



PROPERTY HIGHLIGHTS

This well-maintained two-story building is located within walking distance of the Twinbrook Metro Station (Red Line) and numerous retail, hotel and restaurant amenities. It is also a short distance from major thoroughfares such as Interstate 270 and the Capital Beltway (I-495).

28,000 SF plates provide for flexible layouts and full floor identity while high 9' finished ceiling heights (14' 9" slab-to-slab) could allow for lab conversion.

BUILDING INFORMATION

- Available: 28,438 SF
- Stories: 2
- Class: B
- Construction: Masonry
- Parking: Surface-207 (3.71/1,000 SF)

CO-BROKERED BY



MID-ATLANTIC
ACQUISITIONS LLC

KENNETH FELLOWS

kfellows@klnb.com | 301-222-0210

ROBERT PUGH

rpugh@klnb.com | 301-222-0211

KEIRY MARTINEZ

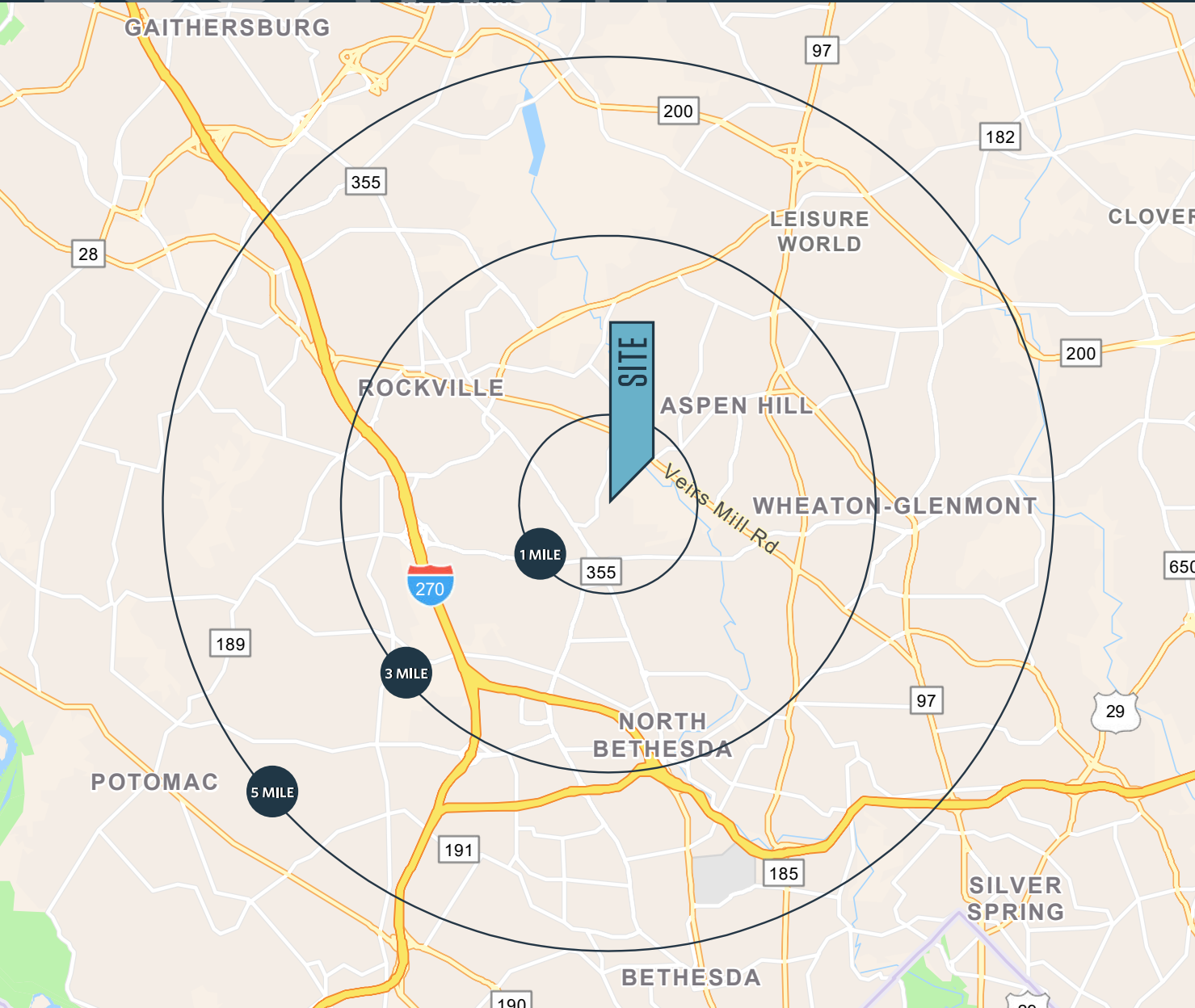
kmartinez@klnb.com | 703-334-5629

klnb.com

LOCATION

5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
26,721	160,708	363,736
Daytime Population		
43,609	188,960	401,853
Households		
11,936	59,581	135,897
Average HH Income		
\$119,489	\$158,924	\$179,283

