



# 43,500 OFFICE BUILDING FOR SALE

7272 Wisconsin Avenue, 10th Floor, Bethesda, MD 20814

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# EXECUTIVE SUMMARY

CPG Realty, LLC, as exclusive representative of the Seller, is pleased to present **15901 Frederick Road, Rockville, MD** — a rare infill redevelopment opportunity located at the highly visible corner of **Frederick Road (MD 355)** and **Redland Road**, directly across from the entrance to **King Farm** and adjacent to the **Shady Grove Metro station**.

The Property consists of **2.294 acres** zoned **CR 200 R 1.5**, allowing **residential development by right** for a seamless entitlement process. Currently improved with a **43,500 SF, three-story office building** and **130 parking spaces**, the Property benefits from flexible repositioning potential. The Seller has mostly vacated the building and is open to **leasing back the retail portion of the first floor**, offering optional income during redevelopment. The site also features **three drive-thru ATMs** on the west side of the Property.

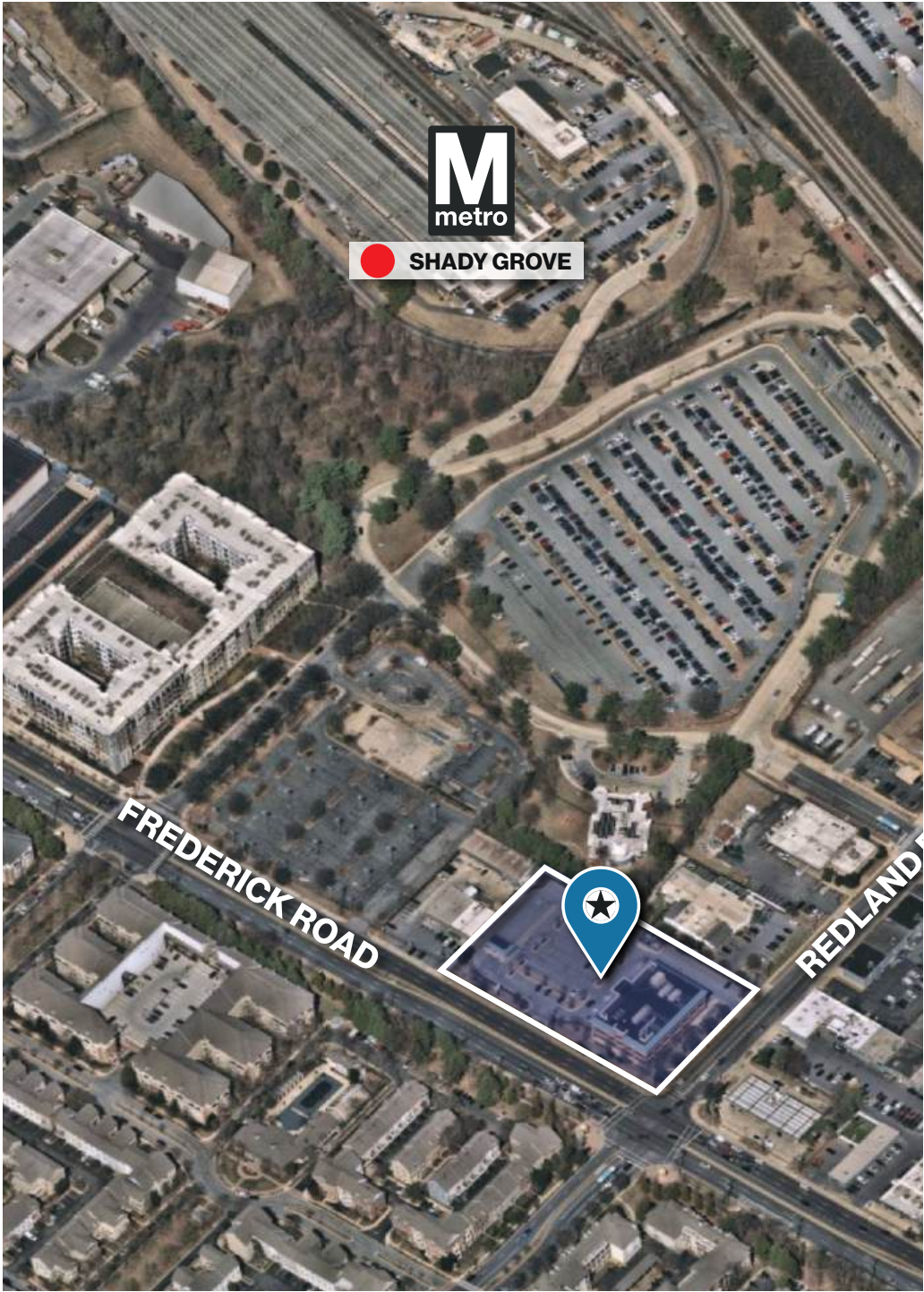
This highly walkable location offers unparalleled connectivity to both transit and retail amenities. Residents will enjoy immediate access to nearly **1 million SF of vibrant retail**, including **King Farm Village Center** and **Upper Rock**, with offerings such as **Mom's Organic Market, Home Depot, Best Buy, and a variety of restaurants and services**.

