



Renderings for conceptual purpose only*

Bring Something New to the Pike

1700
ROCKVILLE PIKE

1700 Rockville Pike,
Rockville, MD 20852



Bring Something New to the Pike

Why 1700

ROCKVILLE PIKE

1 MILE 3 MILE 5 MILE

20,807 147,415 359,172



POPULATION

Rockville is in the midst of an evolution to a premier regional dining destination

\$126,070 \$178,311 \$187,014



AVERAGE HOUSEHOLD INCOME

Average disposable income of \$122,798.83

16,989 99,244 194,274



DAYTIME POPULATION

Rockville Pike caters to a cosmopolitan customer base searching for new restaurants

46,800 on Rockville Pike

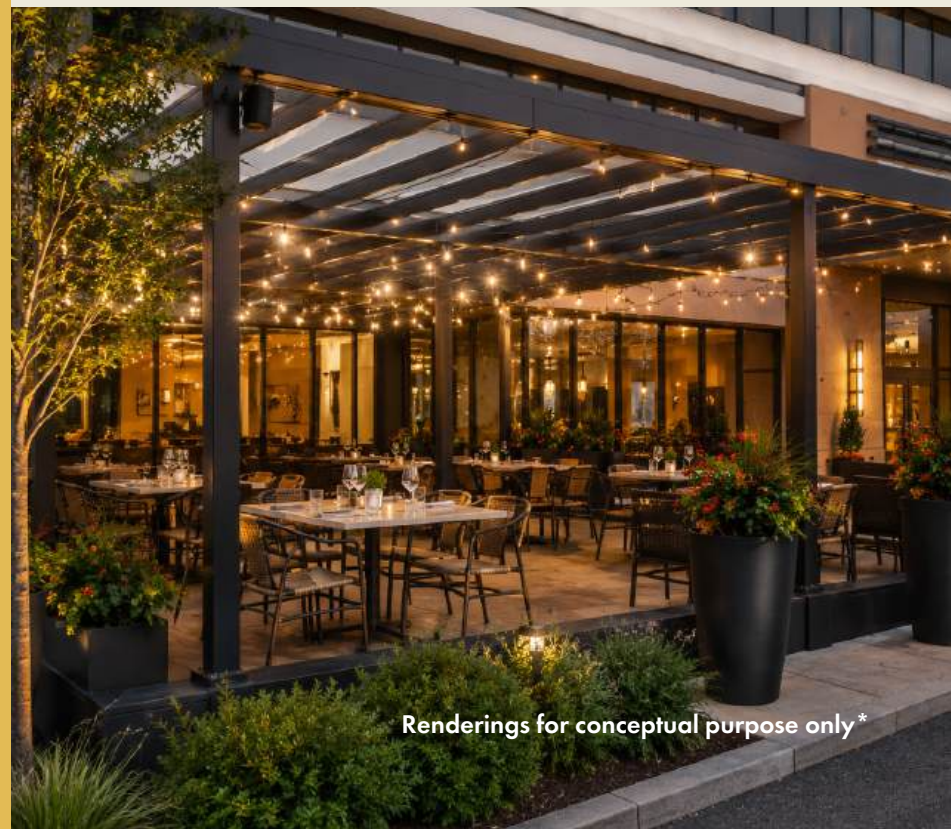


TRAFFIC COUNTS

Incredible visibility from nearly 50,000 cars each day