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Twinbrook Parkway	20,942 ADT
Parklawn Drive	9,959 ADT
Fishers Lane	1,400 ADT
Washington Avenue	970 ADT

KENNETH FELLOWS

kfellows@klnb.com | 301-222-0210

ROBERT PUGH

rpugh@klnb.com | 301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com | 703-334-5629



MARKET

5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY



KENNETH FELLOWS

kfellows@klnb.com | 301-222-0210

ROBERT PUGH

rpugh@klnb.com | 301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com | 703-334-5629

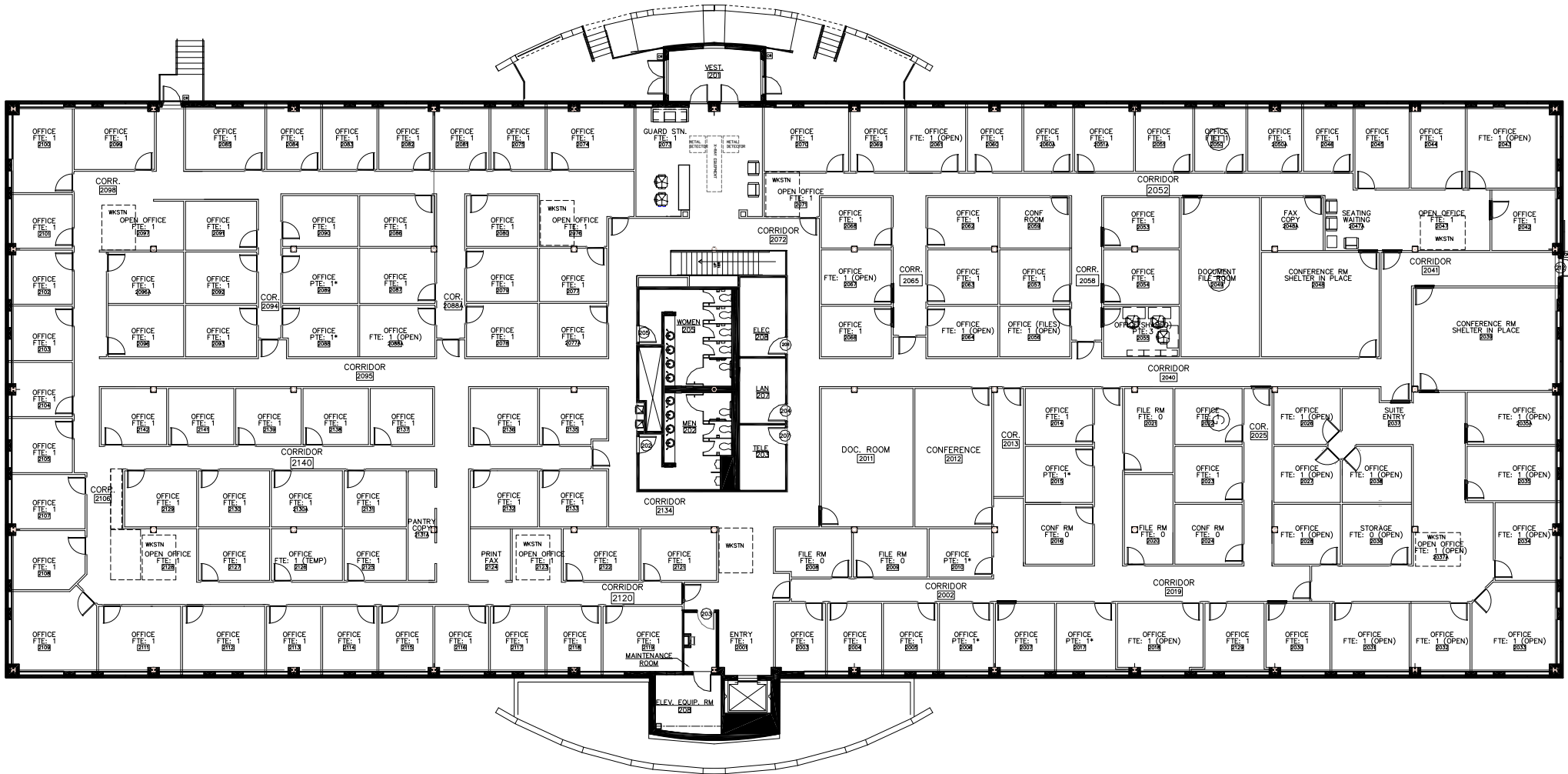


FLOOR PLAN

5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY

2ND FLOOR



KENNETH FELLOWS

kfellows@klnb.com | 301-222-0210

ROBERT PUGH

rpugh@klnb.com | 301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com | 703-334-5629





5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY

FOR MORE INFORMATION, PLEASE CONTACT:

KENNETH FELLOWS

kfellows@klnb.com
301-222-0210

ROBERT PUGH

rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com
703-334-5629

2273 Research Blvd, Suite 150, Rockville, MD 20850

.....

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

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.