

FOR LEASE



THE SHOPS AT CONGRESSIONAL VILLAGE

Unlock exceptional business opportunities in the heart of Congressional Village. Explore this exclusive preview of available retail and commercial spaces, strategically positioned to elevate your business in a vibrant, high-traffic community.

CONTACT US:



(240) 505-9600



terring@terringwanggroup.com



1 Church St, Suite 101, Rockville, MD 20850



www.terringwanggroup.com



1701 ROCKVILLE PIKE, ROCKVILLE, MD 20852





Prime Location: Benefit from a highly visible location in a bustling shopping and entertainment hub.

Diverse Customer Base: Attract a broad customer base with a mix of residents and visitors.

Vibrant Community: Join a community that values local businesses and supports their success.

Ample Parking: Convenient parking facilities ensure easy access for your customers.

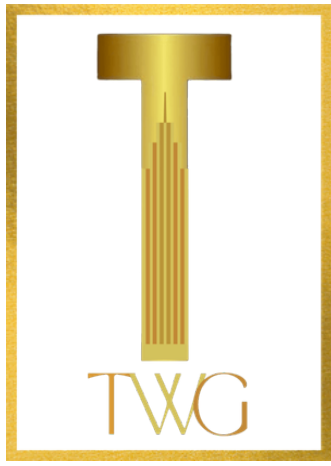


WHY CHOOSE CONGRESSIONAL VILLAGE?

