

THE SHOPS AT SUMNER PLACE

BETHESDA, MD

712 - 9,198 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES







THE SHOPS AT SUMNER PLACE

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- | 10,143 SF opportunity available in affluent Bethesda neighborhood
- | Direct access from Sangamore Road
- | Nationally recognized cotenants include Safeway, CVS Pharmacy, and Starbucks

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	8,665	135,873	477,156
 DAYTIME POPULATION	1,375	82,178	323,031
 HOUSEHOLD INCOME	\$355,513	\$280,222	\$232,072
 TRAFFIC COUNTS	6,158 on Sangamore Road		

CO-TENANTS

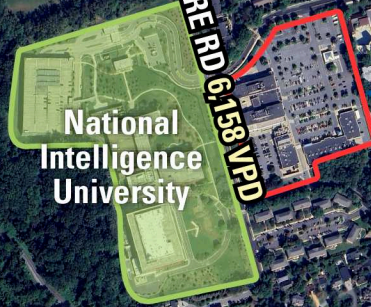


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BETHESDA, MD

Potomac
River

GEORGE WASHINGTON MEMORIAL PKWY

SANGAMORE RD 6,158 VPD

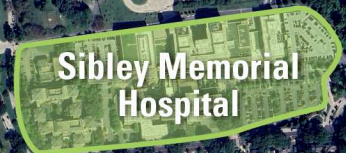


National
Intelligence
University

**The Shops at
Sumner Place**



CLARA BARTON BLVD 22,018 VPD



Sibley Memorial
Hospital



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The site plan illustrates the layout of the RTR Pilates building and its surroundings. The building is situated on Sangsmore Road, with Sentinel Drive to the west. The plan shows various rooms and areas, including parking spaces, landscaping, and surrounding roads. A north arrow is located in the upper right corner. An inset in the lower right corner shows the 'Lower Level' layout, highlighting the RTR Pilates building (1,913 sqft) and the International School of Music (L-03).

Building Layout and Rooms:

- Top Right Building (4601):** CVS pharmacy, A2, B (Edmund), C, D, E, F, G (ATI), H&I.
- Top Left Building (4749):** Unlabeled.
- Bottom Left Building (M-01):** Safeway.
- Bottom Center Buildings:**
 - M-02: CHASE
 - M-03: Unlabeled
 - M-04: Unlabeled
 - M-05: Aqua Nails & Spa
 - M-06-08: Aqua Nails & Spa
 - M-09: Leased 4,809 sqft
 - M-10: Ovation Studios 1,211 sqft
 - M-11: Unlabeled
 - M-12: Unlabeled
- Bottom Right Buildings:**
 - P: Chico's
 - O: Unlabeled
 - N: Unlabeled
 - M: Subway
 - L: F45
 - J&K: Unlabeled

Other Features:

- Parking:** Multiple parking lots are shown throughout the site.
- Landscaping:** Trees and green spaces are indicated.
- Roads:** Sentinel Drive and Sangsmore Road are labeled.
- North Arrow:** Located in the upper right corner.
- Inset: Lower Level**
 - L-001: RTR Pilates 1,913 sqft
 - L-03: International School of Music

TENANT LIST

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#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
A2	2,767	Gregorio's	L-03	3,070	International School of Music	M10	1,211	Ovation Studios
B	1,272	Edmonds Opticians				M11	345	Sumner Place Show Repair
C	1,042	Available	L001	9,198	Available			
D	2,361	Bethesda Market	L004	1,913	RTR Pilates	M12	712	Available
E	1,272	Starbucks	M	1,289	Subway	M5	1,211	Aqua Nails & Spa
F	1,272	UPS Store	M 6-8	3,160	Aqua Nails & Spa	M9	4,809	Leased
G	1,917	ATI Physical Therapy	M-01	47,643	Safeway	N	1,289	Westwood Pet
H&I	2,959	Available	M-02	2,050	Chase Bank	O	5,342	Praline Restaurant and Bakery
J&K	3,279	F45 Fitness	M-04		Kicks Karate	P	2,160	Chico's
L	1,491	Prestige Cleaners	M-3	1,414	Pam K. Bambini Children's Boutique	4601	10,581	CVS Pharmacy



THE SHOPS AT SUMNER PLACE | 4701 SANGAMORE ROAD, BETHESDA, MD

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