

WHITE FLINT PLAZA Rockville, MD 20895



PROJECT FACTS

GLA: 195,000 SF

- ▶ Center is located in the densely populated and affluent Montgomery County where the median household income is \$125,583 and ranks among the wealthiest counties in the U.S. (census.gov, 2022)
- ▶ 58.9% of county residents have a Bachelor's degree or higher
- ▶ The shopping center is in the midst of North Bethesda's Master Plan which consists of several major mixed-use projects including the 335 unit Harwood Flats development, delivered in 2022

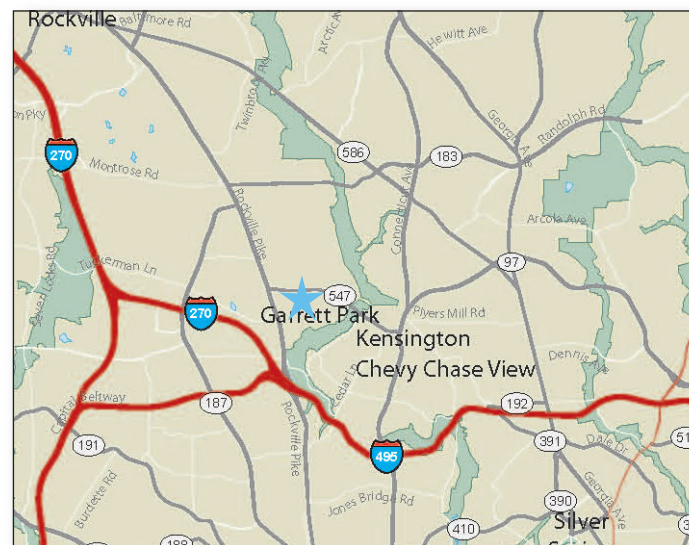
FEATURED TENANTS

PGA TOUR Superstore, Aldi, HomeGoods, PetSmart, Chuck E. Cheese

2024 DEMOGRAPHICS

| | Population | Avg HH Income | Households |
|--------|------------|---------------|------------|
| 1 mile | 20,887 | \$176,148 | 9,737 |
| 3 mile | 166,509 | \$183,928 | 61,311 |
| 5 mile | 397,326 | \$195,179 | 149,589 |

2024 ESRI



LOCATION

Nicholson Lane near Route 355 - Rockville, MD

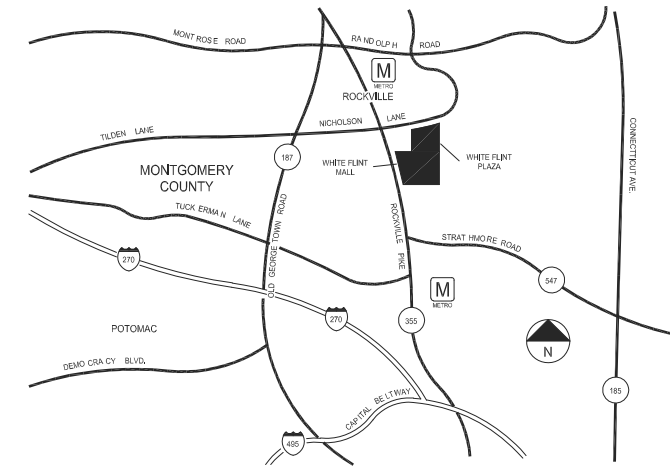
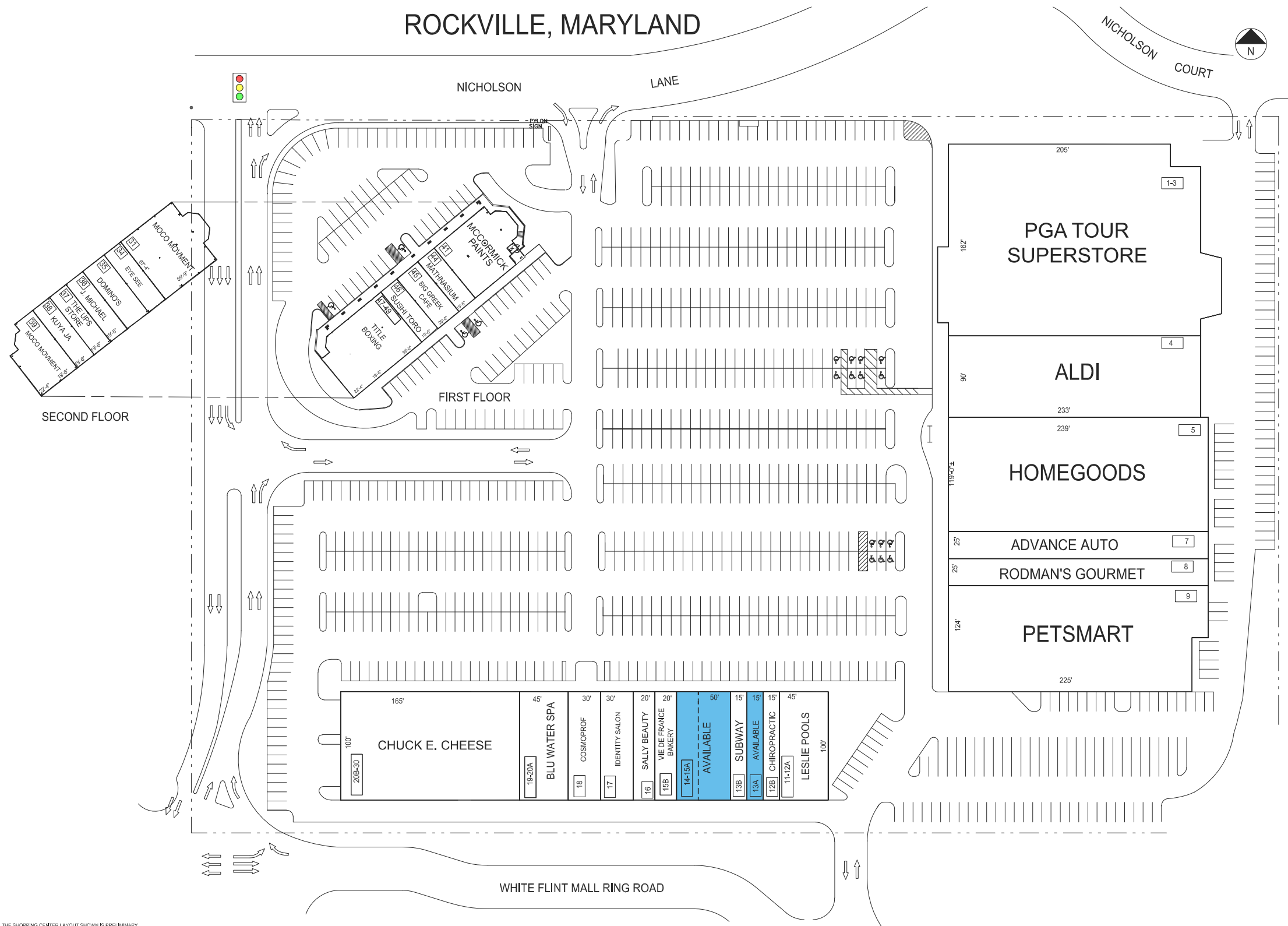
LEASING CONTACT

