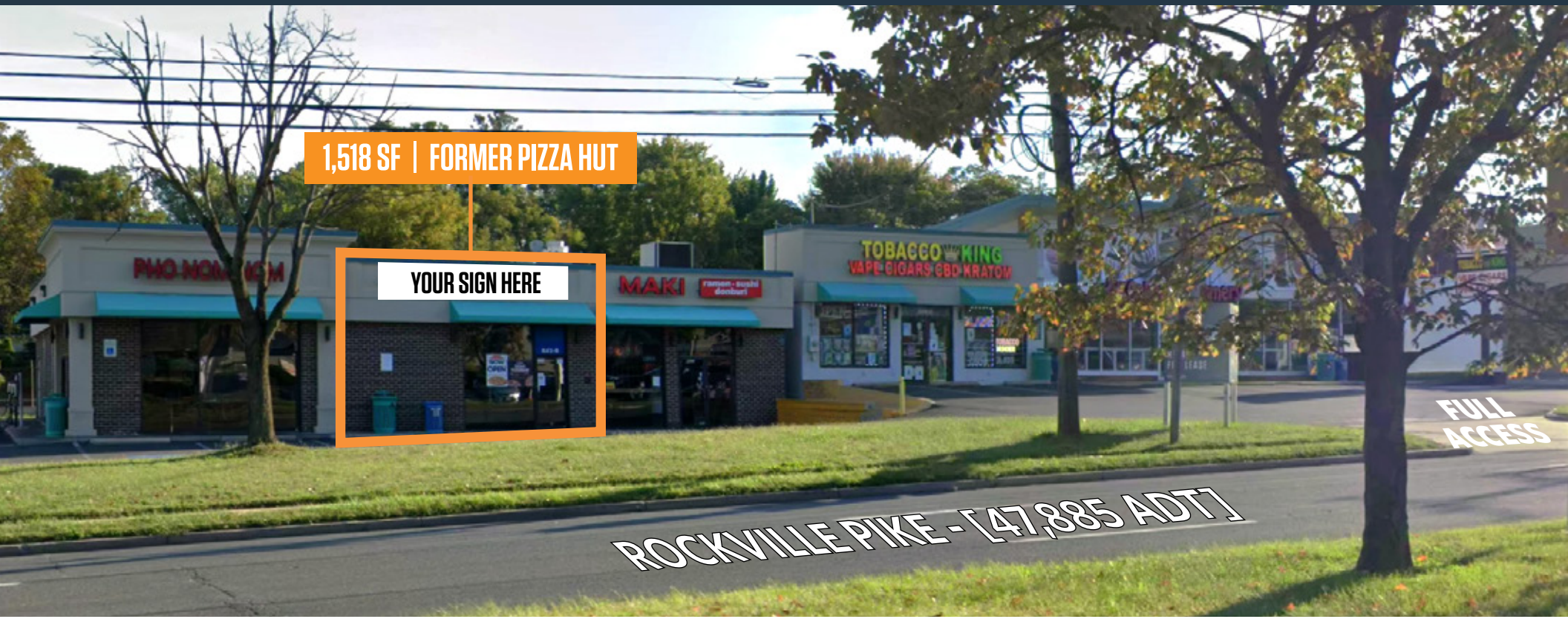
842B ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852



JOIN THESE RETAILERS

FOOD LION · ROCVILLE SOCCER · PURE HOCKEY · ACE · Lil Cakes & Creamery · CHIPOTLE · SHERWIN-WILLIAMS

RETAIL FOR LEASE

- 1,518 SF 2nd Generation Restaurant space available immediately
- Approximately 21 feet of prime frontage along Rockville Pike
- Full access intersection on Rockville Pike (47,885 ADT) directly across the street from Wintergreen Plaza
- Parking available in the front and rear
- Recently renovated facade

MATT SKALET
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LOCATION

842B ROCKVILLE PIKE

ROCKVILLE, MARYLAND 20852



AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABILITY
1,518 SF	$45.00 PSF + $10.00 PSF NNN	2nd Gen Restaurant	Immediate

