

# ROCKVILLE TOWN SQUARE

ROCKVILLE, MD

9,110 SF 2ND-GENERATION RESTAURANT OPPORTUNITY  
FORMER GORDAN BIRSCH LOCATION

LEASED BY

**RAPPAPORT**  
CULTIVATING PLACES

OWNED & MANAGED BY

**Morguard**



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VIRTUAL TOUR HERE**

# ROCKVILLE TOWN SQUARE

## ROCKVILLE, MD

- | A 9,110 SF 2nd generation restaurant space located in the hottest restaurant scene in Montgomery County featuring El Mercat Bar de Tapas, Thai Chef, GYUZO, Plaza Oaxaca, Peter Chang and more!
- | Fantastic corner location with ample outdoor seating in addition to an indoor/ outdoor bar area
- | Surrounded by the highly educated, high-income residential neighborhoods of Rockville, Rockville Town Square offers a shopping, entertainment, and leisure destination for residents, families, and professionals to enjoy
- | Anchored by Dawson's Market, storefront retail lining the interwoven streets create a downtown yet cozy atmosphere for visitors to stroll and socialize



## DEMOGRAPHICS 2022

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	18,610	113,469	332,693
 <b>HOUSEHOLD INCOME</b>	\$128,723	\$154,995	\$148,929
 <b>MEDIAN HOUSEHOLD INCOME</b>	\$99,729	\$128,751	\$124,047
 <b>TRAFFIC COUNTS</b>	53,000 on Rockville Pike		



## CO-TENANTS





**MONTGOMERY COLLEGE**  
 26,155 Students  
 1,376 Faculty



**ROCKVILLE TOWN SQUARE**






Walgreens

spot

**ROCKVILLE METRO**  
 3,943 DAILY RIDERS



MONTGOMERY AVENUE



**ACCESS TO INTERSTATE 270**  
 (4.4 MILES FROM SITE)  
 10,000+ TOTAL POPULATION WEST OF SITE



GREAT FALLS ROAD

MARYLAND AVENUE








ROCKVILLE PIKE 53,000 VPD

MARLO

**RITCHIE CENTER**






VEIRS MILL ROAD

**WINTERGREEN PLAZA**







WOOTTON PARKWAY

**ROCKVILLE TOWN SQUARE**  
ROCKVILLE, MD



**BEALL AVENUE**

**ROCKVILLE PIKE 53,000 VPD**

**N WASHINGTON STREET**

**GIBBS STREET**

**MARYLAND AVENUE**

**ROCKVILLE METRO**  
3,943 DAILY RIDERS

**E MIDDLE LANE**



**WORLD OF BEER**  
  
**SUPERCUTS**

**REGAL CINEMAS**  **BEN & JERRY'S**

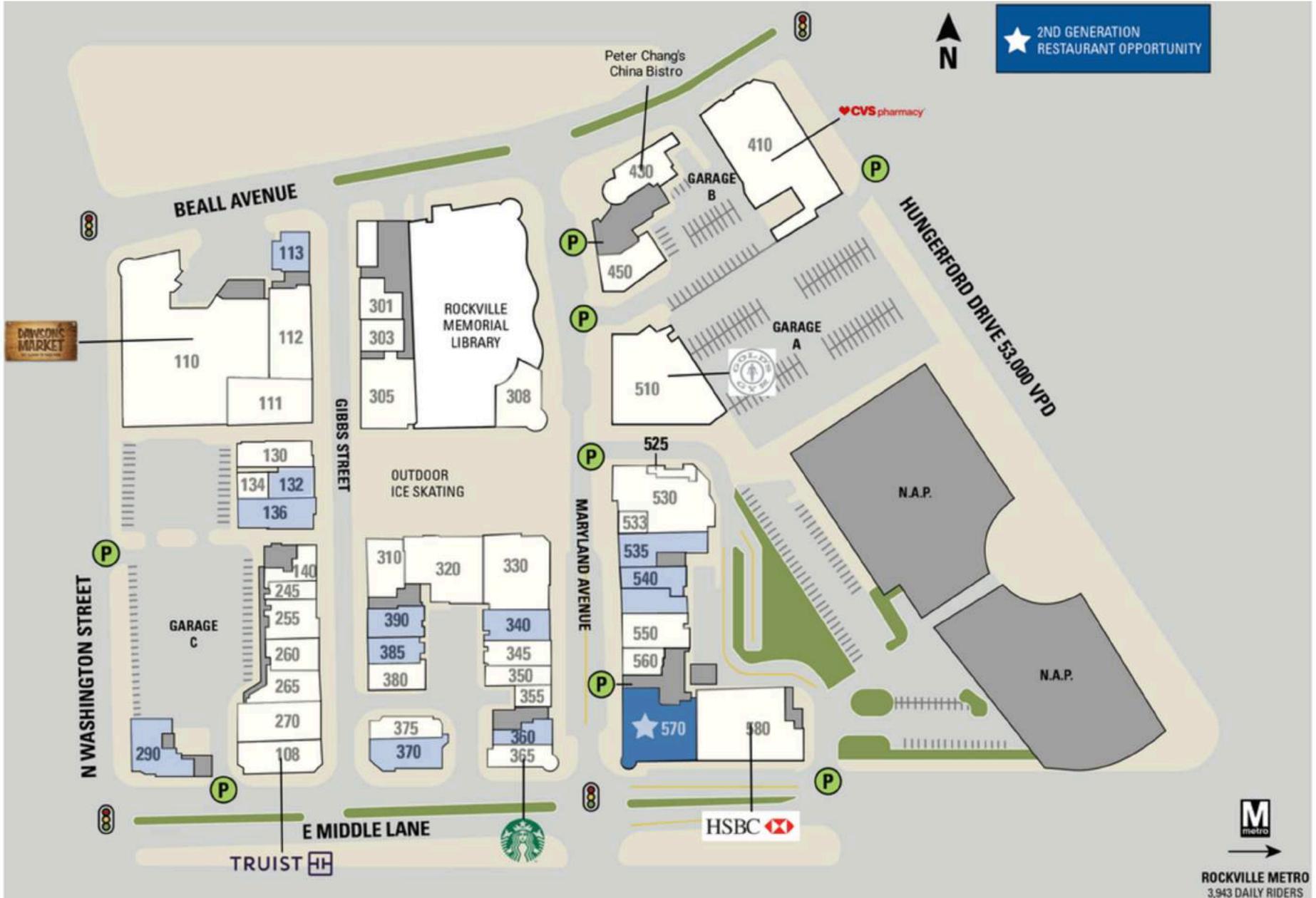
**E MONTGOMERY AVENUE**

**MONTGOMERY COUNTY  
CIRCUIT COURT**

# SITE PLAN

ROCKVILLE TOWN SQUARE | ROCKVILLE, MD

9,110 SF 2nd-Generation Restaurant Opportunity



**Norguard**



**ROCKVILLE TOWN SQUARE | 30 MARYLAND AVE, ROCKVILLE, MD**

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