

ROCK CREEK VILLAGE CENTER

ROCKVILLE, MD

- I 103,070 SF recently renovated neighborhood center anchored by Safeway and CVS Pharmacy
- I Ideally located at the signalized intersection of Norbeck Road (Route 28) and Bauer Drive
- I Surrounded by dense residential neighborhoods with significant spending power
- I Offering a unique tenant mix of essential, credit, and destination retailers

DEMOGRAPHICS 2024

| | 1 MILE | 3 MILES | 5 MILES | |
|---------------------------|------------------------|-----------|-----------|--|
| POPULATION | 9,802 | 122,589 | 311,211 | |
| DAYTIME POPULATION | 3,590 | 69,180 | 179,819 | |
| \$ HOUSEHOLD INCOME | \$140,733 | \$104,687 | \$129,056 | |
| TRAFFIC COUNTS | 45,077 on Norbeck Road | | | |

CO-TENANTS







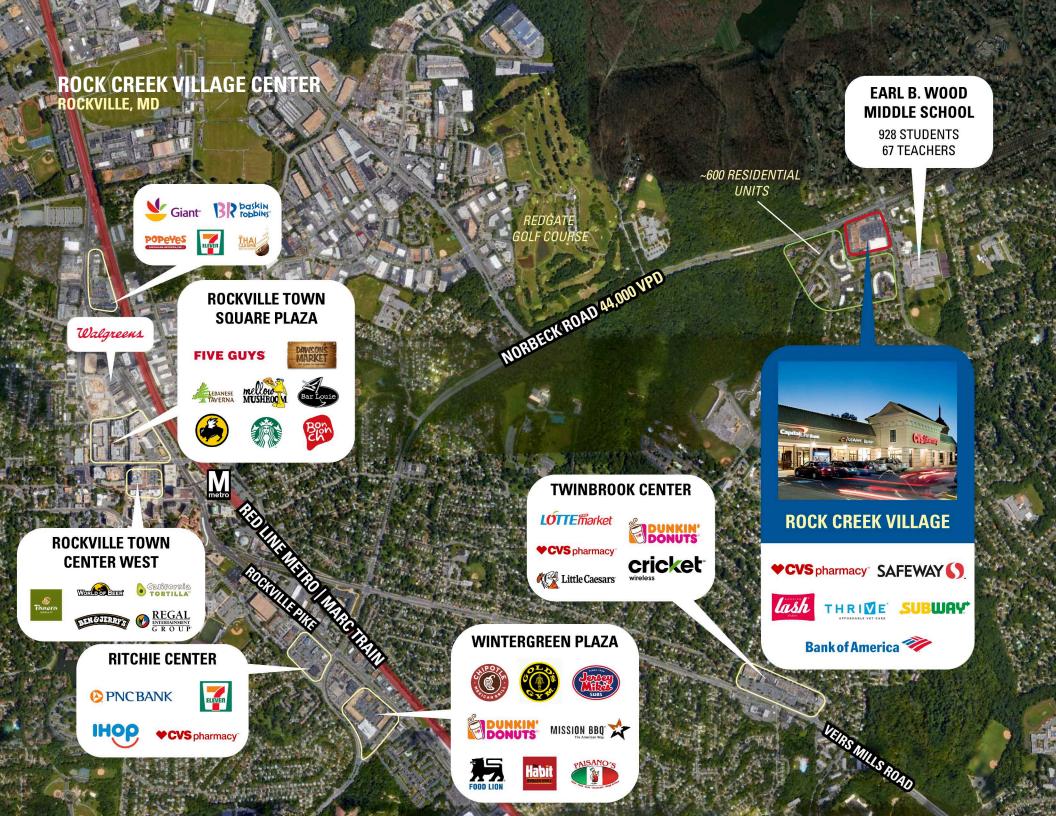












SITE PLAN

ROCK CREEK VILLAGE CENTER | ROCKVILLE, MD

970 - 1,459 SF AVAILABLE



TENANT LIST

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| # SQ. FT | MERCHANT | # SQ . I | FT MERCHANT | # SQ. FT | MERCHANT |
|-----------|-----------------------|-----------------|-----------------------|----------|--------------------|
| 01 48,303 | Safeway | 09 1,60 | 00 Subway | 16 3,971 | Creek Lodge Bar & |
| 02 970 | Available | 10 1,60 | 01 Moko Sushi | | Grill |
| 03 2,125 | Village Beer Wine and | 11A 1,78 | 32 THRIVE Affordable | 17 955 | Venetian Spa Nails |
| 33 _,3 | Deli | | Vet Care | 18 1,686 | New Mandarin |
| 04 1,500 | Legacy Hair Salon | 11B 1,45 | 59 Available | | Restaurant |
| 05 3,600 | Villa Maya Restaurant | 12 1,62 | 20 Ema Rossi | 19 1,175 | Bank of America |
| 07 2,879 | Rock Creek Dental | 13 962 | | 20 2,020 | Eyes on Norbeck |
| 07 2,070 | Center | | 13,083 CVS Pharmacy | 21 2,544 | Chipotle |
| 00 6 622 | Total Renal Care | 14 13,0 | | 22 1 690 | Everen |
| 08 6,632 | Total henal Care | 15 1,32 | PB's Coffee & Dessert | 22 1,680 | Exxon |

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ROCK CREEK VILLAGE CENTER | NORBECK ROAD, ROCKVILLE, MD

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