

THE LAUREATE

JUST SIGNED!



FONTINA GRILLE

DENTIST

AT SHADY GROVE METRO
8005 GRAMERCY BLVD ROCKVILLE, MD 20855

2,628 SF AVAILABLE
9,731 SF COMING AVAILABLE

JOIN:



FONTINA GRILLE

PEARLE
EST.  1961
VISION

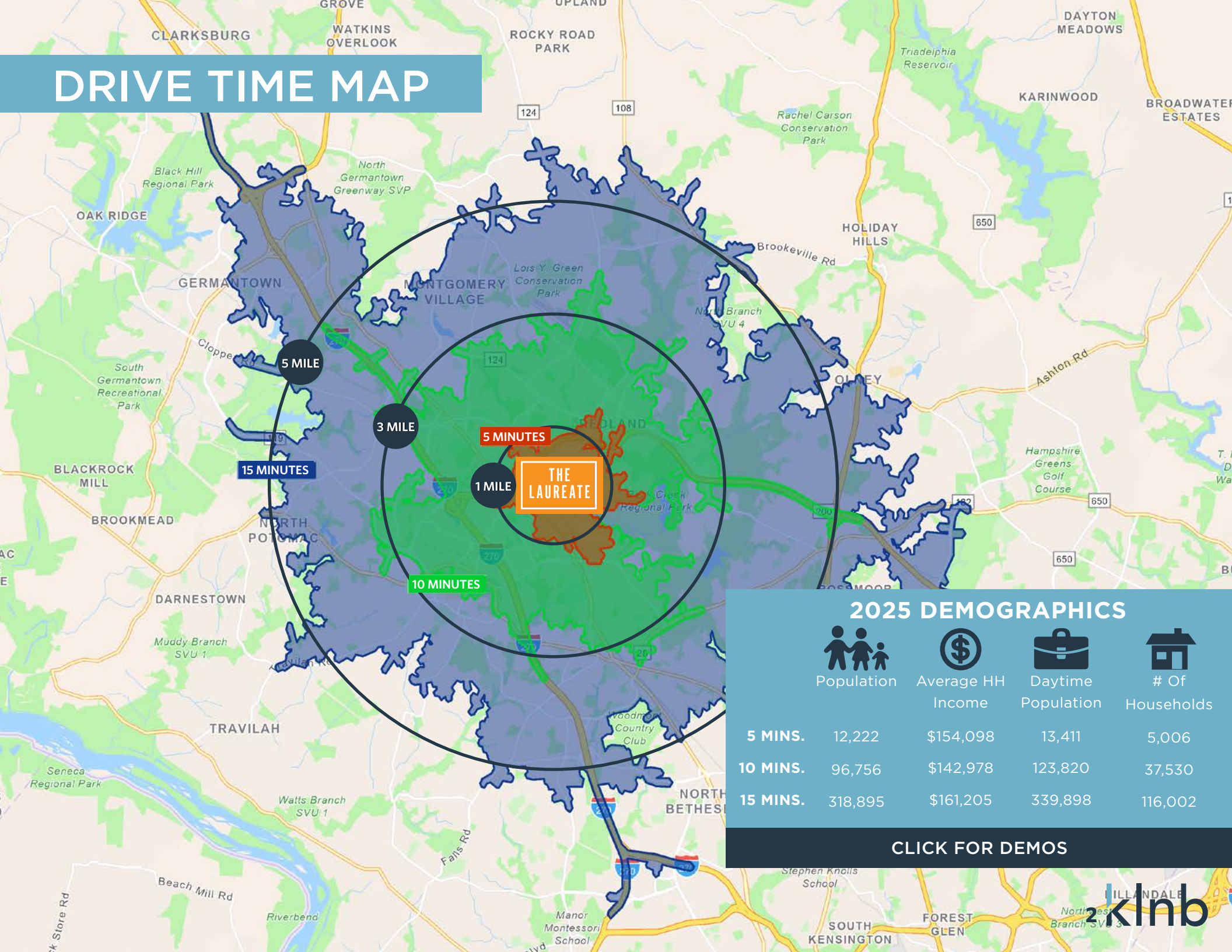
klnb

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DRIVE TIME MAP



2025 DEMOGRAPHICS



Population



Average HH
Income



Daytime
Population



Of
Households

5 MINS.	12,222	\$154,098	13,411	5,006
10 MINS.	96,756	\$142,978	123,820	37,530
15 MINS.	318,895	\$161,205	339,898	116,002

