

# 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   |
|--|-------------------------------|-----------|-----------|
|  <b>POPULATION</b>          | 12,473                        | 127,395   | 270,612   |
|  <b>DAYTIME POPULATION</b> | 23,193                        | 89,440    | 138,640   |
|  <b>HOUSEHOLD INCOME</b>  | \$140,880                     | \$162,752 | \$171,042 |
|  <b>TRAFFIC COUNTS</b>    | 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

**palm beach tan**



**Capital One Bank**

### TRAVILLE VILLAGE CENTER



**MATTRESS  
Warehouse**

The UPS Store



**Adventist  
HealthCare**

292 BEDS  
1,600+ STAFF



**NATIONAL CANCER INSTITUTE RETAIL**  
9613 MEDICAL CENTER DRIVE

### TRAVILAH SQUARE SHOPPING CENTER

TRADER JOE'S



**LeD's  
Pizza**

**Cafe Rio**  
MEXICAN GRILL



**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



49 RETAIL  
PARKING SPACES

  
**METERED  
PARKING**  
(12 SPACES)

**MEDICAL CENTER DRIVE 4,000 VPD**

Thai  
Cottage  
Bistro

SUBWAY

Available  
1,361 sqft

Available  
1,408 sqft

Available  
1,000 sqft

Available  
2,320 sqft

**2,769 SF  
COMBINABLE  
SPACE**

**OUTDOOR  
SEATING**

  
**CAPITAL  
BIKESHARE**



## NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD





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

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