





THE ROCKVILLE RESURGENCE

In the heart of a tight-knit and thriving community just beyond Washington, D.C. rests Rockville Town Square, a shopping, entertainment and leisure destination beautifully designed for residents, families and professionals to enjoy any day of the week. Storefront retail lining the interwoven streets creates a downtown, yet cozy atmosphere for visitors to stroll and socialize.

Whether skating on Montgomery County's largest outdoor ice rink at Rockville Town Square's epicenter, dining at an eclectic homegrown restaurant such as El Mercat or a national fan favorite like Buffalo Wild Wings, shopping at the various unique retail stores, or relaxing and mingling in the public gathering spaces, Rockville Town Square embodies a reinvigorated bedrock marketplace for a booming bedroom community.



A STONES THROW TO IT ALL

On the cusp of the district's bustling metropolis, Rockville is home to professionals working in major corporations and government agencies alike. Rockville Town Square benefits from Marriott's headquarters, the National Institutes of Health (NIH) and several additional prominent employers in nearby Bethesda and Washington, D.C. Running parallel to the I-270 Biotech Corridor, Rockville Town Square is also just minutes to the Department of Energy, BAE Systems, Booz Allen Hamilton, and Westat, among many others.

These corporations, government agencies and STEM-related companies attract highly educated talent earning top-tier wages and, in turn, a generous spending power to the surrounding area. Household incomes within a three-mile radius of Rockville Town Square are in excess of \$110,000, with nearly a quarter of the population bringing in more than \$200,000.



**LIFE IS MORE
REWARDING IN
THE SQUARE.**

THE BUILDING BLOCKS

**IT'S A
ONE-STOP-
MANY-SHOPS
KIND OF PLACE**



- Over 21,000 SF of available retail in the heart of affluent Rockville, with multiple leasing options and divisible square footages
- Highly walkable town center with the largest ice rink in the county and public gathering areas
- Fronting Rockville Pike (Route 355)
- Surrounded by over 12,000 residents and families with significant spending power, with median incomes upwards of \$104,000 annually within two miles of the center
- Ample parking garage and surface options totaling nearly 1,000 spaces
- Directly adjacent to the Rockville Metro Station (Red Line), and Rockville Memorial Library
- Encircled by five signalized intersections and near the I-270 Exit 6B interchange
- Adjacent to Regal Theaters and Montgomery County courthouse

DEMOGRAPHICS

MILE RADIUS

106,251

TOTAL
POPULATION

116,381

DAYTIME
POPULATION

\$141,479

AVERAGE HOUSEHOLD
INCOME

500

APARTMENT UNITS
ON SITE





MONTGOMERY COLLEGE

26,155 Students
1,376 Faculty



ROCKVILLE TOWN SQUARE



Walgreens

spot

ROCKVILLE METRO
3,943 DAILY RIDERS



ACCESS TO INTERSTATE 270
(4.4 MILES FROM SITE)

