

RETAIL SPACE FOR SUBLEASE RANDOLPH SHOPPING CENTER

12205 -12275 NEBEL STREET, ROCKVILLE, MD 20852
9,737 SQUARE FEET AVAILABLE

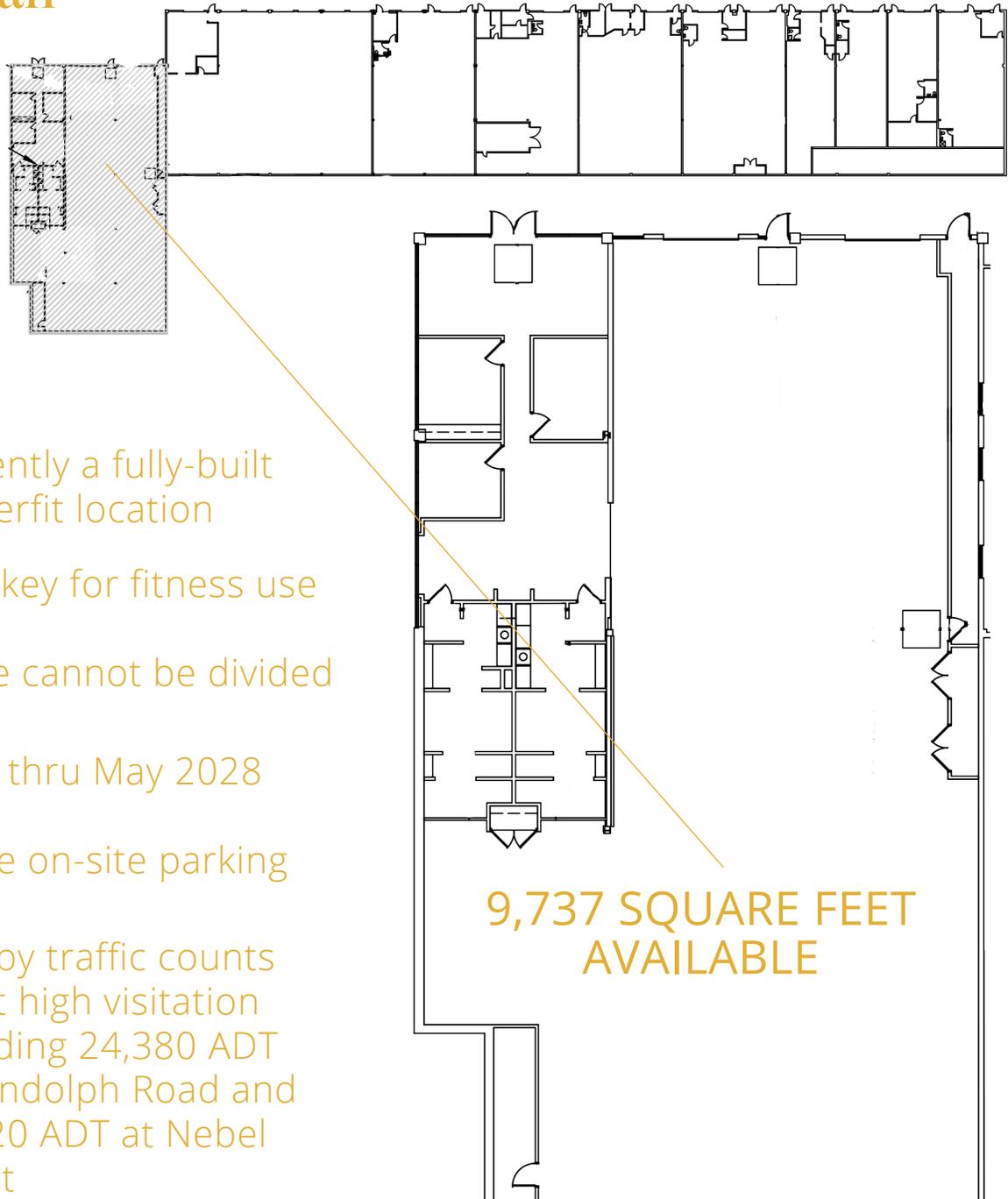


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Space Plan



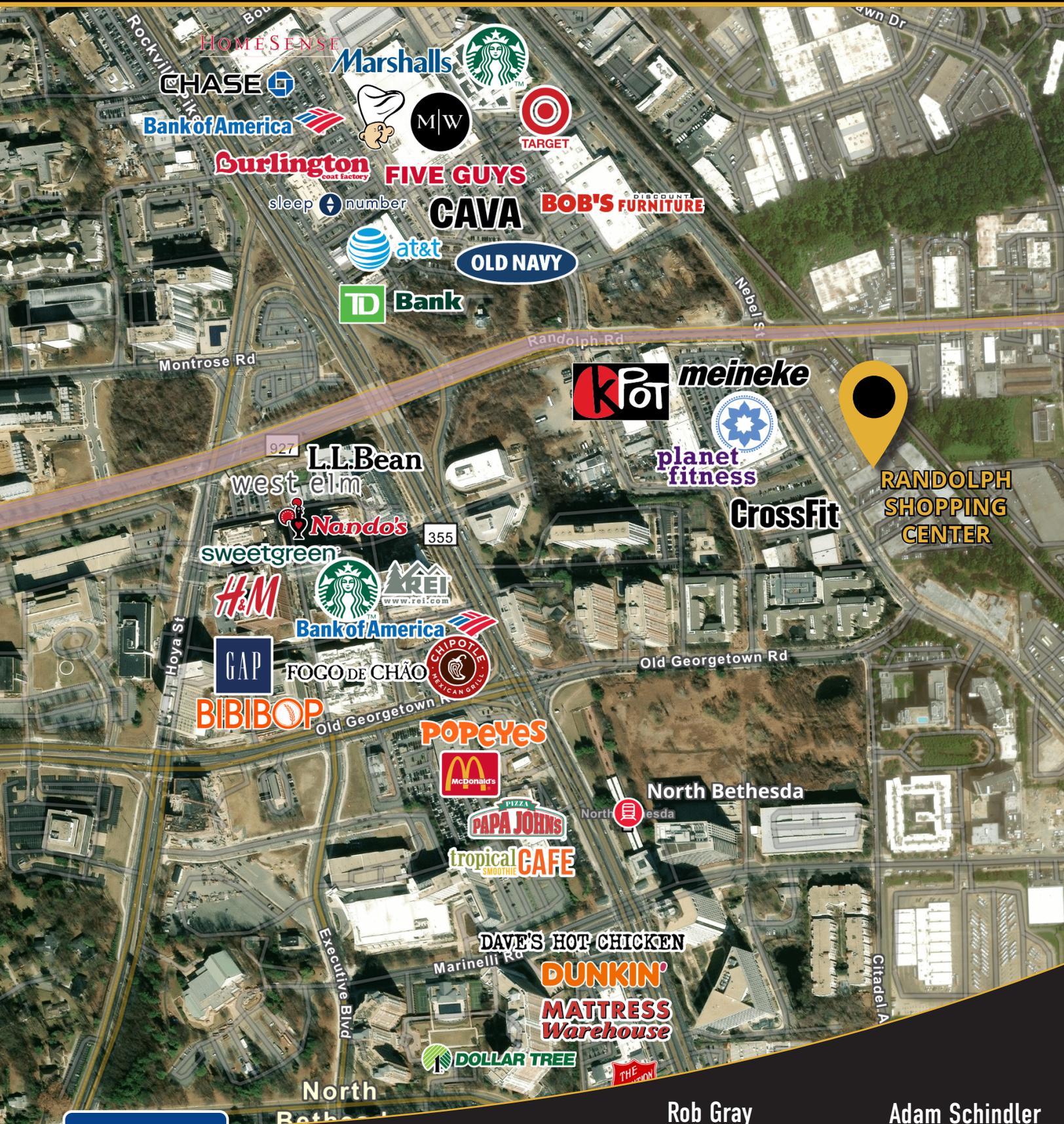
- Currently a fully-built Soldierfit location
- Turn-key for fitness use
- Space cannot be divided
- Term thru May 2028
- Ample on-site parking
- Nearby traffic counts boast high visitation including 24,380 ADT at Randolph Road and 11,220 ADT at Nebel Street