DEMOGRAPHICS | 2026:

DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
122,183	19,209	122,807	344,400
Daytime Population			
163,593	21,120	165,072	378,519
Households			
47,658	7,314	46,950	131,010
Average HH Income			
$151,320	$167,272	$199,937	$199,830

TRAFFIC COUNTS | 2025:

Rockville Pike	47,885 ADT
First Street	21,681 ADT
Wootton Pkwy	18,311 ADT

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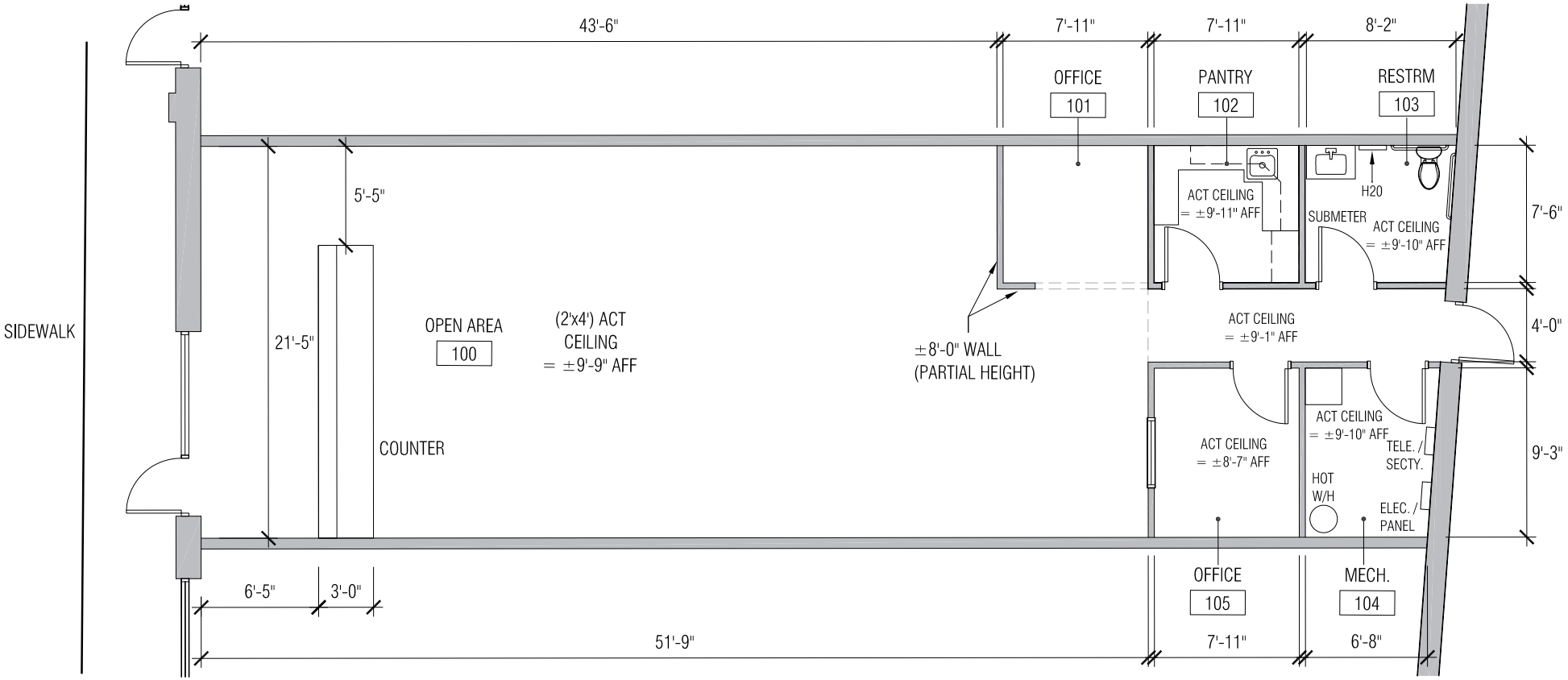
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SITE PLAN