David Paik
202.736.2804 | DPaik@combined.biz



WHITE FLINT PLAZA

ROCKVILLE, MARYLAND



TENANT ROSTER

| | | | | | |
|--------|----------------------|-----------|-------|----------------------|----------|
| 1-3 | PGA TOUR SUPERSTORE | 37,680 SF | 31 | MOCO MOVEMENT | 4,413 SF |
| 4 | ALDI | 21,628 SF | 34 | EYE SEE | 1,313 SF |
| 5 | HOMEGOODS | 28,768 SF | 35 | DOMINO'S | 1,683 SF |
| 7 | ADVANCE AUTO | 6,000 SF | 36 | J. MICHAEL THE SALON | 1,313 SF |
| 8 | RODMANS | 6,000 SF | 37 | THE UPS STORE | 1,313 SF |
| 9 | PETSMAAT | 23,455 SF | 38 | KUYA JA | 1,313 SF |
| 11-12A | LESLIE POOLS | 4,500 SF | 39 | MOCO MOVEMENT | 2,508 SF |
| 12B | CHIROPRACTIC | 1,500 SF | 41 | MCCORMICK PAINTS | 3,798 SF |
| 13A | AVAILABLE | 1,500 SF | 44 | MATHNASIUM | 1,165 SF |
| 13B | SUBWAY | 1,500 SF | 45 | BIG GREEK CAFE | 1,494 SF |
| 14-15A | AVAILABLE | 5,000 SF | 46 | SUSHI TORO | 1,165 SF |
| 15B | VIE DE FRANCE BAKERY | 2,000 SF | 47-49 | TITLE BOXING | 4,706 SF |
| 16 | SALLY BEAUTY | 2,000 SF | | | |
| 17 | IDENTITY SALON | 3,000 SF | | | |
| 18 | COSMOPROF | 3,000 SF | | | |
| 19-20A | BLU WATER SPA | 4,500 SF | | | |
| 20B-30 | CHUCK E. CHEESE | 16,331 SF | | | |

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 194,975 SF
 ZONED = C-2, R-90
 REV. DATE = SEPT 2024

WHITE FLINT PLAZA
 NICHOLSON LANE & WHITE FLINT MALL DRIVE
 ROCKVILLE, MARYLAND 20895



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
 Suite 1000 West
 Bethesda, MD 20814
 (202) 293-4500
 FAX (202) 833-3013

LEASING PLAN

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME, THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

50' 100'
 APPROX. SCALE