Positioned within Montgomery County and the City of Rockville's growth boundaries, this site presents a compelling opportunity to deliver for-sale residential product in a **supply-constrained, high-income submarket** with strong demand drivers and proven walkability.





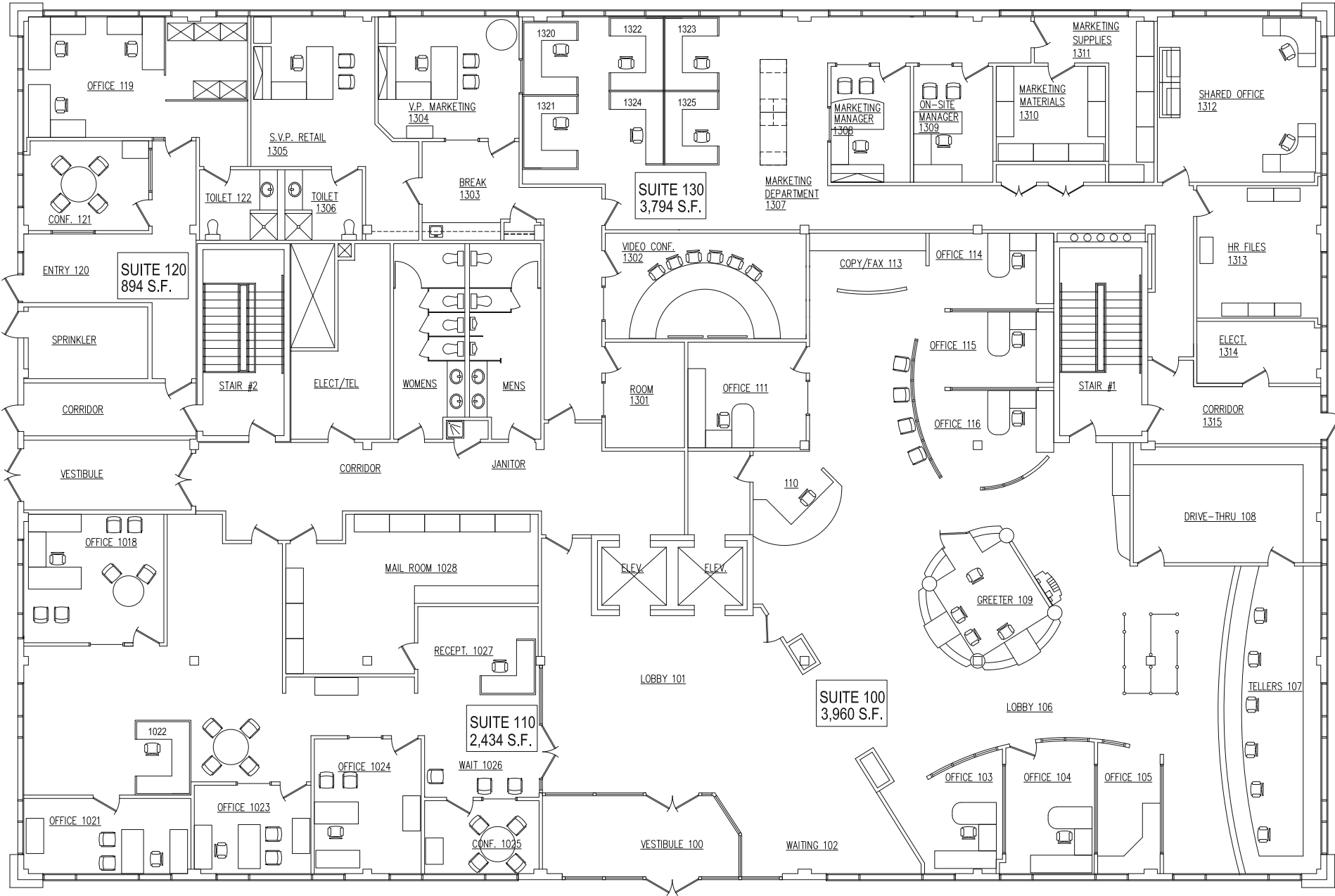
ADDRESS	15901 Frederick Rd, Rockville, MD 20855
PARCELS ID	09-03413011
MUNICIPALITY	Montgomery County
PROPERTY SIZE	2.29 Acres
BUIDLING SIZE	43,500 SF
YEAR BUILT	2005
STORIES	3
PARKING	130 Spaces
ZONING	CR 200 R 1.5
ENCUMBRANCE	New Cingular Wireless PCS, LLC Lease for rooftop cellular communication equipment which expires 2031
LOCATION	Located approximate to Interstate 270 and within a mile of Interstate 370/Maryland Route 200
FUTURE DEVELOPMENT	149,899.5 SF as 100% Residential, or 199,688 SF as Mixed Use



