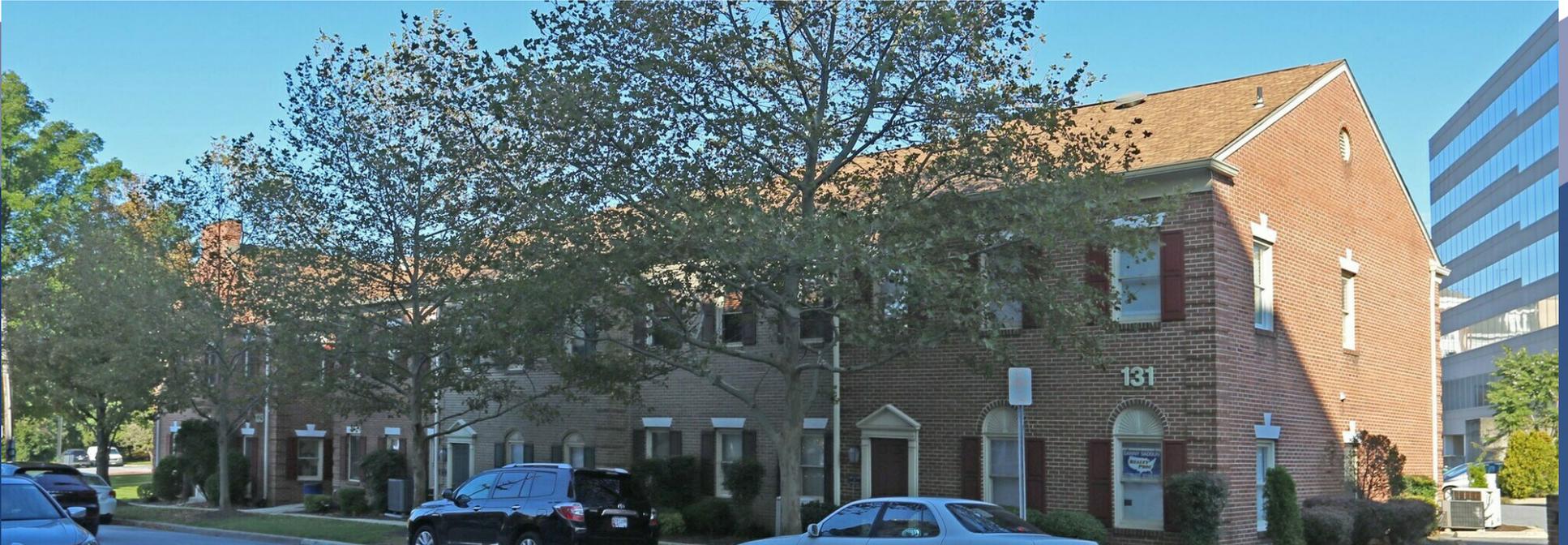


# SALE

## REHAB PROPERTY FOR SALE AT ROCKVILLE MD

131 Rollins Avenue Rockville, MD 20852



SALE PRICE

\$350,000

**Deniz Senyurt, CCIM**

Commercial Real Estate Associate Broker

(571) 271-6604

[deniz.senyurt@cbcrnt.com](mailto:deniz.senyurt@cbcrnt.com)

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# SALE

## REHAB PROPERTY FOR SALE AT ROCKVILLE MD

131 Rollins Avenue Rockville, MD 20852

### PROPERTY DESCRIPTION

Rehab opportunity requiring substantial buildout at 131 Rollins Avenue, Rockville, just off Rockville Pike with exposure to 63,000 vehicles per day and quick access to I-270, Exit 4. Surrounded by major retail destinations including Wegmans, Trader Joe's, Target, Panera Bread, and Silver Diner, World Market, Matchbox, Micro Center and Woodmont Country Club, this property offers a strong value-add opportunity in one of Rockville's most established commercial corridors.

