

# 178 Rollins Avenue

FOR LEASE

RETAIL

ROCKVILLE, MD  
20852



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*Envision your Space*

## 360° VIRTUAL TOUR

## LOCATION DESCRIPTION

Welcome to 178 Rollins Avenue, a boutique strip retail property ideally located in the heart of Rockville, MD. Situated at the prominent intersection of Rollins Avenue and East Jefferson Street, this street-front location offers excellent visibility, convenient access, and strong drive-by traffic.

The surrounding area is an active and established retail corridor, with nearby destinations such as Federal Plaza, Panera, WaveMax Laundry, and Oh Mama Grill. Multiple multifamily communities within walking distance contribute to consistent foot traffic and a strong local customer base.

Located just 0.4 miles from the Twinbrook Metro Station and 0.2 miles from Rockville Pike, 174-180 Rollins Avenue offers exceptional connectivity and exposure. This is a compelling opportunity to establish your business in one of Rockville's most desirable neighborhood retail locations.

## PROPERTY HIGHLIGHTS

- On-site ample parking
- Walkable Location to multifamily and retail properties
- Adjacent to Federal Plaza, Panera, WaveMax Laundry, Oh Mama Grill
- Retail Frontage facing heavily traveled intersection of Rollins/E Jefferson Street
- Tenant-Rep commissions up to 5%

### OFFERING SUMMARY

Lease Rate:	\$37.50 SF/yr (NNN)
Available SF:	1,200 SF
Building Size:	9,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,199	4,541	10,009
Total Population	4,570	9,673	22,138
Average HH Income	\$137,206	\$136,529	\$141,679





