



LEASED BY

RAPPAPORT
CULTIVATING PLACES

OWNED & MANAGED BY

Norguard

neighborhood hub

In the heart of a tight-knit and thriving community just beyond Washington, D.C. rests The Square, a shopping, entertainment and leisure destination beautifully designed for residents and families to enjoy any day of the week.

Anchored by Trader Joe's, The Square benefits from strong coterminancy with national tenants like Gold's Gym, Five Guys, Starbucks, and First Watch alongside dozens of local favorites including Lebanese Taverna, Kusshi Sushi, El Mercat Bar de Tapas, and Plaza Oaxaca. Local businesses thrive at The Square thanks to community-oriented local shoppers and the center's welcoming downtown feel.



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

3 MILE RADIUS

105,755

TOTAL
POPULATION

93,392

DAYTIME
POPULATION

\$130,203

AVERAGE HOUSEHOLD
INCOME

500

APARTMENT UNITS
ON SITE





MONTGOMERY COLLEGE
26,155 Students
1,376 Faculty

**MARYVALE
ELEMENTARY
SCHOOL**

**ROCKVILLE
HIGH SCHOOL**

**RICHARD MONTGOMERY
HIGH SCHOOL**

**JULIUS WEST
MIDDLE SCHOOL**



The Square at Rockville

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

MONTGOMERY AVENUE

GREAT FALLS ROAD

MARYLAND AVENUE

ROCKVILLE PIKE 27,000 VPD

VEIRS MILL ROAD

WOOTTON PARKWAY



Patient First

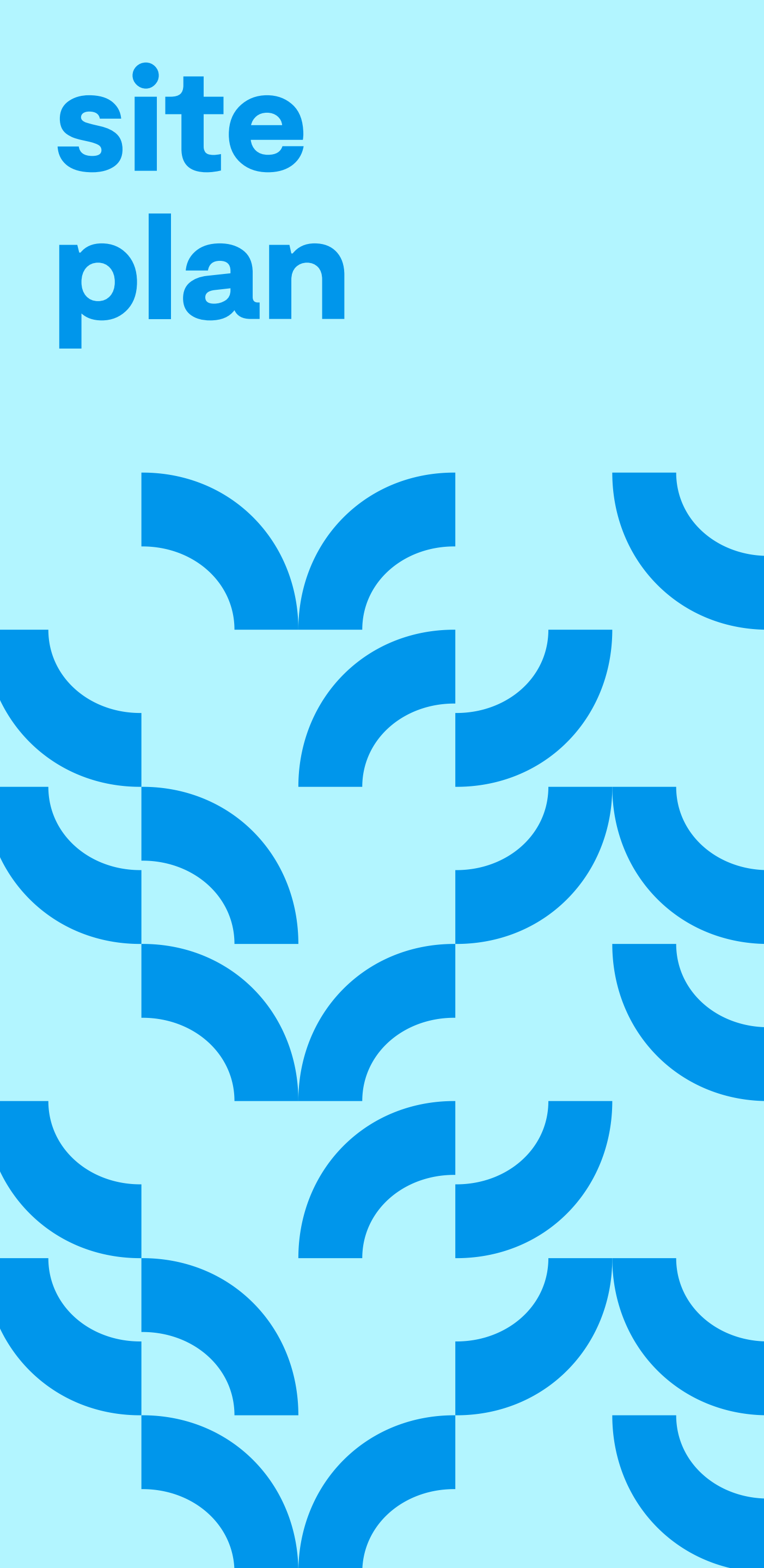


Ritchie Center
PNCBANK IHOP CVS

Wintergreen Plaza
MISSION BBQ Habit FOOD LION
CHIPOTLE WING STOP GOLD'S GYM

Twinbrook Shopping Center
DUNKIN' DONUTS DQ LOTTE Mart

site plan

An abstract geometric pattern composed of blue and light blue squares and circles. The pattern is a repeating tessellation of squares, each containing a quarter-circle or semi-circle in one of the four corners. The colors alternate in a checkerboard-like fashion, creating a rhythmic, modern design.

tenant roster

SPACE	TENANT	SF	SPACE	TENANT	SF
108	Truist	3,236	345	Friendship BBQ	2,309
110	Trader Joe's	25,029	350	Available	1,503
111	Fork & Kitchen	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	Available	1,059	380	BonChon Chicken	2,013
136	Available	2,888	385	Available	1,811
140	Available	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	Kung Fu Kitchen	3,120
260	Available	1,087	450	Management Office	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	Dirty Dough	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	Available	5,924	580	Citizens Bank	5,351
340	Verizon Wireless	2,564			



Norguard



Michael Howard | mhoward@rappaportco.com | 571.382.1219
Thomas Bolen III | tbolen@rappaportco.com | 571.382.1291
rappaportco.com