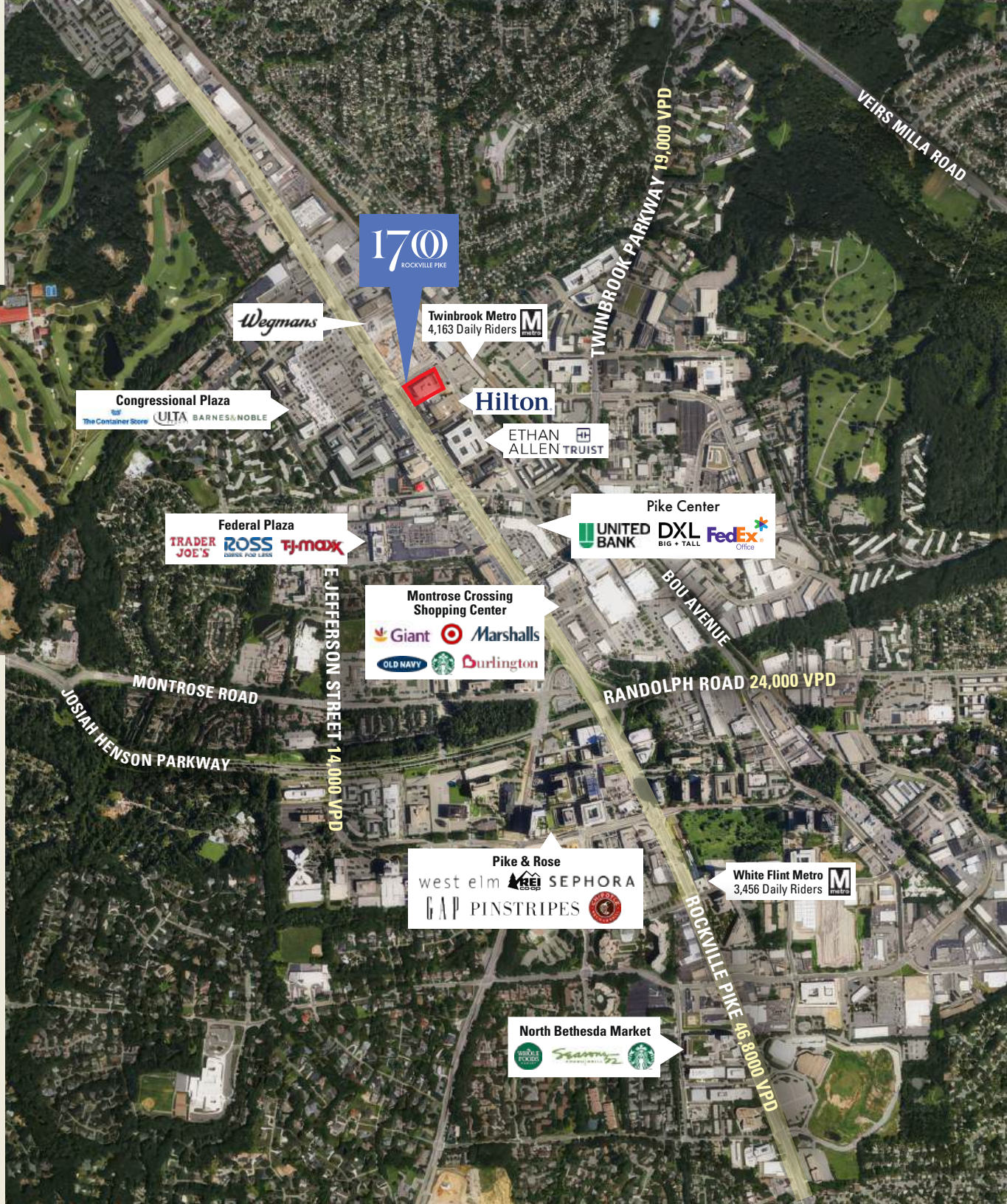
About the Opportunity

Rockville Pike is a dynamic and well-traveled corridor that is home to an established dining scene that continues to attract strong demand for fresh restaurant and retail concepts. With convenient access via public transportation, parking, and walking opportunities, the area delivers consistent, high visibility traffic. Positioned at the center of it all, 1700 Rockville Pike offers two prime opportunities surrounded by a dense population of working professionals eager to spend their disposable income on cultural experiences and dining out. 1700 Rockville Pike is the place your business belongs.