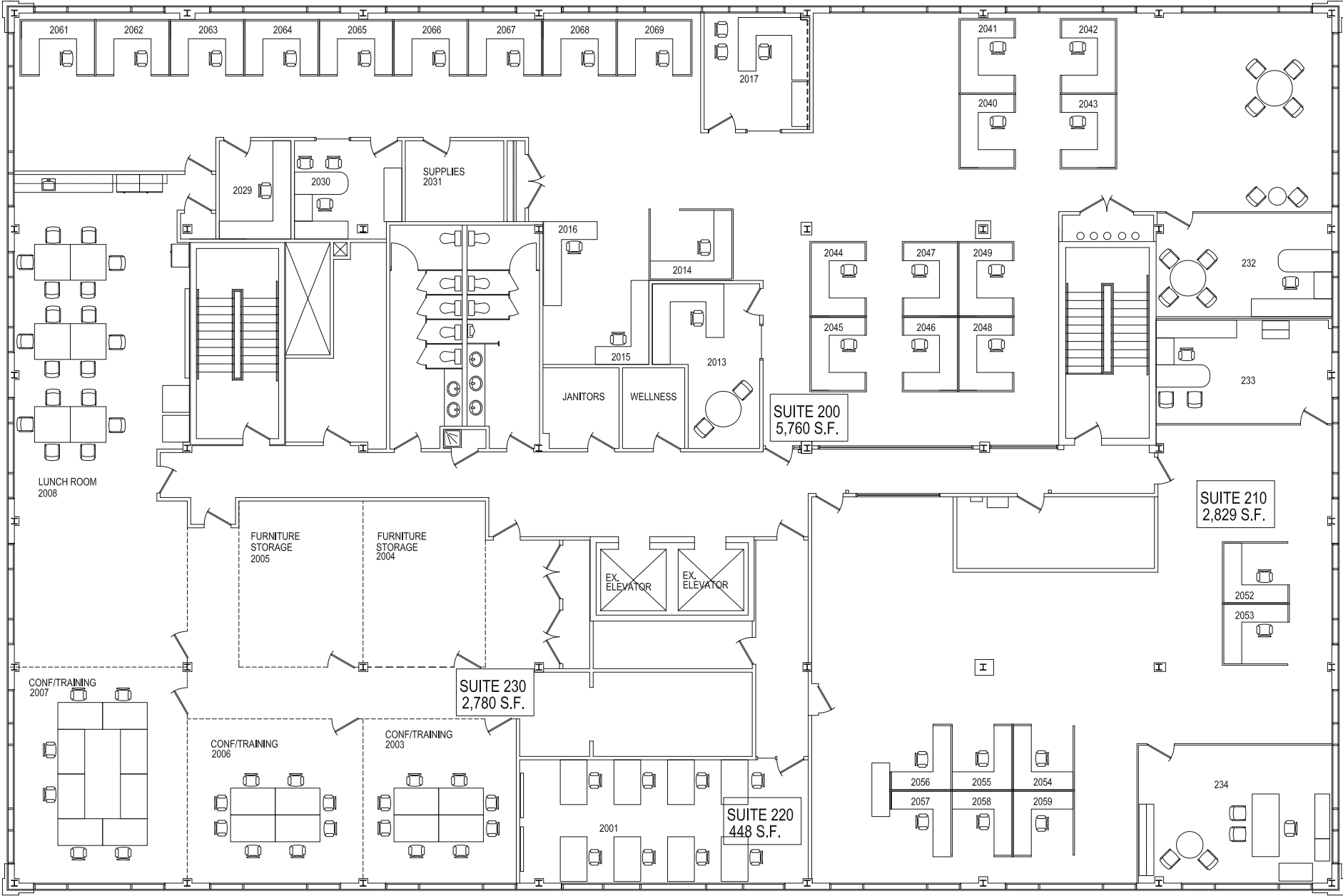


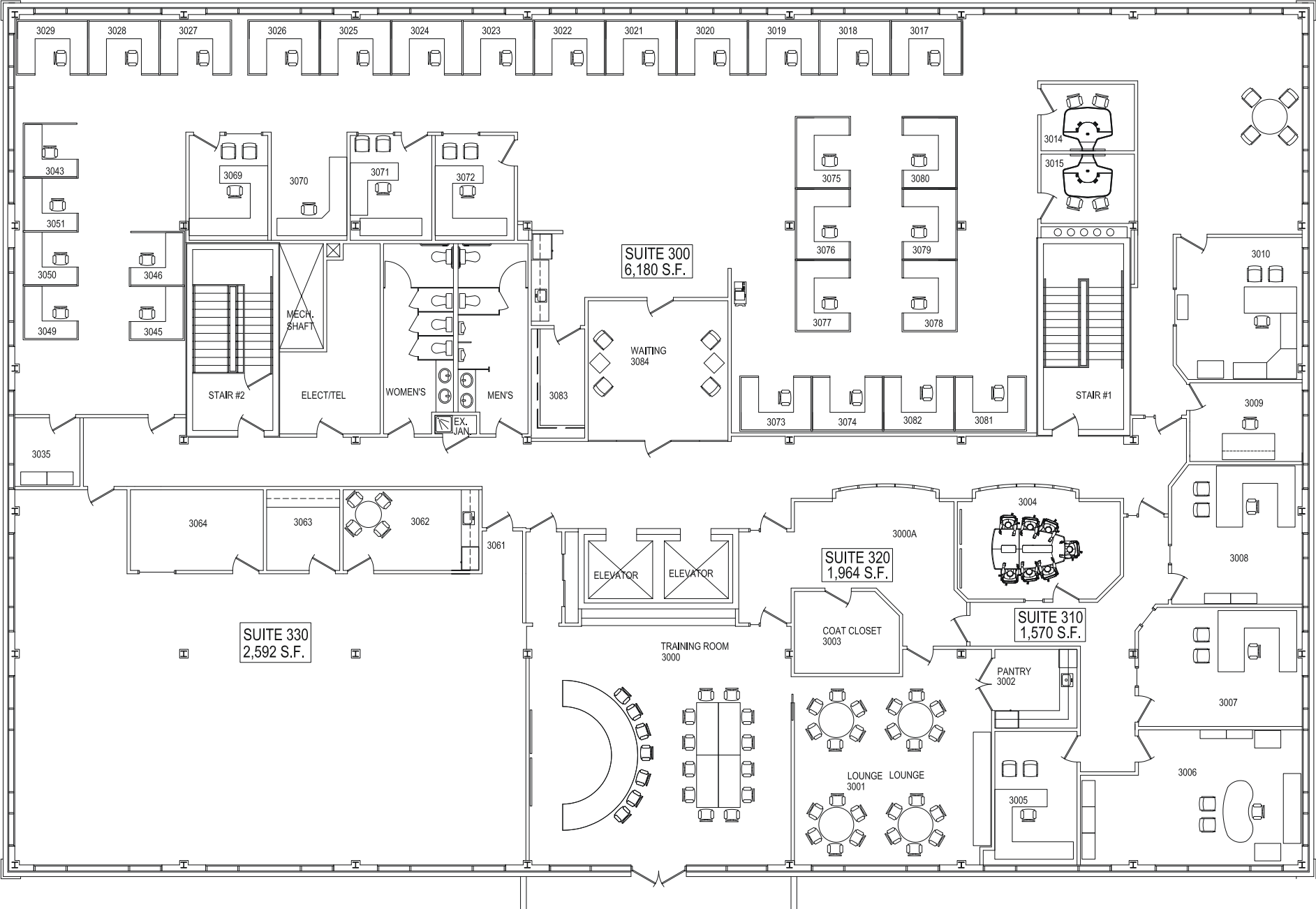
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# FLOOR PLAN | FIRST FLOOR



