



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

900 ROCKVILLE PIKE, ROCKVILLE, MD 20852
APPROVED 4,400 SF OF RETAIL

FOR SALE



PROPERTY DETAILS

Sale Price:	\$1,500,000
Parcel Number:	(04-02406134)
Lot Dimensions:	230' x 112'
Sanitary Sewer:	Publicly Available
Potable Water:	Publicly Available
Zoning:	PD-CB (Champion Billiards) With a Designated Equivalent Zone of Mixed-Use Corridor District (MXCD)
Tract Area:	25,862 SF
Row Dedication:	6,523 SF
Lot Area:	19,339 SF
Parking Spaces:	23
Handicap Accessible Spaces:	1 (Van Accessible)
Allowable Buildable SF:	4,400

PROPERTY FEATURES

Rare Corner Lot with Frontage to Rockville Pike
Annual Average Daily Traffic of **49,500 vehicles per day**
Approved Project Plan for Retail
Directly Across from Woodmont Country Club
Located in an Opportunity Zone - Census Tract 24031700904

LOCATION OVERVIEW

900 Rockville Pike is strategically located for a retailer looking for a high volume of customers and great visibility, offering direct access to Route 355 and close connections to I-270 and the Rockville Metro Station. The property sits along one of Montgomery County's busiest corridors, with steady vehicle and pedestrian traffic. Nearby, there is a wide mix of retail, dining, medical, and service businesses that make the area convenient for both customers and employees.

FOR MORE INFORMATION

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MARKET OVERVIEW

Montgomery County lies just north of Washington, D.C. and is one of the most affluent counties in the nation.

Institutions of higher learning, including Johns Hopkins University - Montgomery County Campus, Montgomery College and the University of Maryland at Shady Grove, provide a highly-educated labor pool that draws employers to the region.

Due to the highly skilled labor force, the county has become a hub for government entities, biotechnology research and cybersecurity.

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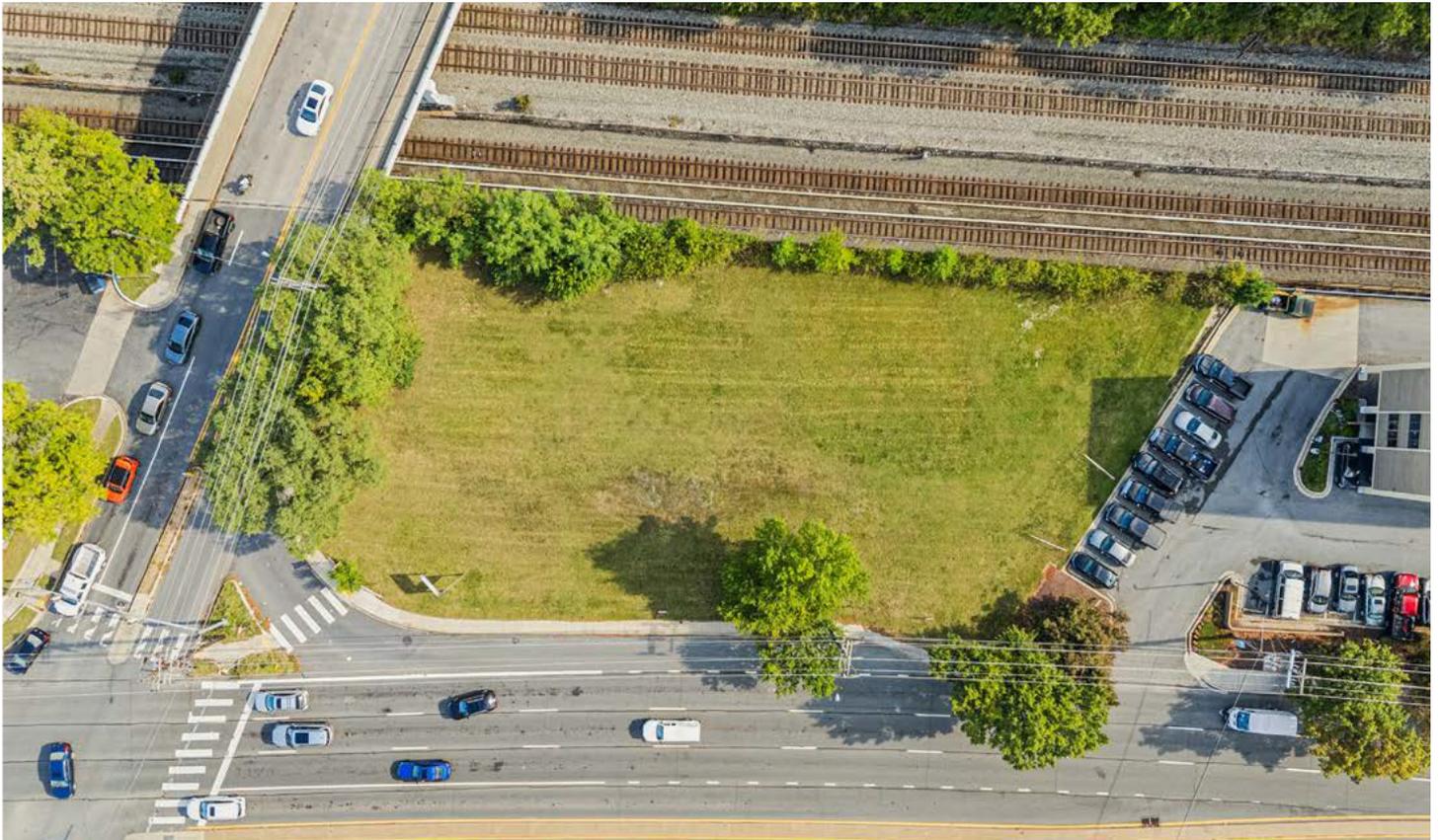
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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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ECONOMY

