



# Rockville Town Center

199 East Montgomery Ave. Rockville, MD, 20850

**Retail/Office Space For Lease**

**RENAUD**  
**CONSULTING**  
COMMERCIAL REAL ESTATE

## Quick Facts

### PROJECT SIZE

94,234 SF

### AVAILABILITY

1,852 SF

### DEMOGRAPHICS

POPULATION AVG. INCOME DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	19,744	\$127,859	17,043
2 mile	51,652	\$144,852	45,800
3 mile	116,040	\$157,065	100,462



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### TRAFFIC GENERATORS:

- Metro
- Circuit and Civil Court
- Rockville Library
- Cambria and Choice Hotels

Located in Rockville, this space is a prime location for office, retail, or service use.

### JOIN THESE RETAILERS:



**Click For Virtual Tour!**



Phone: 703-404-2346 | 8605 Westwood Center Drive • Suite 410 • Vienna, Virginia 22182 | renaudconsulting.net

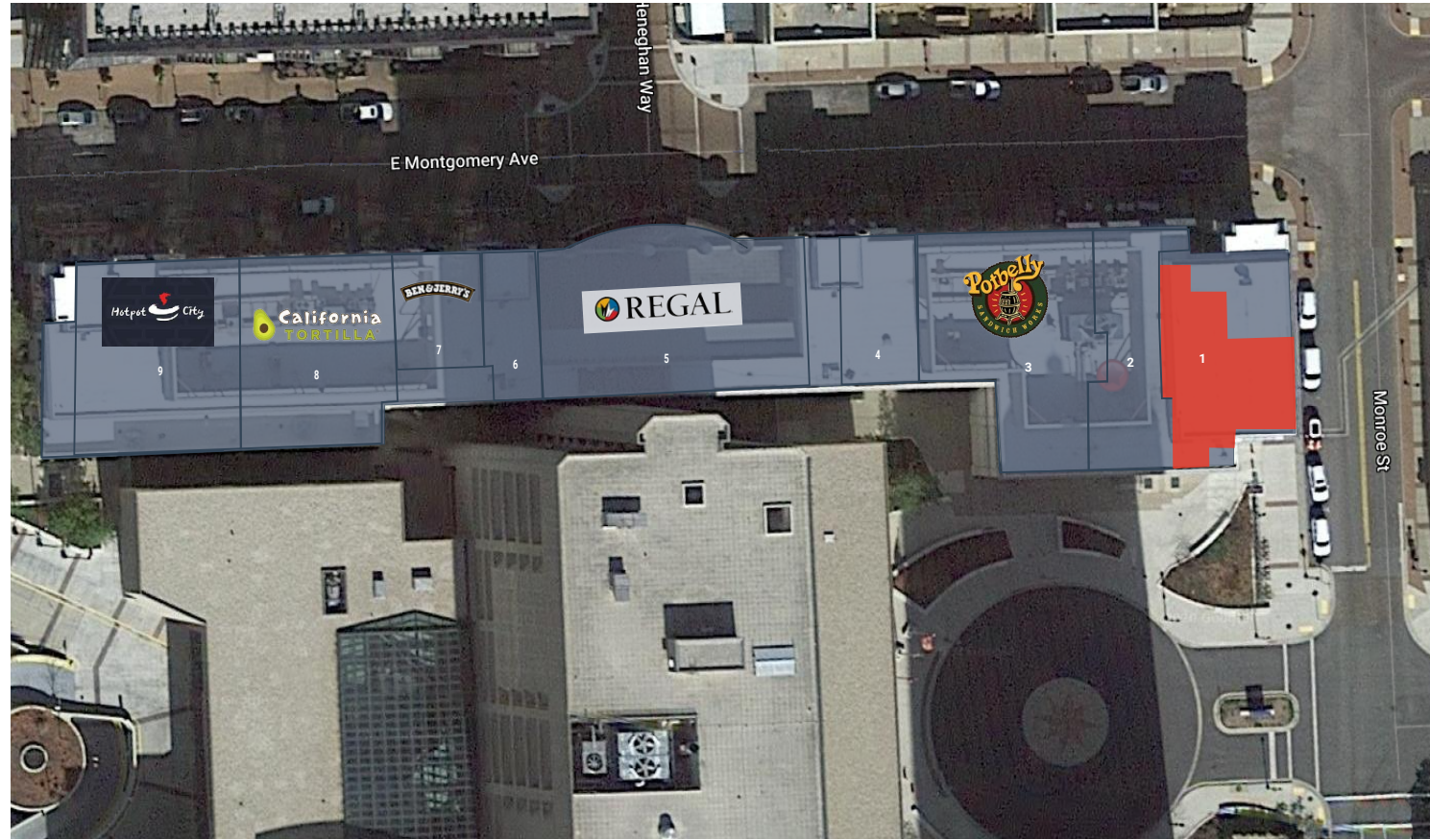


# Leasing Plan

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## Tenants

1	<b>Available</b>	1,852
2	Giuseppe's Pizza Plus	2,392
3	Potbelly Sandwich Works	2,699
4	CremCaffe	725
5	Regal Cinema	50,584
6	Q.L. Barbershop	426
7	Ben and Jerry's	1,000
8	California Tortilla	2,885
9	Hot Pot City	2,815
10	Regus	14,190

