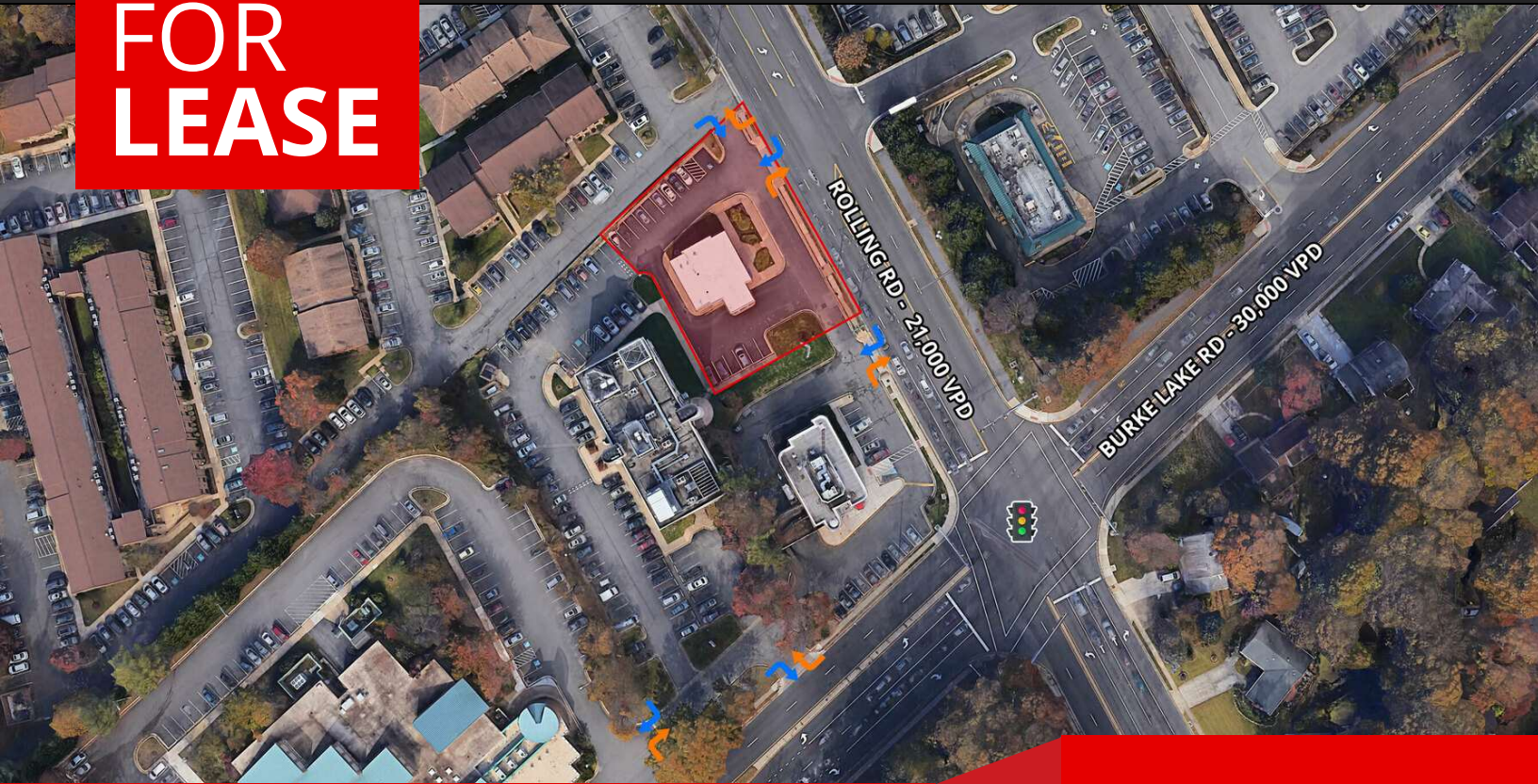


FOR LEASE



5234 ROLLING ROAD

Lease Rate: Negotiable

PROPERTY OVERVIEW

Well positioned corner pad site available along Rolling Road. The 2,016 RSF former bank branch features a drive-thru, ample surface parking, and two access points. Located at the intersection of Rolling Road and Burke Lake Rd, the site is visible to over 50,000 VPD.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	4,320	42,076	105,879
Population:	13,602	128,452	316,126
Avg HH Income:	\$178,510	\$148,445	\$146,634