The U.S. Department of Energy, U.S. Consumer Product Safety Commission, National Oceanic and Atmospheric Administration, Food and Drug Administration, and Walter Reed National Military Medical Center are among the many federal entities located in the county.

The large biotechnology cluster that encompasses more than 300 companies is anchored by Johns Hopkins University's Montgomery County Campus, the Howard Hughes Medical Institute and the National Institutes of Health.

Major employers represent a diverse economic base and include Marriott International, Lockheed Martin, BAE Systems, Kaiser Permanente, Giant Food and GEICO.

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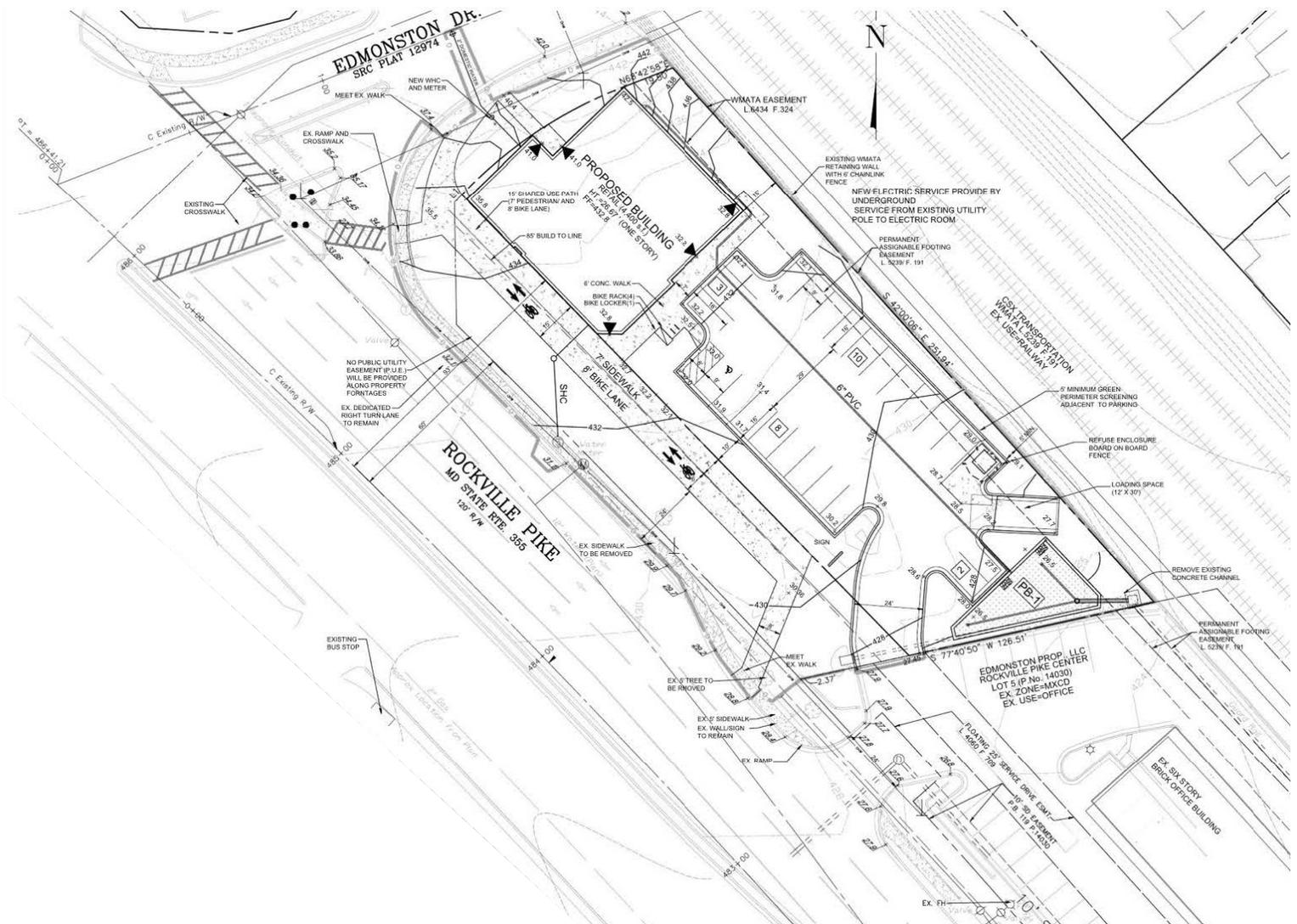