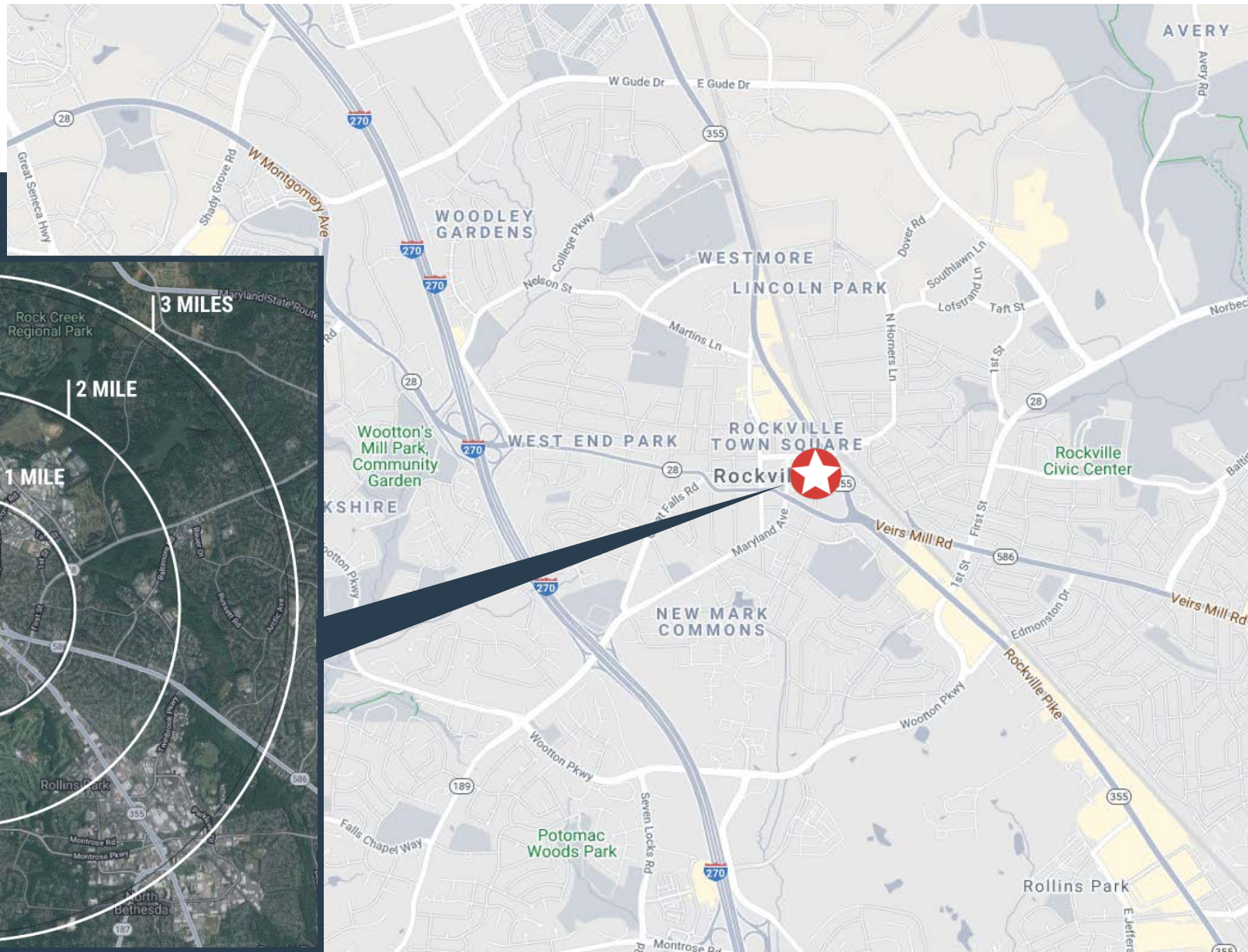




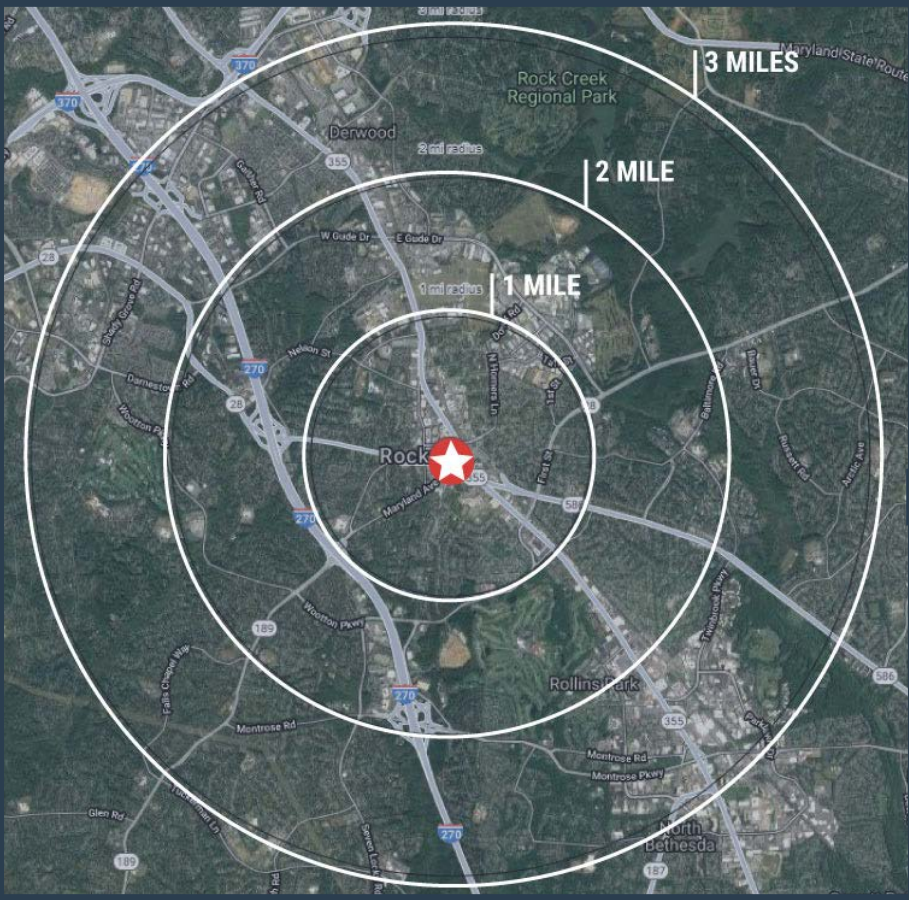


# Location Map

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# Radius Map







# Competitive Map

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## In The Area

### NEARBY RETAILERS

- CVS
- Buffalo Wild Wings
- Starbucks
- Gold's Gym
- Five Guys
- Bar Louie
- HSBC
- Bon Chon
- Peter Chang
- Best Buy
- Cambria Hotels
- Petco
- Staples
- Panera Bread
- World of Beer
- SuperCuts
- Target
- Chipotle
- Food Lion