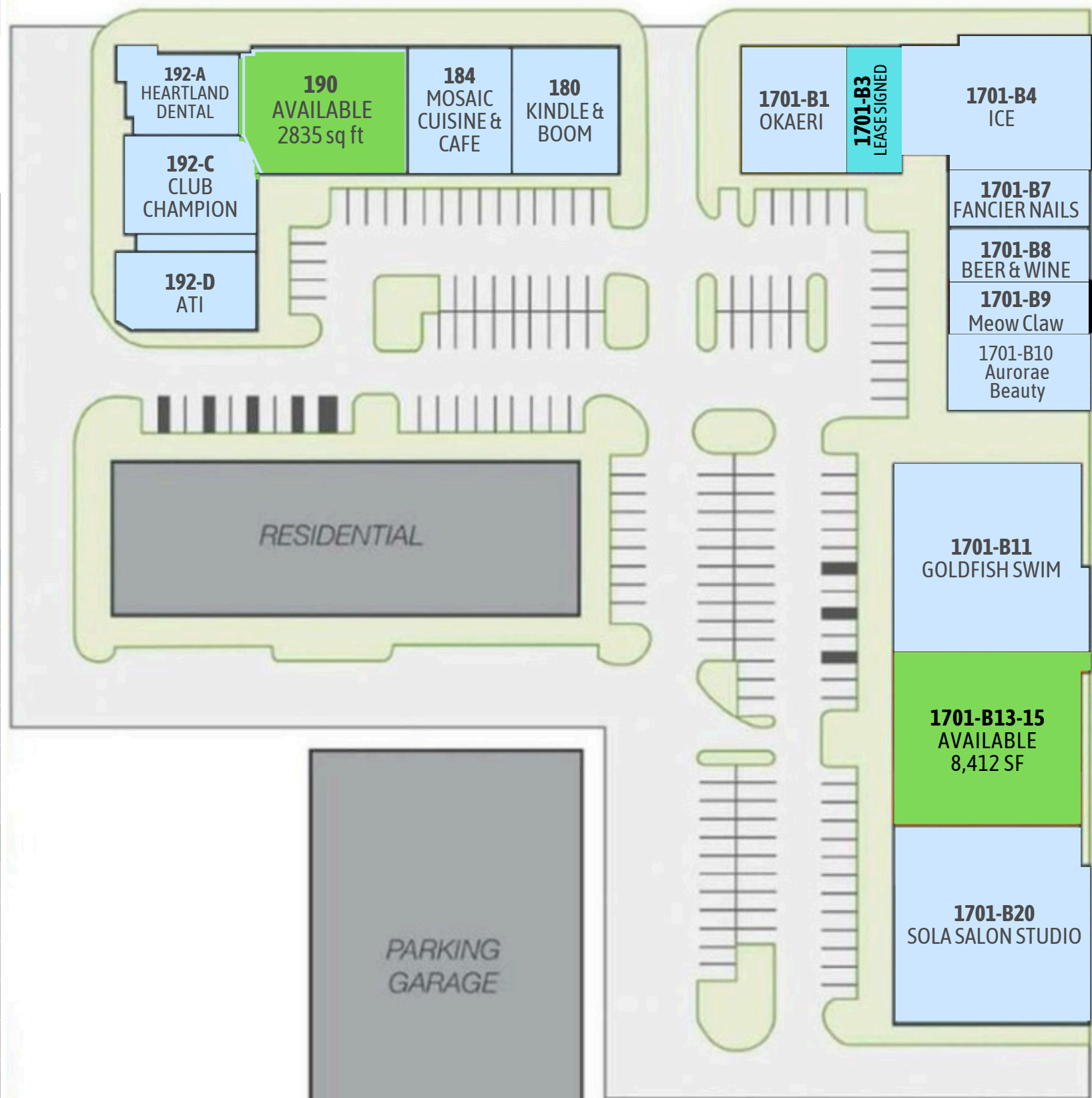
DISCOVER OPPORTUNITIES AT THE SHOP

Prime Retail and Commercial Spaces Available Now

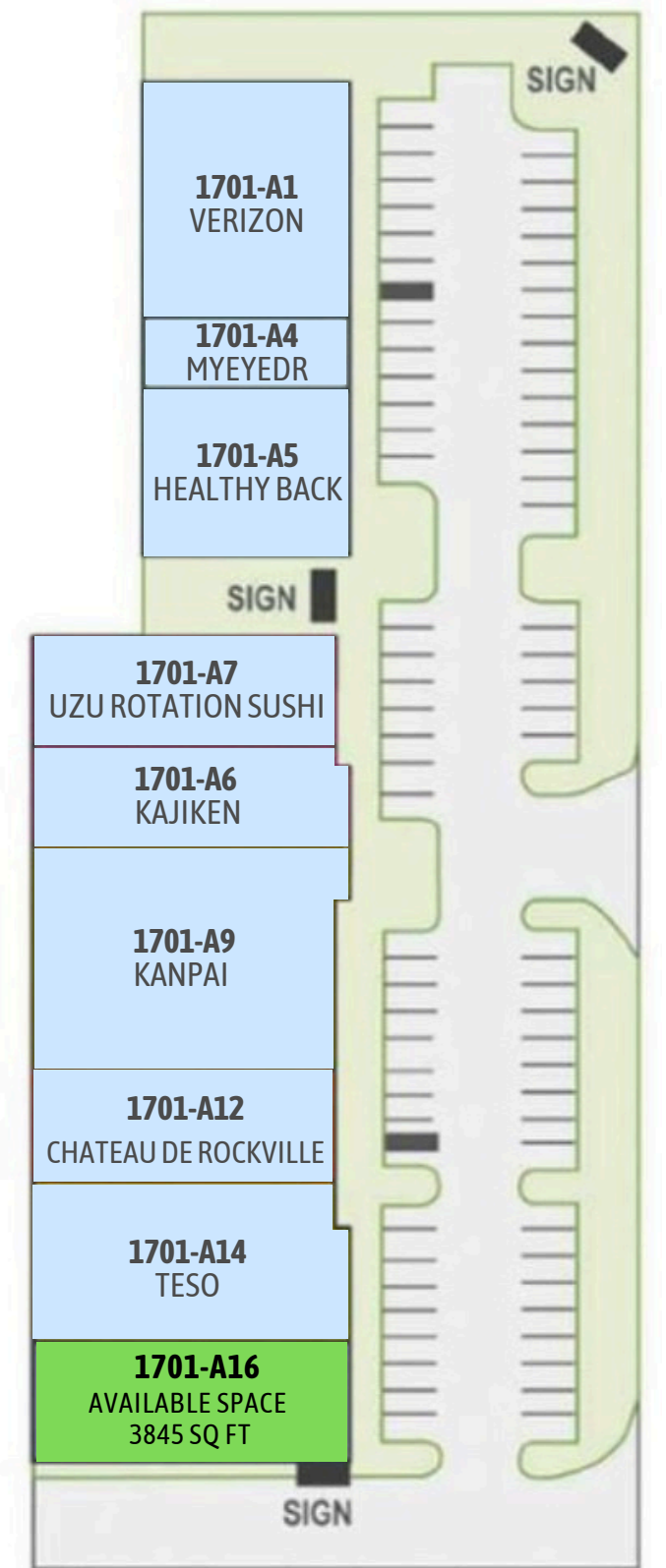




HALPINE ROAD



Level One Plan (Halpine Grade)



Level Two Plan (Rockville Grade)

ROCKVILLE PIKE

MAILING UNIT #	TENANT	SF
192-D	ATI	
192-C	Club Champion	
192-A	Heartland Dental	
190	AVAILABLE SPACE	2,385 SF
184	Mosaic Cuisine	
180	Kindle & Boom	
1701-B1	Okaeri	
1701-B3	LEASE SIGNED	
1701-B4	Ice	
1701-B7	Fancier Nails	
1701-B8	Beer & Wine	
1701-B9	Meow Claw	
1701-B10	Aurorae Beauty	
1701-B11	Goldfish Swim	
1701-B13-B15	AVAILABLE	8,412 SF
1701-B20	Sola Salon Studio	
1701-A1	Verizon	
1701-A4	MyEyeDr	
1701-A5	Healthy Back	
1701-A6	Kajiken	
1701-A7	Uzu Rotation Sushi	
1701-A9	Kanpai	
1701-A12	Chateau De Rockville	
1701-A14	Teso	
1701-A16	AVAILABLE	3,845 SF

AVAILABLE SPACES

Explore a range of versatile spaces designed to suit various business needs.

- Retail Storefronts
- Restaurant and Cafes
- Entertainment Venues
- Showrooms



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YOUR BUSINESS WILL THRIVE WITH THESE OUTSTANDING AMENITIES

- **High Foot Traffic:** Attract potential customers from the bustling streets.
- **Modern Infrastructure:** Benefit from state-of-the-art facilities and utilities.
- **Advertising Opportunities:** Promote your business through community events and marketing initiatives.



For Lease
The Shops at Congressional Village

Demographics (EnviroNics 2019)

	1 mile	3 miles	5 miles
Population	22,627	147,986	348,628
Households	9,742	56,177	130,389
Avg Household Income	\$101,064	\$145,222	\$156,677



SHOPS AT CONGRESSIONAL

SHOPS LIST

ASIAN CONCEPTS:

KAIKEN Japanese Noodle Shop	UZU ROTATION SUSHI Japanese Sushi	WE KTV VIP KARAOKE Box
OKAERI Japanese Cafe	KANPAI Japanese Shabu Shabu Buffet	TESCO Japanese Retail
TE'AMO Bubble Tea	Other National Brand and much more	

VERIZON	GOLDFISH SWIMMING SCHOOL	7-ELEVEN	SOLA SALON
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THE SHOPS AT CONGRESSIONAL VILLAGE

Become a part of The Shops at Congressional Village community, where businesses flourish, and customers return. Secure your spot today to grow your brand and succeed in a prime location.

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