDY BRANCH SQUARE

Giant

FIRST WATCH
THE DAYTIME CAFE

12,811
(2024 ADT)

WALNUT HILL SHOPPING CENTER

ALDI

THE GROVE SHOPPING CENTER

Giant

370

270 CENTER

HOBBY LOBBY

THE HOME DEPOT

Rack

32,280
(2024 ADT)

CVS pharmacy

MOM'S Original Market

SAFEWAY



E Gude Drive

28

23,880
(2024 ADT)

Darnestown Road

23,880
(2024 ADT)

Harris Teeter

LA FITNESS

sweetgreen

COASTAL PLAYS

THE CONTAINER STORE

SEPHORA

TED'S BULLETIN

DOWNTOWN CROWN

TRAVILAH SQUARE

TRADER JOE'S

Cafe Rio

MEXICAN GRILL

Giant cava mezzo

TRAVILLE VILLAGE CENTER

RESEARCH ROW

Onelife FITNESS

Chick-fil-ee

COOPER'S HAWK

WINE & CIGARETTES

Walgreens

Giant

39,015
(2024 ADT)

BUFFALO WILD WINGS

FIVE GUYS

TRADER JOE'S

FIRST WATCH

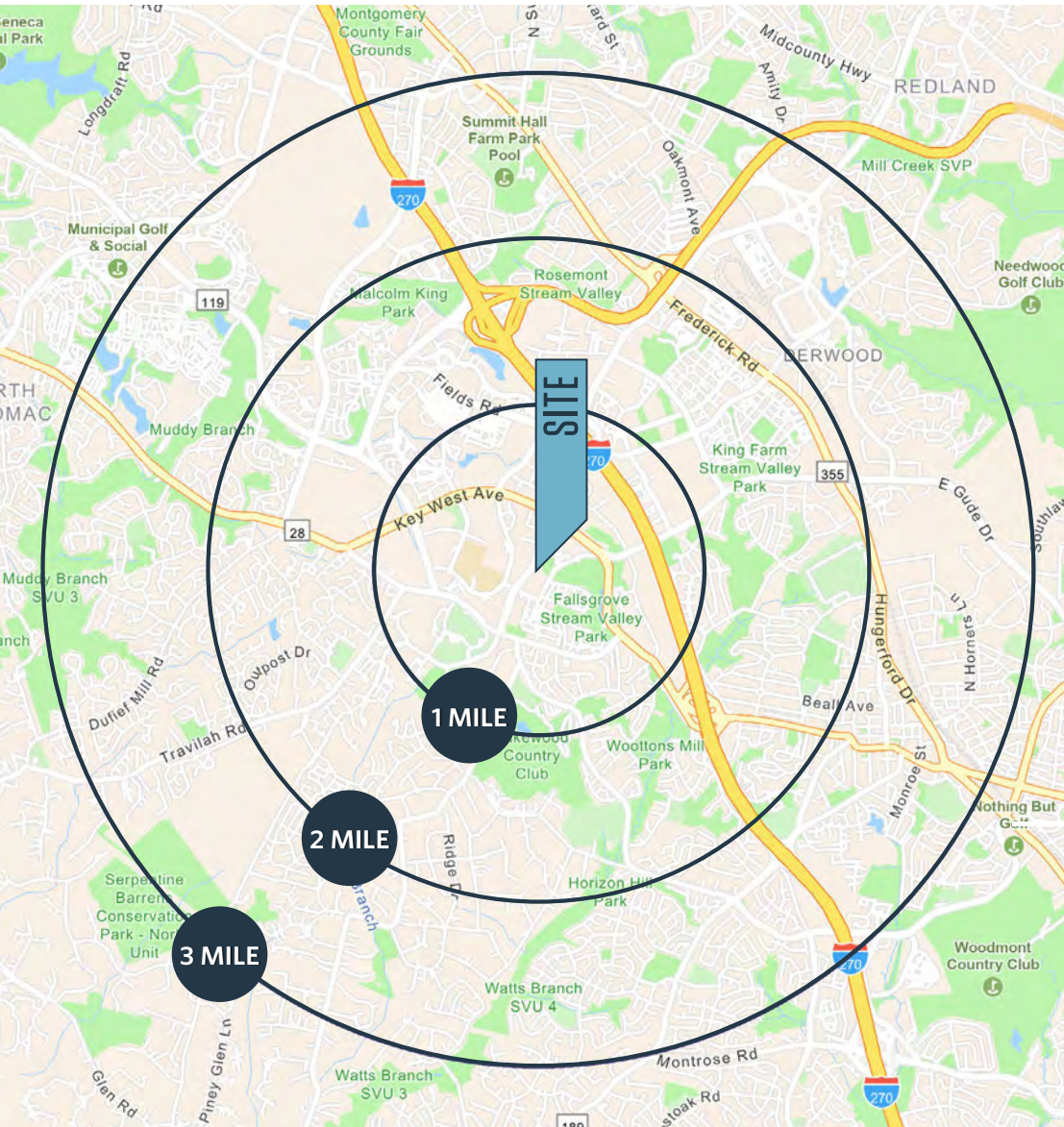
THE DAYTIME CAFE

ROCKVILLE TOWN SQUARE

MARKET VIEW

ROCKVILLE, MD

DEMOGRAPHICS



	1 MILE	2 MILE	3 MILE
 POPULATION	13,263	62,663	119,815
 MEDIAN AGE	38.1	39.8	40.4
 AVERAGE HH INCOME	\$174,904	\$184,884	\$191,130
 DAYTIME POPULATION	27,568	58,475	102,270

TRAFFIC COUNTS

	SHADY GROVE RD.....	21,692 ADT
	DARNESTOWN RD.....	21,000 ADT
	W MONTGOMERY AVE.....	19,325 ADT
	270.....	224,592 ADT



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FOR MORE INFORMATION, PLEASE CONTACT:

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