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Retail Landscape



Area Highlights



2,975-11,394 SF Available along the highly-visible Rockville Pike



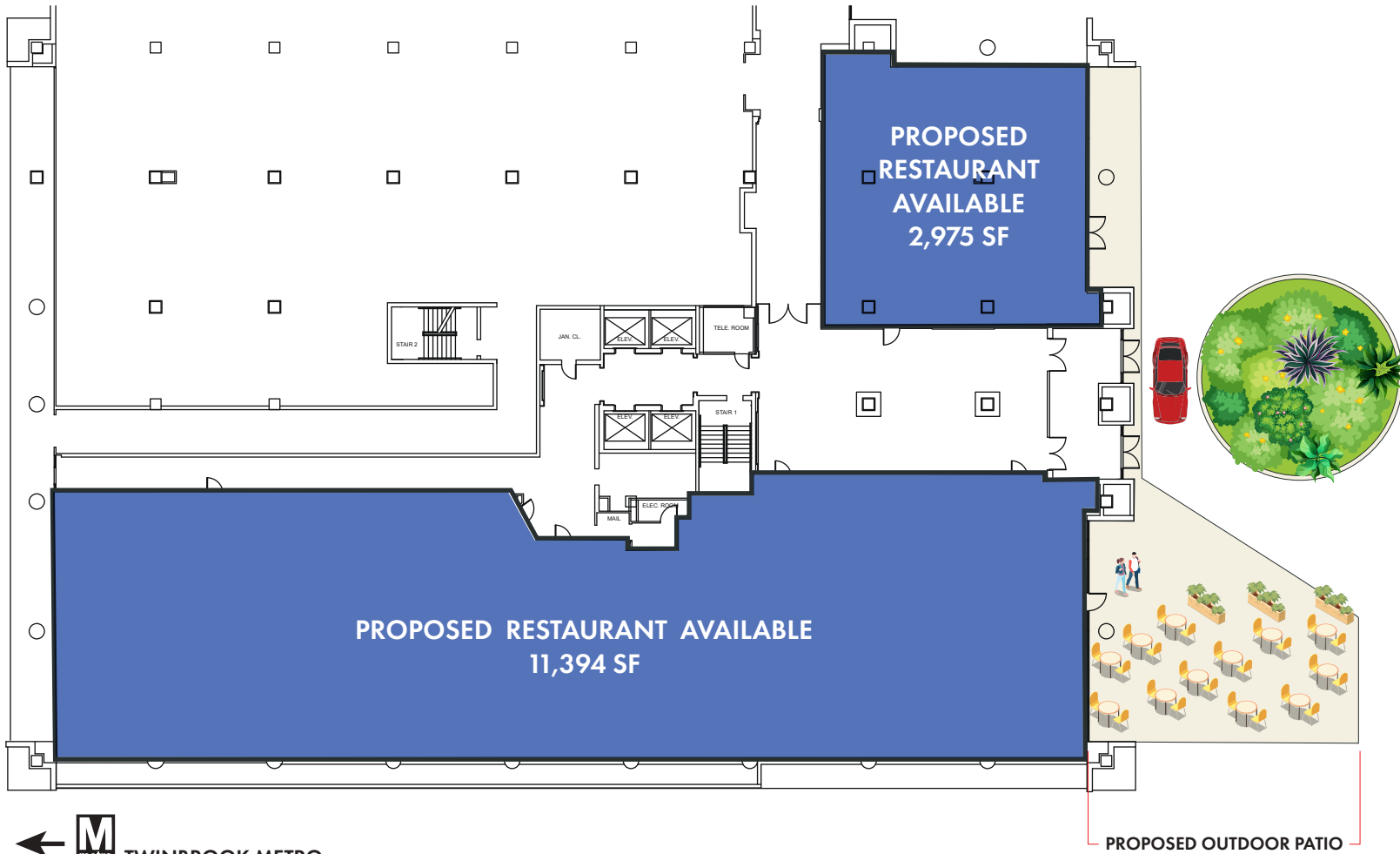
Opportunity is directly adjacent to the Hilton Washington, D.C./Rockville Hotel and Executive Meeting Center. Hilton offers, 36,934 SF of space, 26 meeting rooms, and a ballroom.



Adjacent to Twinbrook Metro, seeing over 4,000 riders per day

Site Plan

Hilton.



ROCKVILLE PIKE 46,800 VPD

 TWINBROOK METRO

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