Sale includes two units (#3-131 & #3A-131), Condo fee \$463/Mo and tax \$6254/year, Property Sold AS-IS

### PROPERTY HIGHLIGHTS

- Rehab opportunity requiring substantial buildout
- Just off Rockville Pike with 63,000 VPD
- Minutes from I-270, Exit 4
- Surrounded by Wegmans, Trader Joe's, Target, Panera Bread, and Silver Diner
- Strong value-add opportunity in an established Rockville commercial corridor



### OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	2
Lot Size:	780 SF
Building Size:	1,538 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	919	3,380	9,845
Total Population	1,858	7,451	21,759
Average HH Income	\$105,005	\$113,234	\$132,262

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# SALE

## REHAB PROPERTY FOR SALE AT ROCKVILLE MD

131 Rollins Avenue Rockville, MD 20852



### LOCATION DESCRIPTION

Prime location at 131 Rollins Avenue in Rockville, just off Rockville Pike with exposure to 63,000 vehicles per day and minutes from I-270, Exit 4, and Twinbrook Metro Station. The property is surrounded by major retail, including Wegmans, The Fresh Market, Trader Joe's, Silver Diner, Panera Bread, Target, World Market, Matchbox, Micro Center and Woodmont Country Club. Within a 5-minute drive, the area features a population of 22,034 and an average household income of \$100,039, supporting strong visibility, accessibility, and consumer demand.

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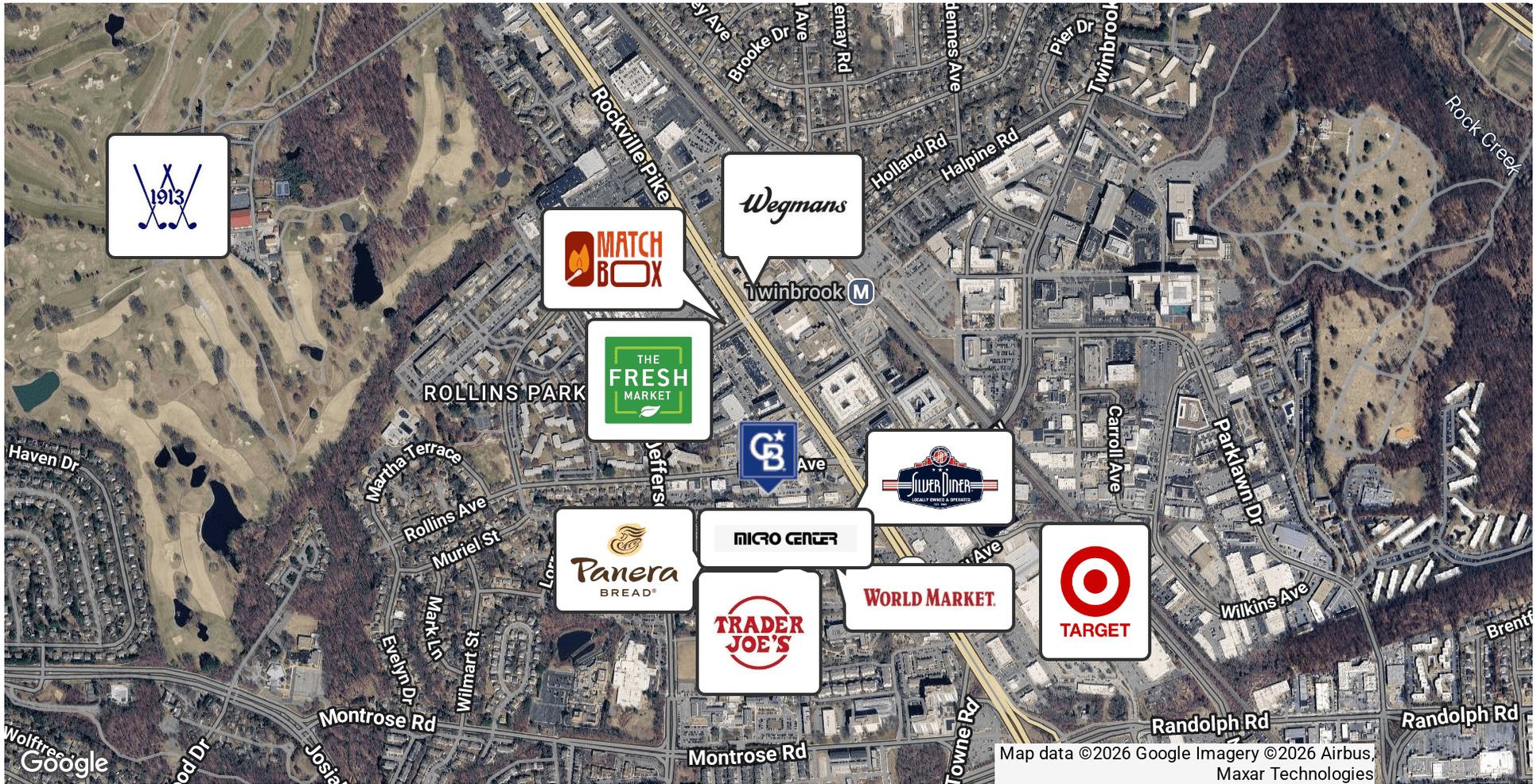