[CLICK FOR DEMOS](#)

CLOSE-UP AERIAL

THE GROVE SHOPPING CENTER
Giant

WALNUT HILL SHOPPING CENTER
Bank of America
Concentra
Lightbridge Academy
ALDI

33,274 (2024 ADT)

30,757 (2024 ADT)

FUTURE DEVELOPMENT
345 TOWN HOMES AND 344 MULTIFAMILY UNITS PLANNED

407 TOWNHOMES

THE LAUREATE

The DALEY RETAIL

9,839 (2024 ADT)

413 APARTMENTS
SITE WORK UNDERWAY!
Will include a 7,000 SF county library

5,745 SPACES
COMMUTER PARKING

ROCK GROVE
QDOBA MEXICAN EATS
RISE
ALLCARE

158
FARMSTEAD DISTRICT

355

M metro
SHADE GROVE
4,250 ADR

270 CENTER
amazonfresh
MVA Rack

NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

90 ACRE Master Planned Community

1458
Multi-family units
Westside: 1,114
Eastside: +344

753
Townhomes
Westside: 406
Eastside: +345

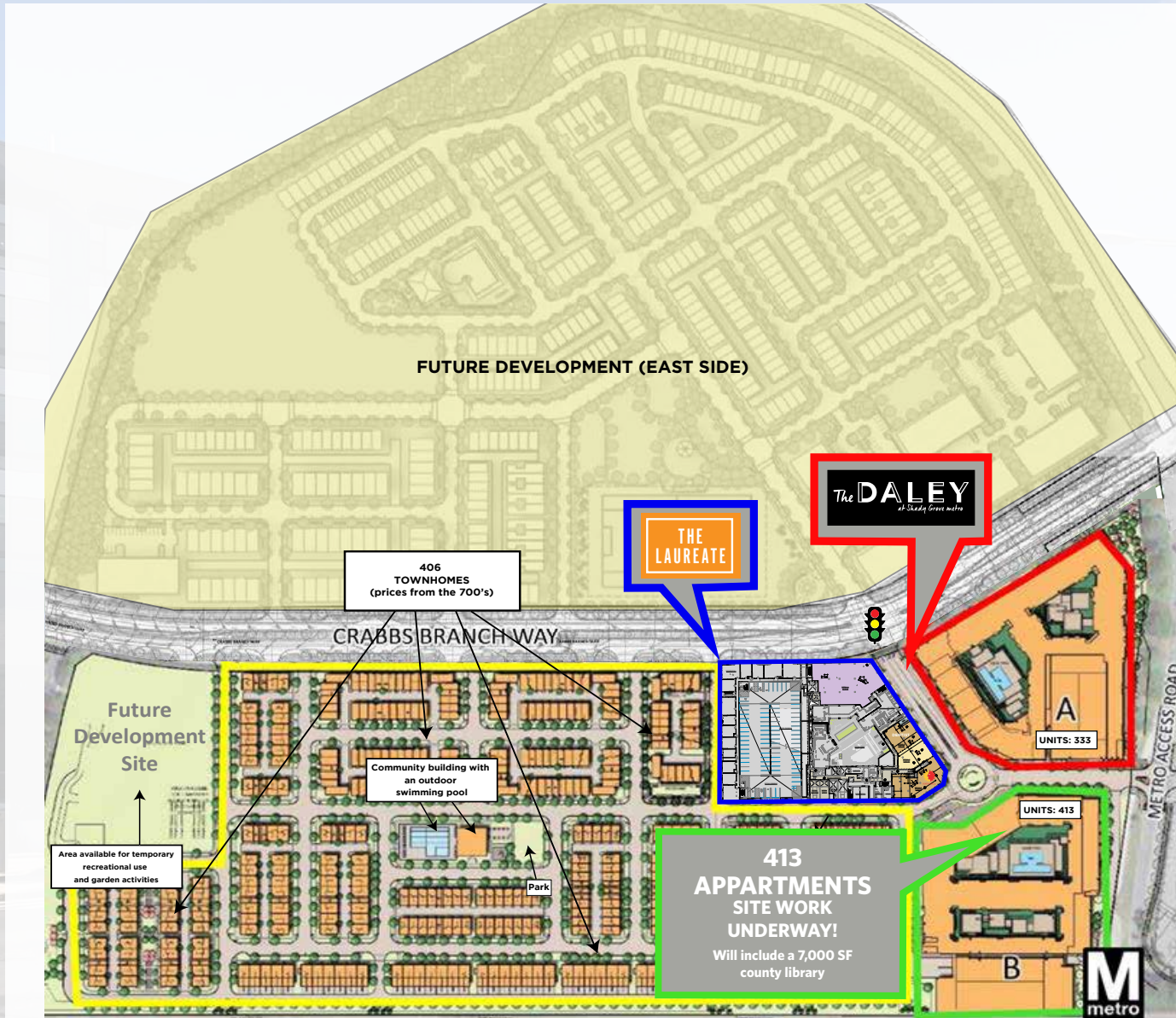
130,000 SF
Future
Mixed-Use space

PROPOSED
Library, School,
Community &
Athletic Field
(Eastside)

5 MINUTE WALK To Shady Grove Metro Station

4,420
Average Daily Riders
at Shady Grove

5,745
Commuter
Parking Spaces



406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**EAST SIDE
FUTURE DEVELOPMENT**

CRABBS BRANCH ROAD

9839
(2024 ADT)

