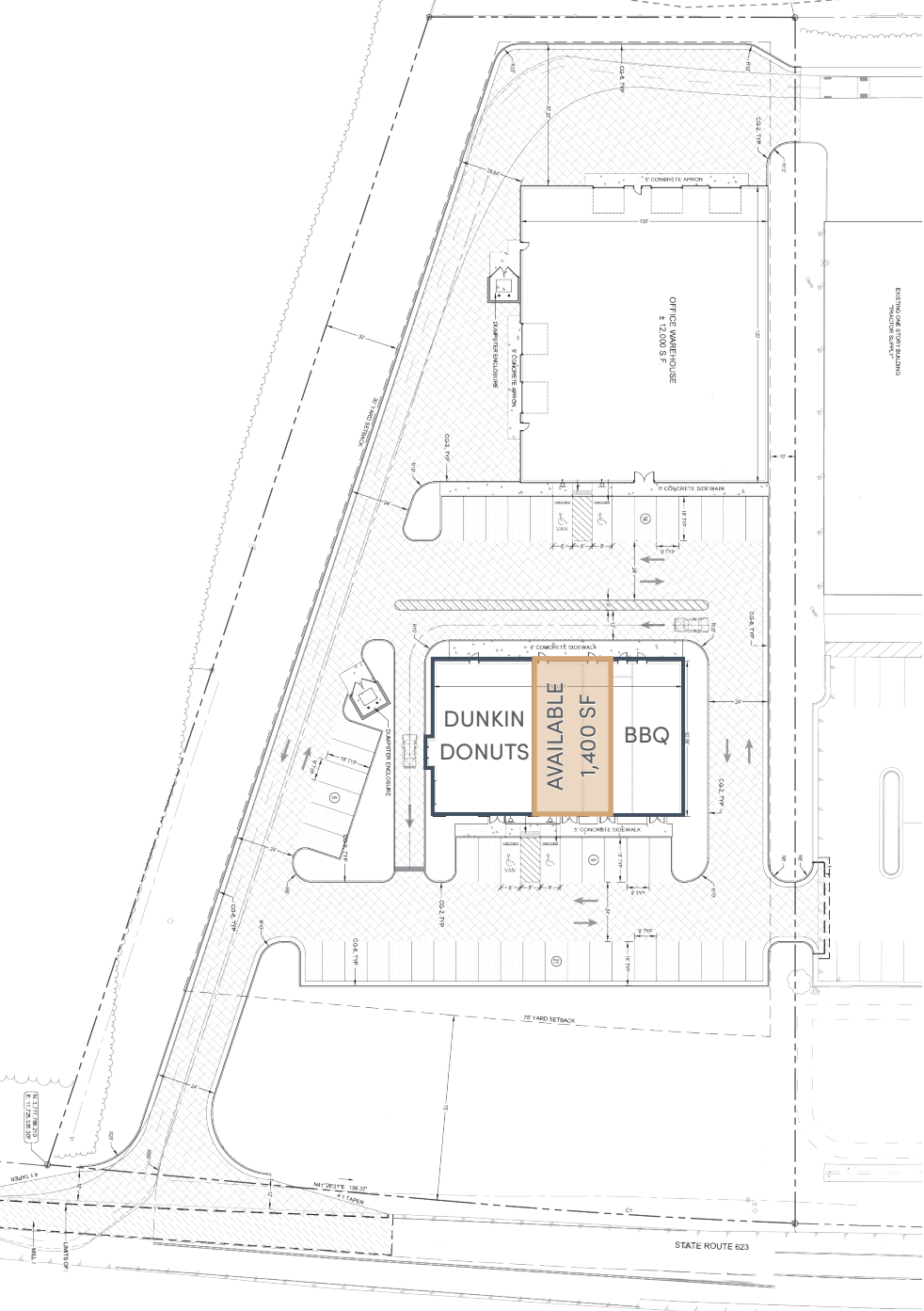




*1,400 SF Retail Space For Lease*

# Rockville Retail Shops

ROCKVILLE, VA 23146

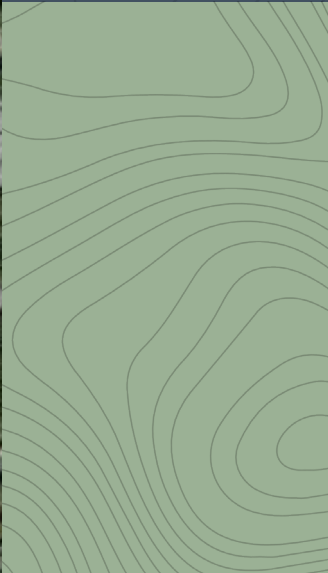


# Property Overview

## NEW RETAIL CENTER

- + 6,352 SF retail building anchored by Dunkin Donuts
- + 1,400 SF available Q4 2024
- + Close proximity to \$350 million Amazon Fulfillment Center
- + One mile north of I-64 interchange
- + Two miles from West Broad Street
- + Located next to Tractor Supply Store
- + Retail, medical and office space available
- + Nearby project: proposed Crescent Development includes 2 industrial buildings totaling 350,000 SF

	3 Miles	5 Miles
<b>Demographics</b>		
Population	13,824	57,005
Avg. Household Income	\$206,916	\$193,044
<b>Traffic Counts</b>		
I-64 at Ashland Road	12,949 VPD	
Ashland Road at Lanier Road	6,853 VPD	



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## CONTACTS

**PAM STRIEFFLER**

Vice President

+1 804 426 1162

[pam.strieffler@cbre.com](mailto:pam.strieffler@cbre.com)

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