10,000+ TOTAL POPULATION WEST OF SITE

MONTGOMERY AVENUE



GREAT FALLS ROAD

MARYLAND AVENUE



MARLO

RITCHIE CENTER



WINTERGREEN PLAZA



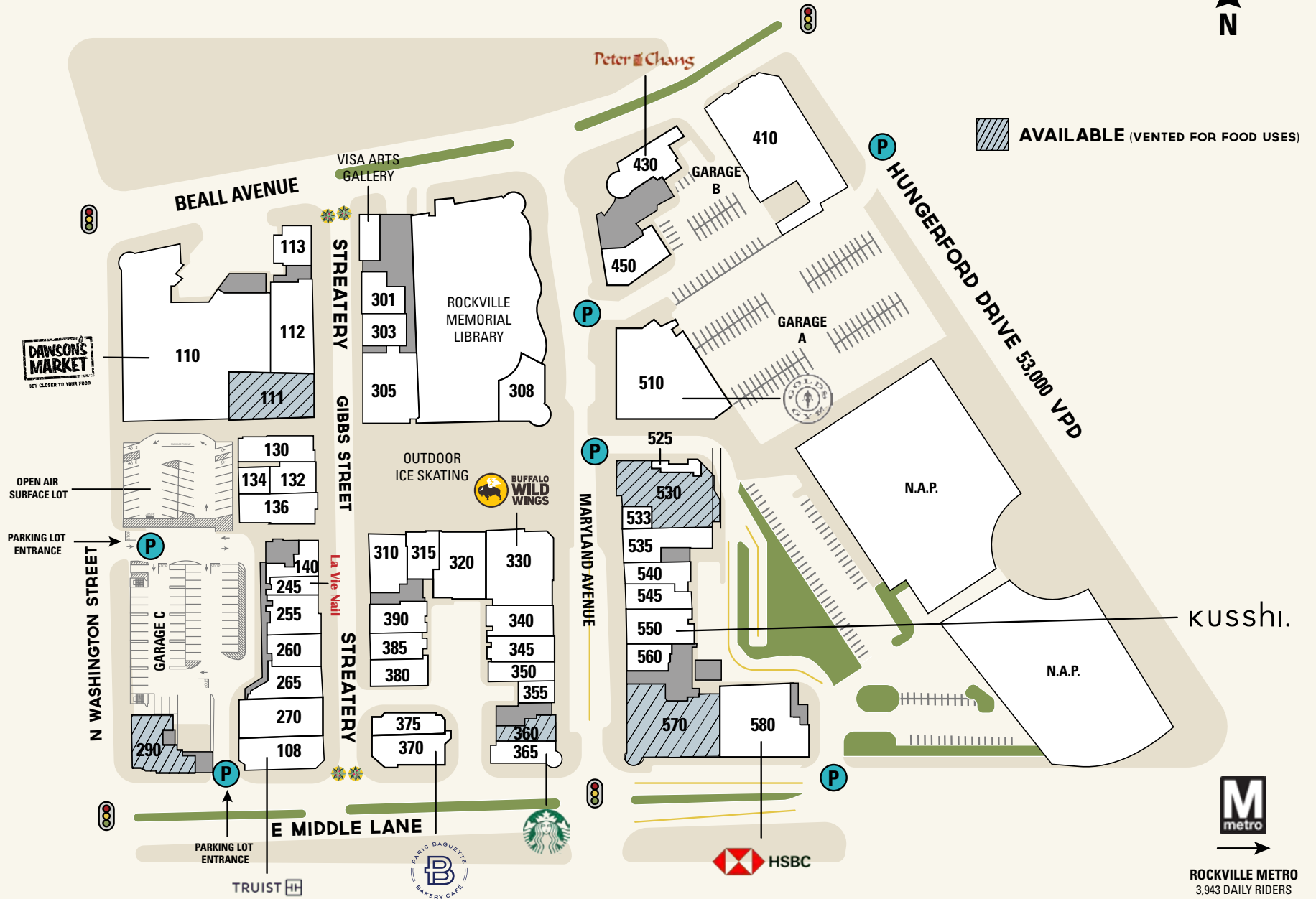
VEIRS MILL ROAD

ROCKVILLE PIKE 53,000 VPD

WOOTTON PARKWAY

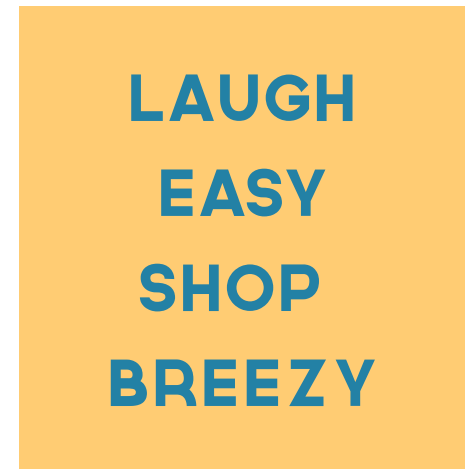
NORBECK ROAD

SITE PLAN



TENANT ROSTER

SPACE	TENANT	SF	SPACE	TENANT	SF
108	Truist	3,236	345	Friendship BBQ	2,309
110	Dawson's Market	25,029	350	Available	1,503
111	Available	6,599	355	Available	1,102
112	Dawn Crafton Dance Connection	5,668	360	Little Miner Taco	1,540
113	Available	1,649	365	Starbucks	1,914
130	Five Guys	2,360	370	Paris Baguette Boulangerie	2,780
132	Available	1,799	375	El Mercat Bar de Tapas	2,037
134	Rockville Town Square Cleaners	1,059	380	BonChon Chicken	2,013
136	Available	2,888	385	Available	1,811
140	Marble Slab Creamery	1,514	390	Available	2,106
245	La Vie Nail Spa	1,084	410	Available	12,823
255	Finnegan's Wake Irish Pub	2,411	430	Peter Chang's China Bistro	3,120
260	Town Square Jewelers	1,087	450	Wireless Zone	2,824
265	First Watch	3,400	510	Gold's Gym	20,095
270	Kumbia Restaurant	3,918	525	Wells Fargo (ATM)	80
290	Available	3,363	530	Available	6,654
301	La Canela	1,887	533	Available	989
303	Hair Design Zone	1,586	535	Available	3,024
305	Plaza Oaxaca	4,500	540	Available	1,293
308	Thai Chef	3,535	545	Available	2,203
310	Lebanese Taverna	2,792	550	Kusshi Sushi	2,822
315	Kyoto Matcha	1,965	560	Cottage Monet	1,441
320	Gyuzo	3,904	570	Available	9,110
330	Buffalo Wild Wings Grill & Bar	5,924	580	HSBC Bank	5,351
340	Available	2,564			





GYAZO
JAPANESE BBQ

松上の茶
KYOTO MATCHA DESSERT

OPEN



Norguard



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