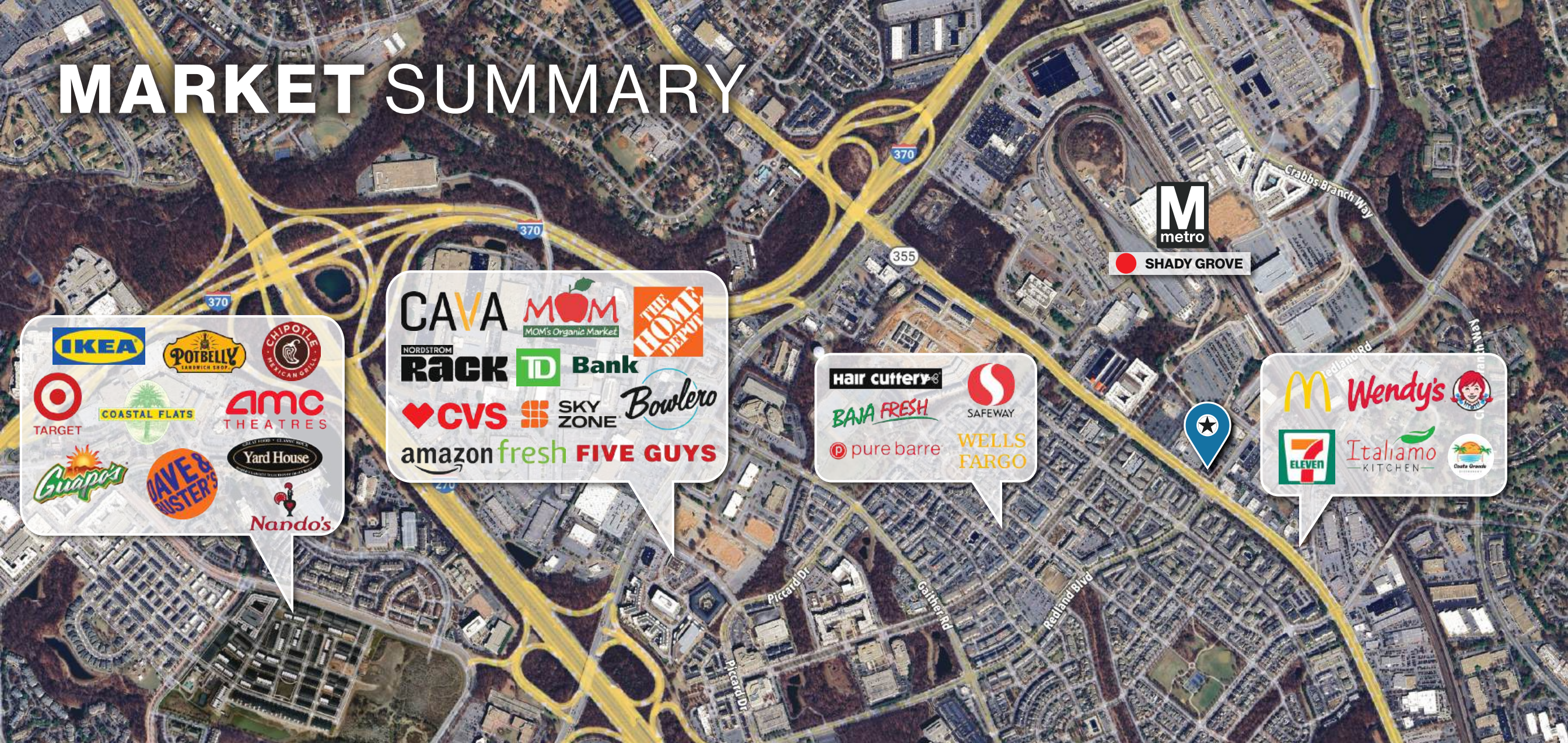
# FLOOR PLAN | SECOND FLOOR







# MARKET SUMMARY



## DEMOGRAPHICS \*BASED ON 3 MILE RADIUS



**118,767**  
POPULATION



**\$127,035**  
AVERAGE  
INCOME



**45,558**  
HOUSEHOLDS



**10,710**  
BUSINESSES







**PHOTOS INTERIOR**





## CONTACT



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