



National Cancer Institute Retail

Rockville, MD

1,000 - 1,361 SF available

RAPPAPORT
CULTIVATING PLACES®

Rockville

Maryland

- 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



2026 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|---------------------------|-------------------------------|-----------|-----------|
| Population | 12,473 | 127,395 | 270,612 |
| Daytime Population | 23,193 | 89,440 | 138,640 |
| Household Income | \$140,880 | \$162,752 | \$171,042 |
| Traffic Counts | 4,000 on Medical Center Drive | | |

Area Retailers

CAVA

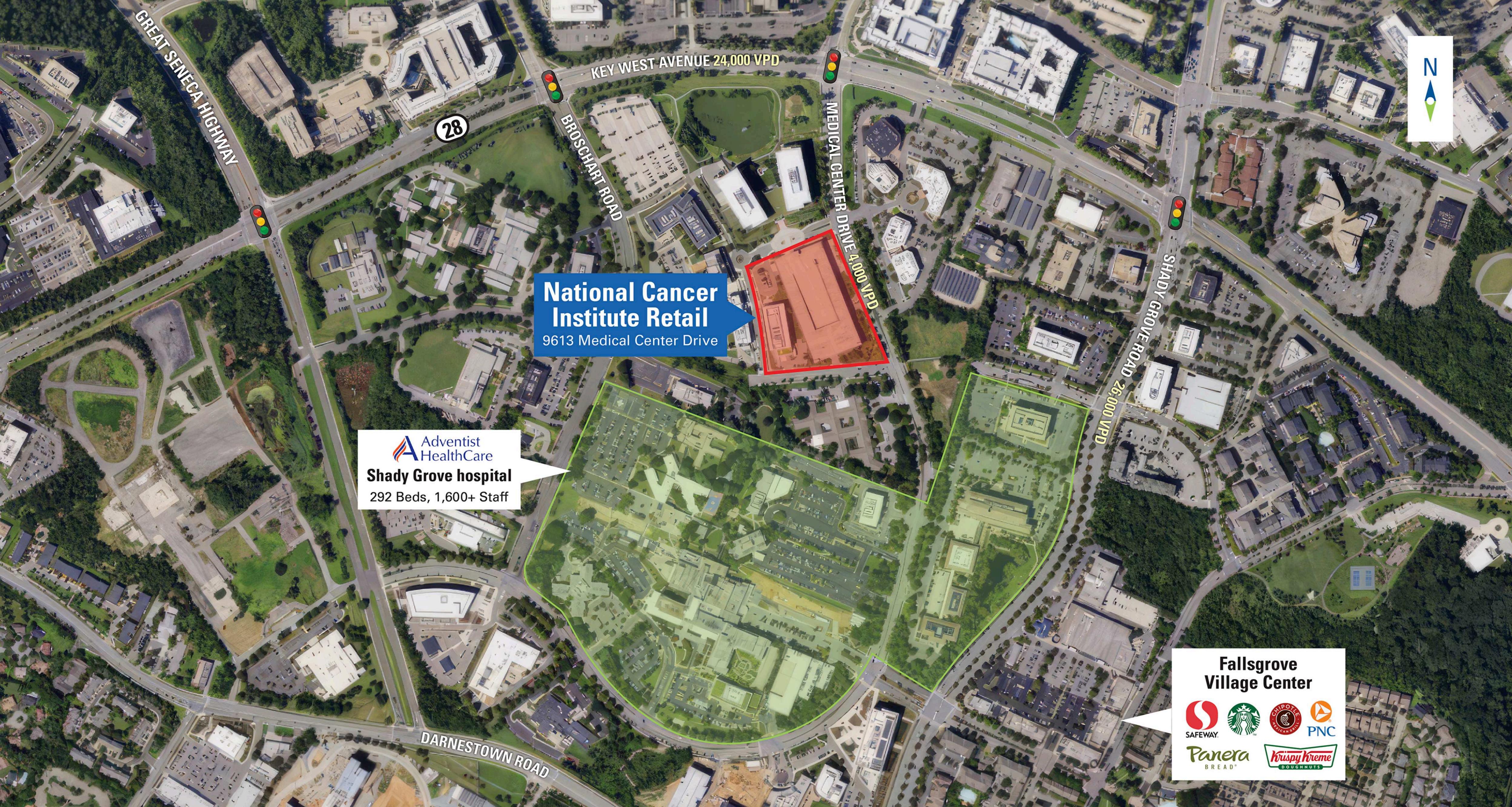


MATTRESS Warehouse

SUBWAY

The UPS Store







National Cancer Institute Retail

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Site Plan

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| Space # | Sq. Ft. | Tenant |
|---------|---------|---------------------|
| 1 | 2,098 | Thai Cottage Bistro |
| 2 | 1,370 | Subway |
| 3 | 1,361 | Available |
| 4 | 1,408 | Hydrasphere |
| 5 | 2,636 | Passion Bakery Cafe |
| 6 | 1,000 | Available |

● Space Available



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WASHINGTON, D.C. | MARYLAND | VIRGINIA

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

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