

## COMMERCIAL SPACE FOR LEASE

### HALPINE & LEWIS WAREHOUSES

2375-2389 Lewis Avenue 5951-5953 Halpine Road Rockville, MD 20852

#### **HIGHLIGHTS**:

STREET VISIBILITY: LEWIS AVENUE

Zoned LI for multiple uses: light manufacturing, storage, distribution, catering, art studio, recreational facility. Full HVAC installed in unit. 2nd Gen Bakery with fully built-out commercial bakery: 1 walk in cooler, 1 freezer, hood system, showcases and prep tables. Free surface parking available (59 spaces) and clear ceiling heights range from 13' - 18'. Property is immediately adjacent to Twinbrook Metro Station, with close proximity to Rockville Pike, new residential, retail, and office centers. The suburban neighborhood is bound by Rockville to the north, Aspen Hill to the east, North Bethesda to the south, and Travilah to the west.

### **FEATURING: SUITE** S.F. 2377 2,695 5953 4,950

DEMOGRAPHICS:				
	1 MILE	3 MILES	5 MILES	
TOTAL POPULATION	24,990	157,972	357,678	
AVERAGE HH INCOME	\$80,670	\$93,551	\$101,308	
ANNUAL CONSUMER SPENDING	\$279,227	\$1,846,990	\$4,473,663	

#### IN THE AREA:













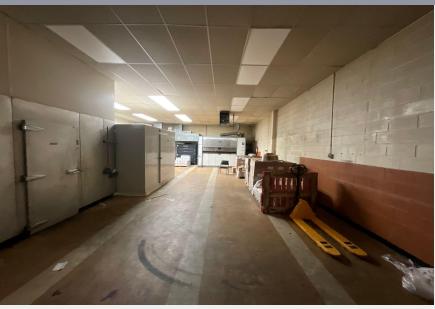






#### **INTERIOR PHOTOS:**











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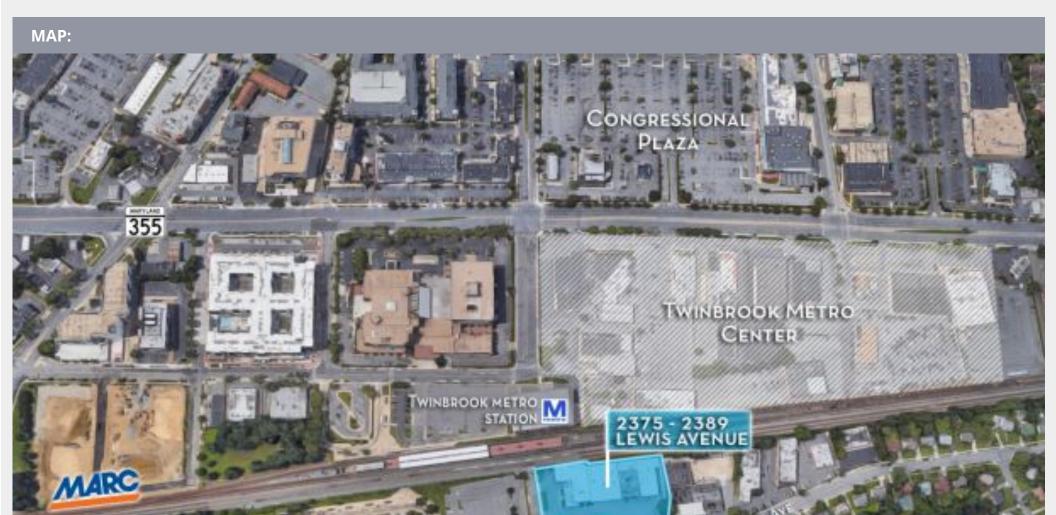


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