

NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

1,000 – 1,408 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

- Street-front retail opportunities in the heart of Rockville
- Ample parking options with dedicated retail spaces within the parking garage as well as metered street parking out front
- Strategically positioned in a densely office area, with nearly 30K employees within just one mile and 2,000 employees at the National Cancer Institute on site

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	12,473	127,395	270,612
 DAYTIME POPULATION	23,193	89,440	138,640
 HOUSEHOLD INCOME	\$140,880	\$162,752	\$171,042
 TRAFFIC COUNTS	4,000 on Medical Center Drive		

AREA RETAILERS

CAVA



MATTRESS Warehouse

The UPS Store

SUBWAY

Giant



NATIONAL CANCER INSTITUTE RETAIL ROCKVILLE, MD

FALLSGROVE VILLAGE CENTER



GameStop
POWER TO THE PLAYERS



Capital One Bank

TRAVILLE VILLAGE CENTER



**MATTRESS
Warehouse**

The UPS Store



NATIONAL CANCER INSTITUTE RETAIL
9613 MEDICAL CENTER DRIVE

TRAVILAH SQUARE SHOPPING CENTER

TRADER JOE'S



LeDo PIZZA

Cafe Rio
MEXICAN GRILL



**Adventist
HealthCare**

292 BEDS
1,600+ STAFF

**JOHNS HOPKINS
UNIVERSITY**

4,000 + UNDERGRADS

NIH NATIONAL CANCER INSTITUTE
2,000 EMPLOYEES

SHADY GROVE ROAD 26,000 VPD

KEY WEST AVENUE 48,500 VPD

MEDICAL CENTER DRIVE

0.5 MILE RADIUS

50 Office Buildings
13,500 Daytime Workers



NATIONAL CANCER INSTITUTE RETAIL
ROCKVILLE, MD

KEY WEST AVENUE 48,500 VPD

BROCHART ROAD



**SHADY GROVE
HOSPITAL**
292 BEDS
1,600+ STAFF



NATIONAL CANCER INSTITUTE RETAIL
9613 MEDICAL CENTER DRIVE

MEDICAL CENTER DRIVE 9,450 VPD

SHADY GROVE ROAD 26,000 VPD



SITE PLAN

NATIONAL CANCER INSTITUTE RETAIL | ROCKVILLE, MD

1,000 – 1,408 SF AVAILABLE



6,405
COMBINABLE
SPACE

Available
1,000 sqft

Available
2,636 sqft

FULLY VENTED
2ND GEN RESTAURANT

OUTDOOR
SEATING

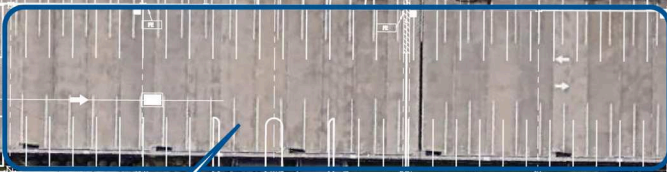

CAPITAL
BIKESHARE

Thai
Cottage
Bistro

SUBWAY

Available
1,361 sqft

Available
1,408 sqft

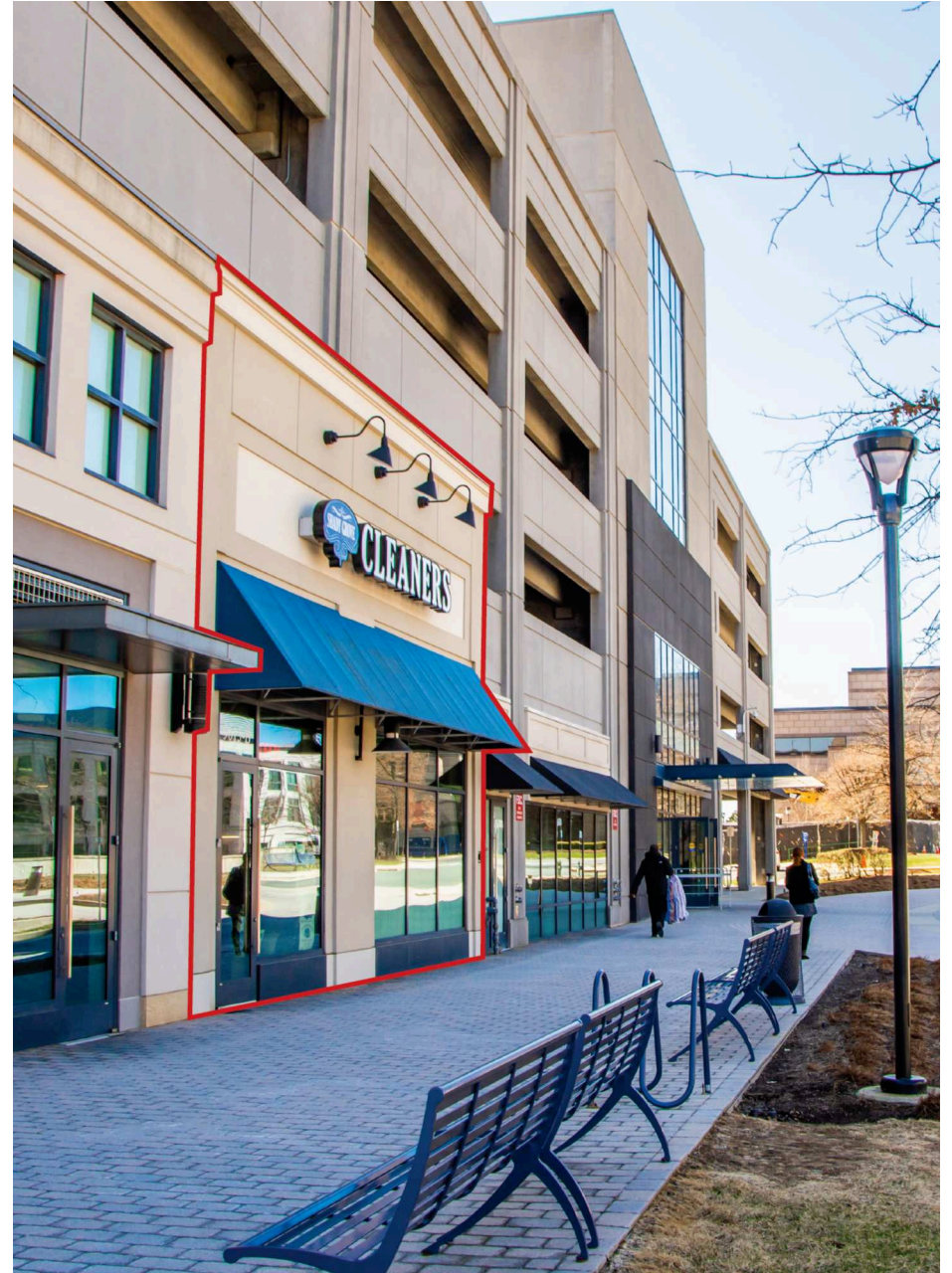


49 RETAIL
PARKING SPACES

MEDICAL CENTER DRIVE 4,000 VPD

NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD





NATIONAL CANCER INSTITUTE RETAIL | 9613 MEDICAL CENTER DRIVE, ROCKVILLE, MD

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