

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	13,645	128,859	273,296
 DAYTIME POPULATION	29,190	93,972	165,346
 HOUSEHOLD INCOME	\$153,122	\$161,338	\$163,522
 TRAFFIC COUNTS	9,000 on Medical Center Drive		

AREA RETAILERS



NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

FALLSGROVE VILLAGE CENTER



TRAVILLE VILLAGE CENTER



NATIONAL CANCER INSTITUTE RETAIL

9613 MEDICAL CENTER DRIVE



TRAVILAH SQUARE SHOPPING CENTER



292 BEDS
1,600+ STAFF



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



NATIONAL CANCER INSTITUTE RETAIL
9613 MEDICAL CENTER DRIVE



SHADY GROVE HOSPITAL
292 BEDS
1,600+ STAFF

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

**2,769 SF
COMBINABLE
SPACE**

**1,361 SF
AVAILABLE**

**1,408 SF
AVAILABLE**

**1,000 SF
AVAILABLE**

Thai
Cottage
Bistro

SUBWAY



**OUTDOOR
SEATING**

**49 RETAIL
PARKING SPACES**


**METERED
PARKING
(12 SPACES)**

MEDICAL CENTER DRIVE 9,450 VPD


**CAPITAL
BIKESHARE**

NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD





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

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

Zach Elcano | zelcano@rappaportco.com | 571.382.1228

rappaportco.com