**PARKING LOT
100+ FREE DEDICATED
RETAIL PARKING SPACES**

**THE
LAUREATE**

The DALEY

407 TOWNHOMES

UNITS: 413

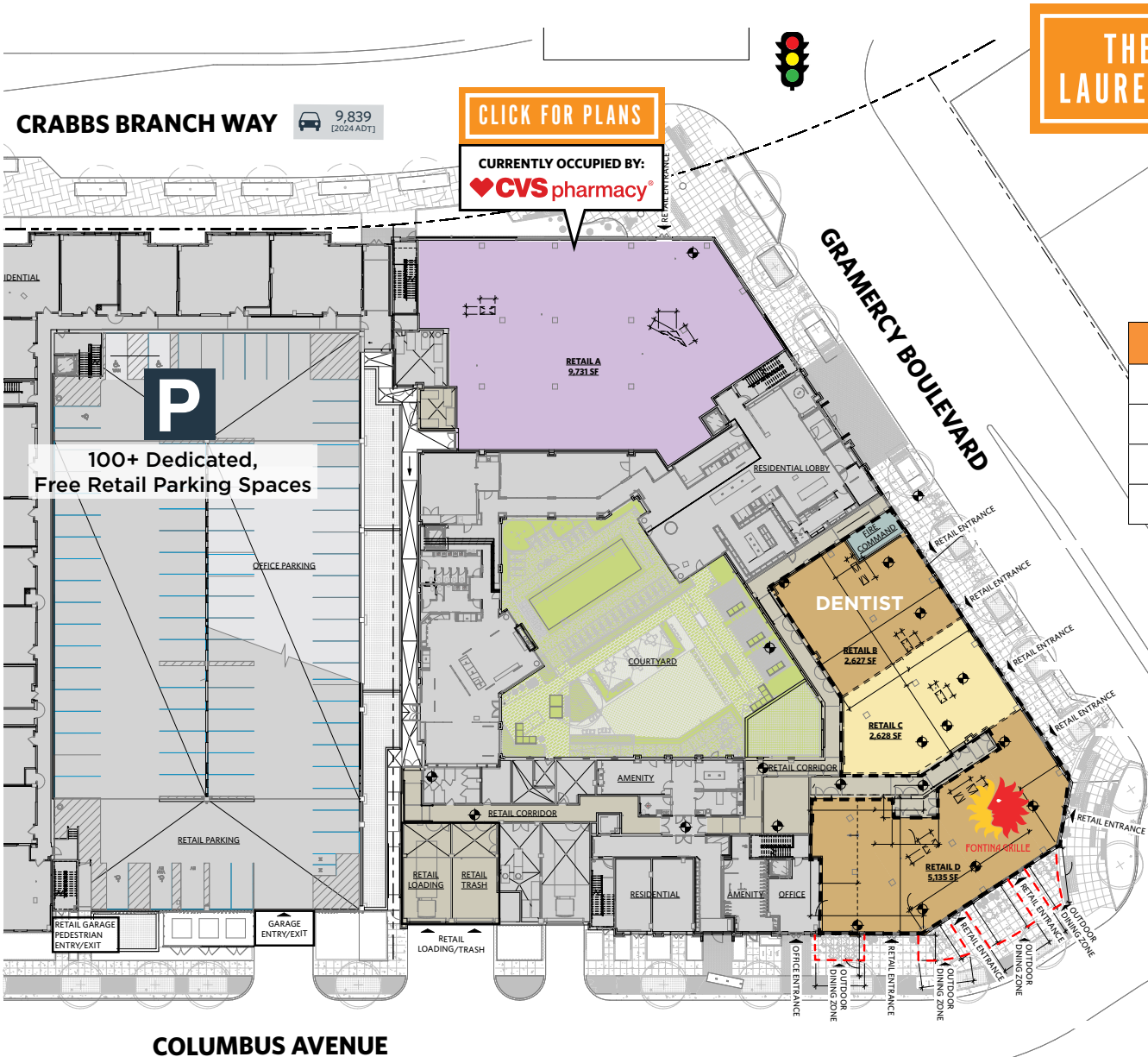
**5,745
COMMUTER PARKING
SPACES**

M
metro
SHADE GROVE
4,260 ADR

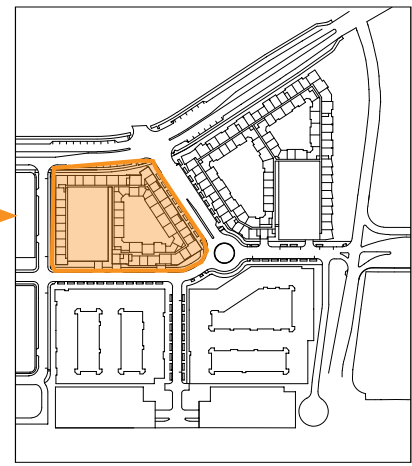
**413
APARTMENTS
SITE WORK
UNDERWAY!**
Will include a 7,000 SF
county library

B

SITE PLAN



THE LAUREATE



100+ Dedicated, Free Retail Parking Spaces

SPACES	SIZE	TENANT
Retail A	9,731 SF	CURRENTLY CVS pharmacy
Retail B	2,267 SF	Dentist JUST SIGNED!
Retail C	2,628 SF	Targeting Fitness/Service/Medical
Retail D	5,135 SF	FONTINA GRILLE JUST SIGNED!

- AVAILABLE
- AT LOI
- COMING AVAILABLE
- LEASED





klnb

BOZZUTO

EYA

**Housing
Opportunities
Commission
OF MONTGOMERY COUNTY**

**For More Information
Please Contact:**

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