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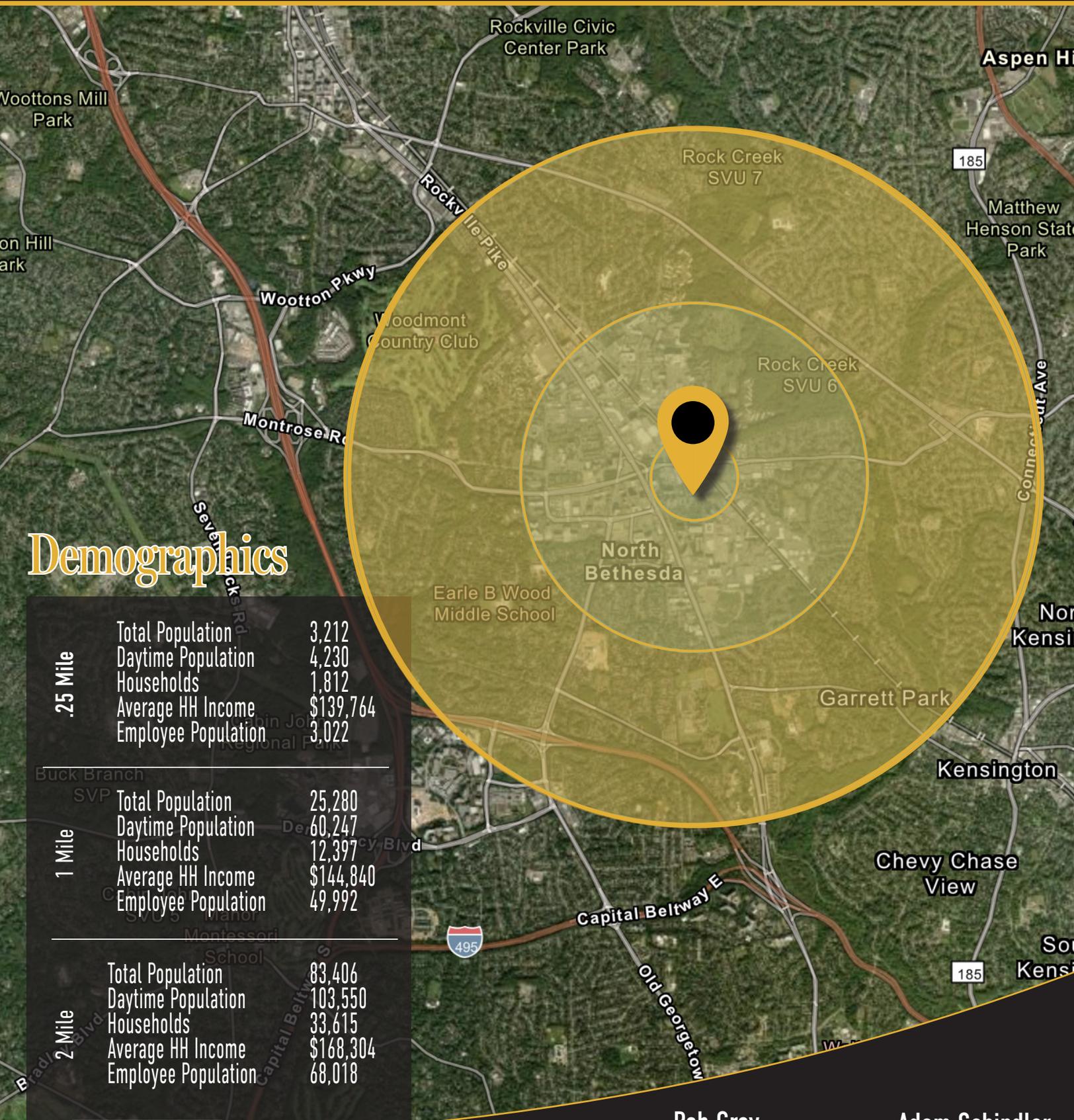
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Demographics

0.25 Mile

Total Population 3,212
 Daytime Population 4,230
 Households 1,812
 Average HH Income \$139,764
 Employee Population 3,022

1 Mile

Total Population 25,280
 Daytime Population 60,247
 Households 12,397
 Average HH Income \$144,840
 Employee Population 49,992

2 Mile

Total Population 83,406
 Daytime Population 103,550
 Households 33,615
 Average HH Income \$168,304
 Employee Population 68,018



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