Street-Facing Retail



Rear Entrance - direct Parking Access



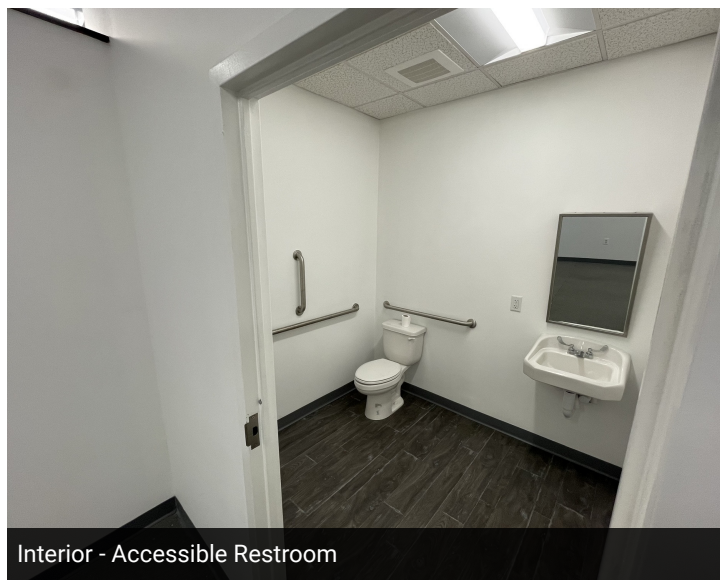
Open Layout



Open Layout



Open Layout



Interior - Accessible Restroom





Coffee Shop Layout \*Rendering



Coffee Shop Layout \*Rendering



Coffee Shop Layout \*Rendering



Coffee Shop Layout \*Rendering

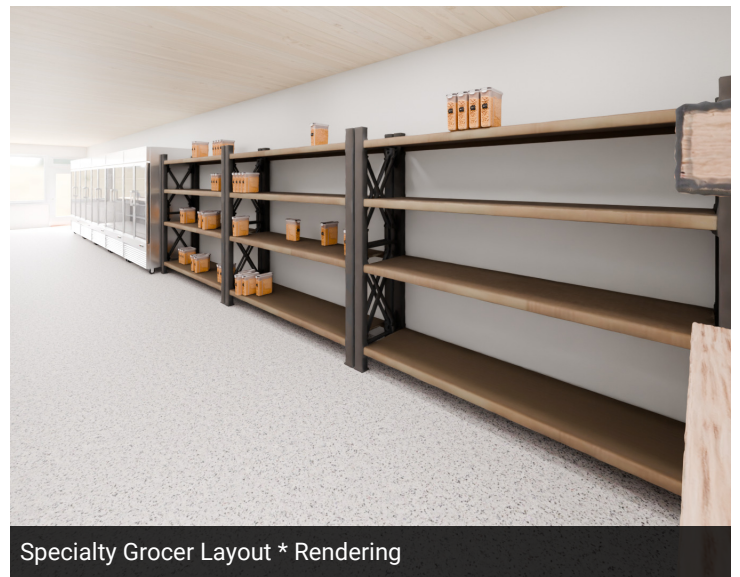




Specialty Grocer Layout \* Rendering



Specialty Grocer Layout \* Rendering



Specialty Grocer Layout \* Rendering



Specialty Grocer Layout \* Rendering



## Street-Front Neighborhood Retail Space for Lease

### 178 Rollins Ave in Rockville, MD



## A Retail Location that Delivers

- ▶ 5 MAJOR SHOPPING CENTERS IN 1 MILE
- ▶ 32K DRIVE-BY TRAFFIC IN 2025
- ▶ NEIGHBORING ANCHOR STORES ATTRACT



Reliable  
Shopper  
Flow

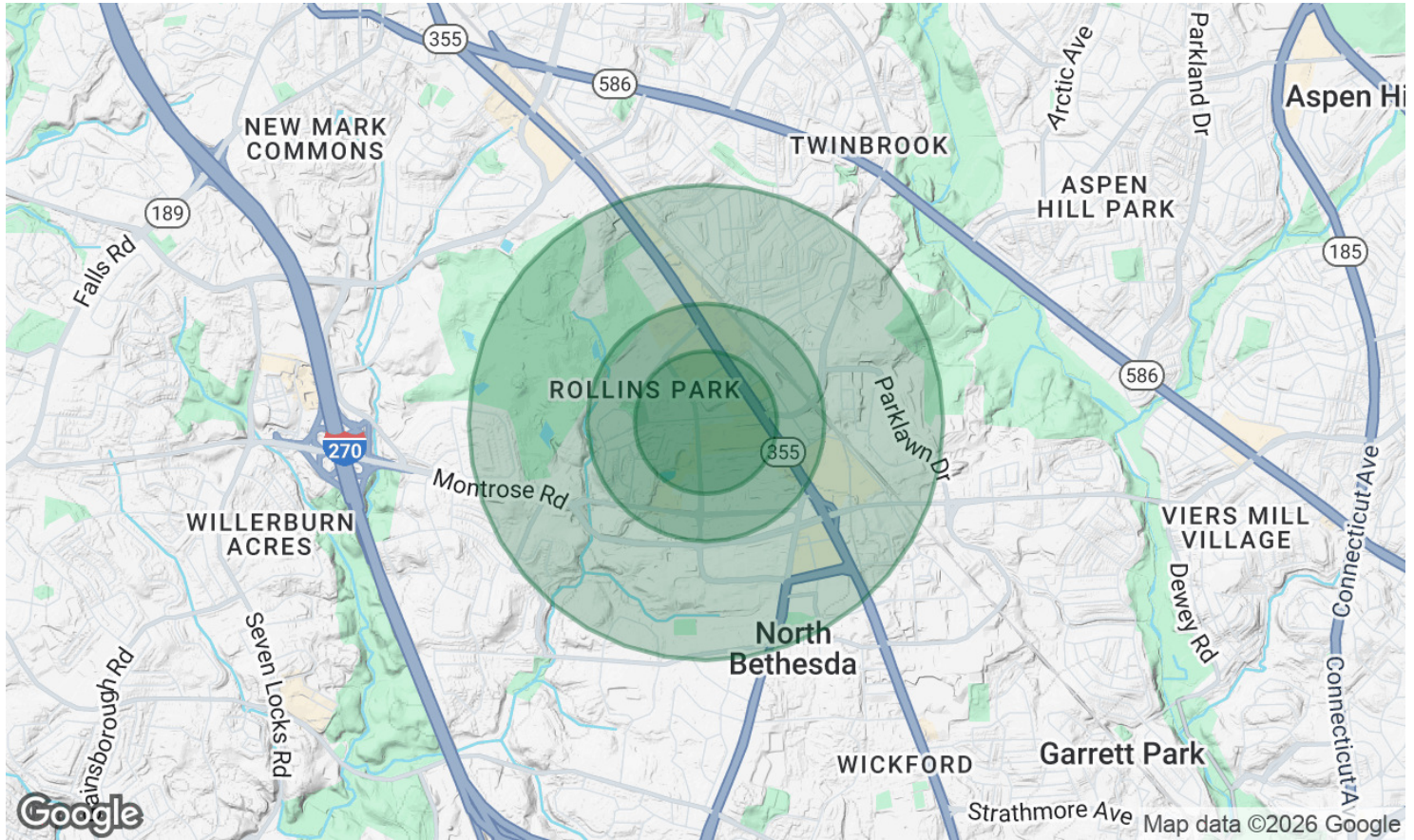


Customers  
Who Love  
Local



Room to  
Grow Your  
Business





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,570	9,673	22,138
Average Age	42	41	41
Average Age (Male)	39	39	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,199	4,541	10,009
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$137,206	\$136,529	\$141,679
Average House Value	\$706,847	\$700,031	\$668,075

Demographics data derived from AlphaMap



## ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

## SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

### Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



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