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SITE PLAN



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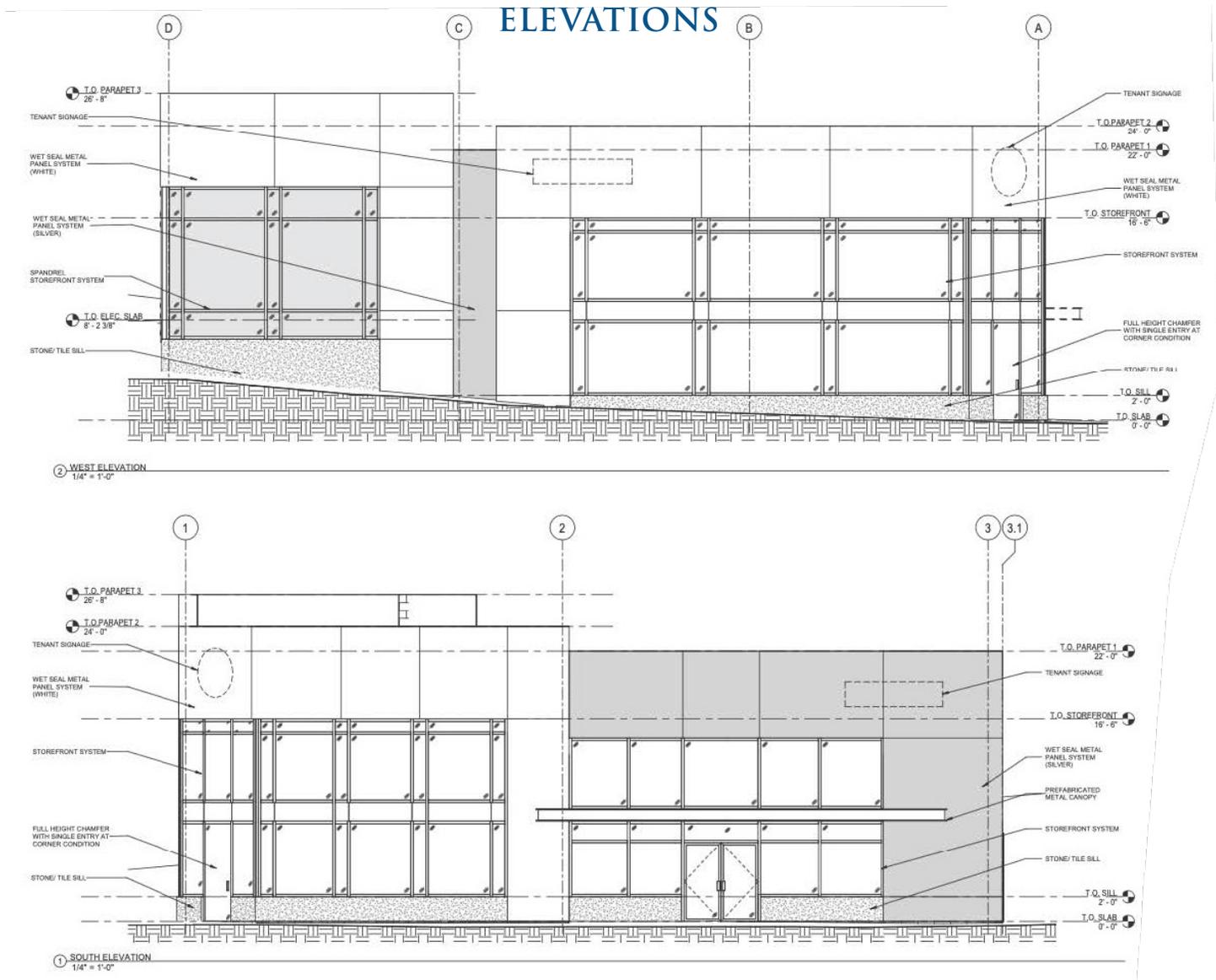
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Not for construction.

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AERIAL



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