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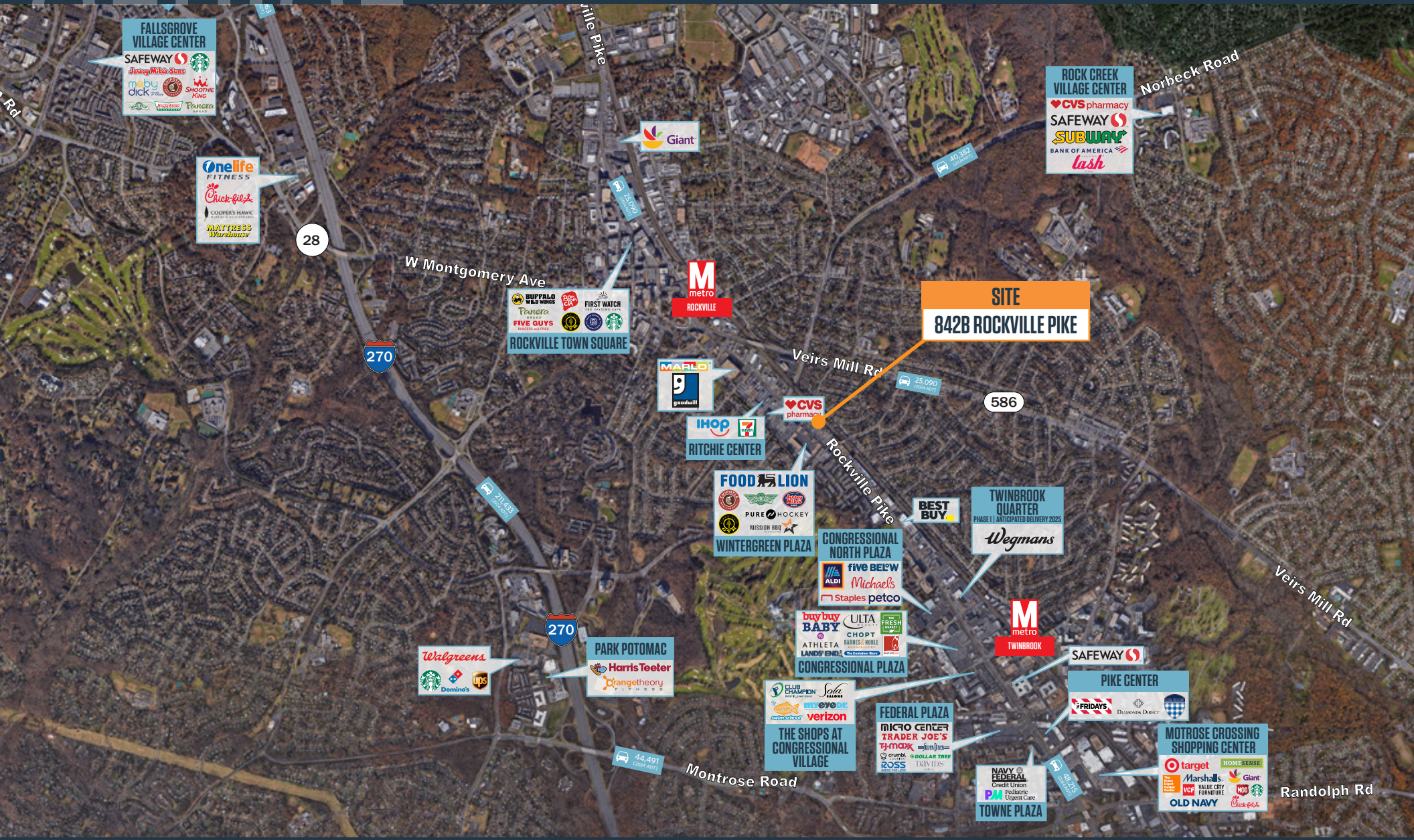
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FOR MORE INFORMATION, PLEASE CONTACT:

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