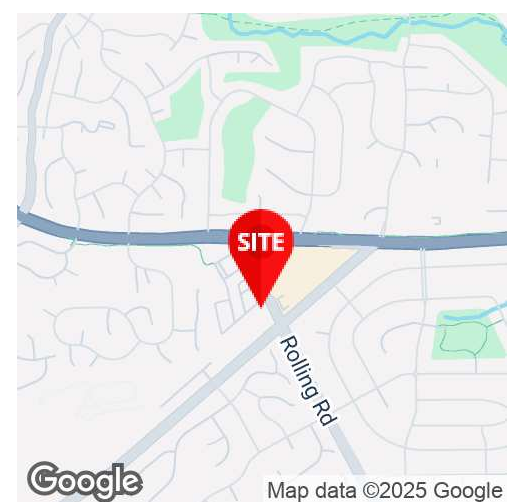
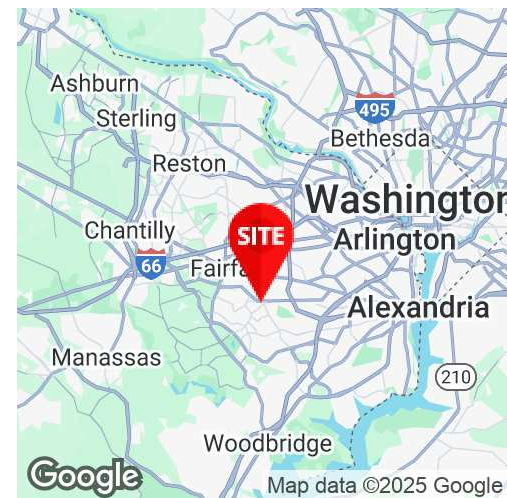
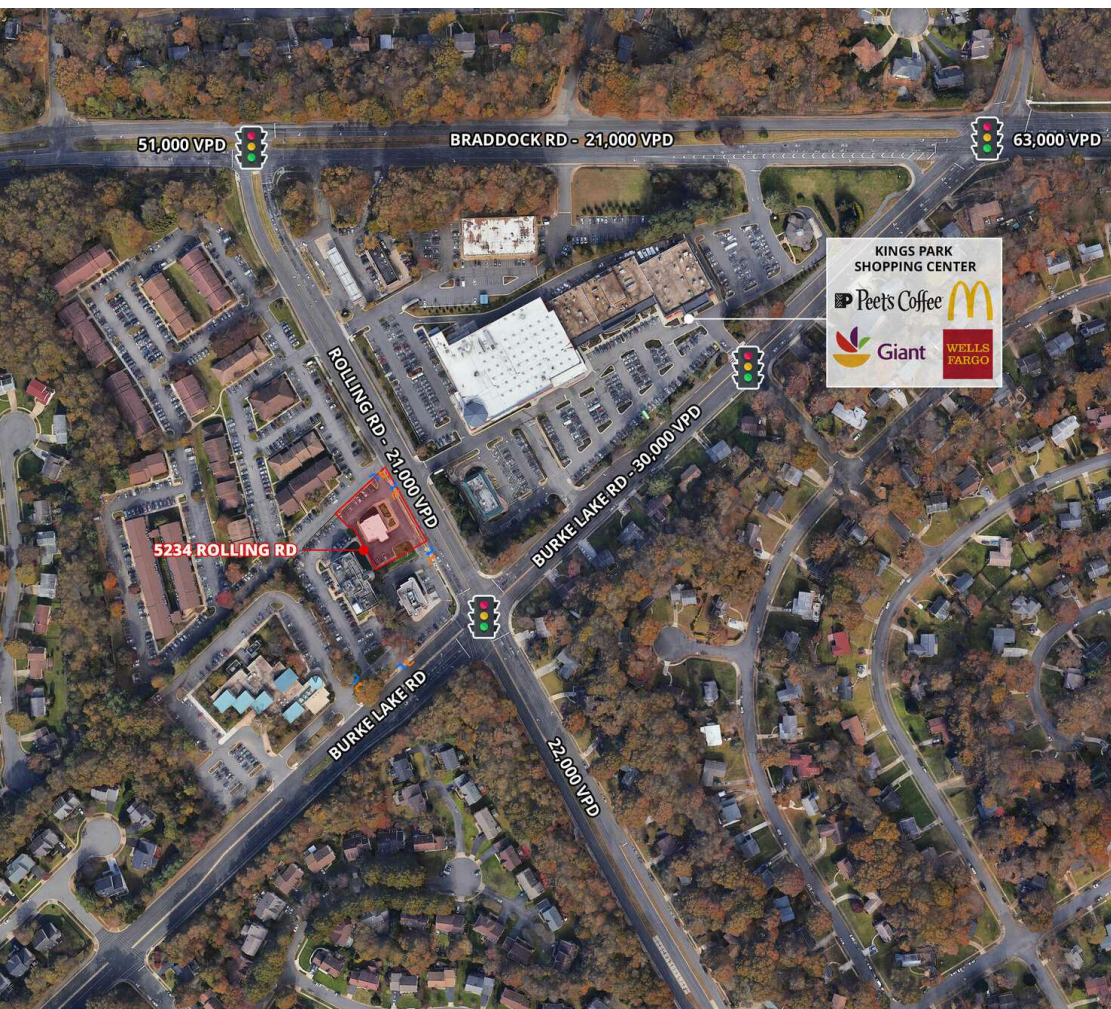
PROPERTY HIGHLIGHTS

- 2,016 SF freestanding retail building available for lease
- Former bank branch with drive-thru lane
- Three points of ingress and egress
- Ample surface parking; 17 spaces
- Neighbors the Giant anchored Kings Park Shopping Center
- Easily accessible by major roadways, Braddock Road/Rt 620 (63K VPD) and I-495 (200K VPD)

FOR FURTHER INFORMATION, PLEASE CONTACT:
JOSEPH FARINA • jfarina@divaris.com • 571.620.5142



FOR LEASE



FOR FURTHER INFORMATION, PLEASE CONTACT:
JOSEPH FARINA • jfarina@divaris.com • 571.620.5142