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# SALE

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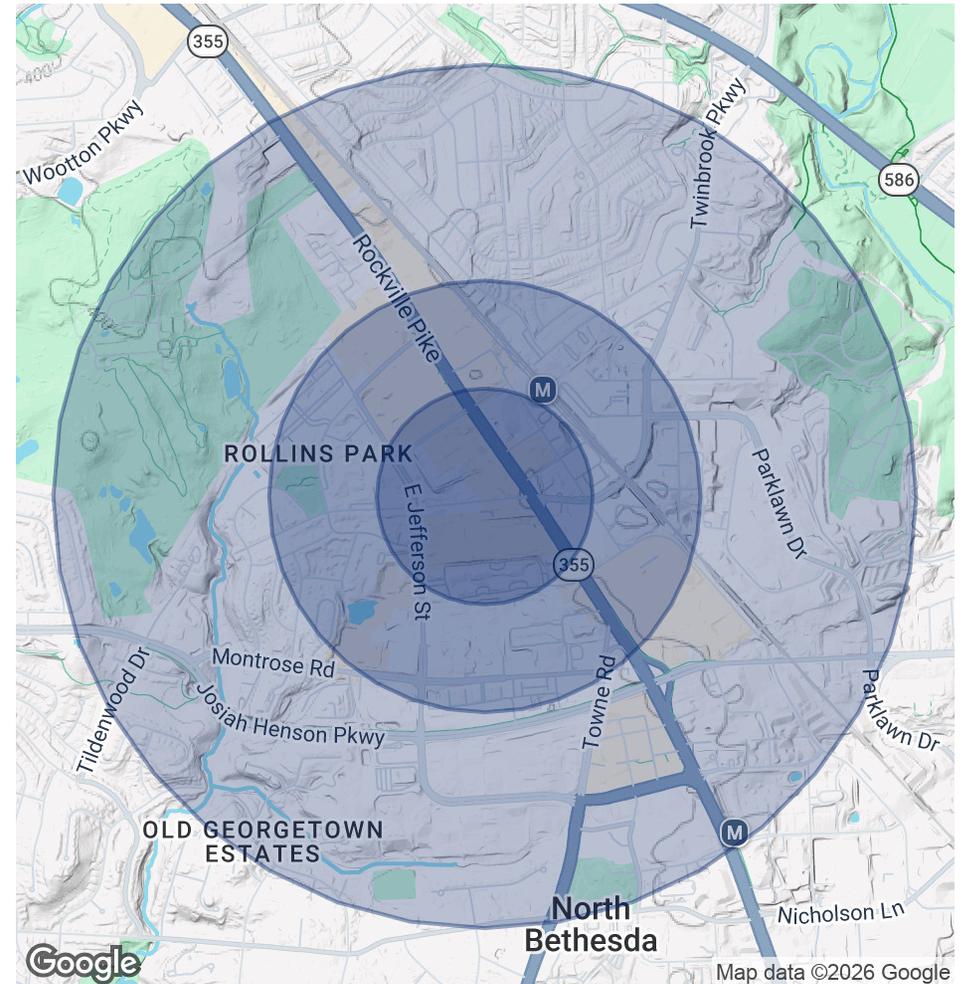
131 Rollins Avenue Rockville, MD 20852

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,858	7,451	21,759
Average Age	38.3	37.9	39
Average Age (Male)	34.5	34.9	36.7
Average Age (Female)	39.6	39	40.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	919	3,380	9,845
# of Persons per HH	2	2.2	2.2
Average HH Income	\$105,005	\$113,234	\$132,262
Average House Value	\$579,625	\$648,822	\$646,413

2023 American Community Survey (ACS)



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**Commercial Real Estate**  
**Associate Broker**  
[deniz.senyurt@cbcrrt.com](mailto:deniz.senyurt@cbcrrt.com)  
**Direct: 571.271.6604**

## PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

## EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM).

## MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs

