

# NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

1,000 – 6,236 SF AVAILABLE

2,097 SF 2ND GEN RESTAURANT AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# NATIONAL CANCER INSTITUTE RETAIL

## ROCKVILLE, MD

- | Street-front retail opportunities in the heart of Rockville
- | Ample parking options with dedicated retail spaces within the parking garage as well as metered street parking out front
- | Strategically positioned in a densely office area, with nearly 30K employees within just one mile and 2,000 employees at the National Cancer Institute on site

### DEMOGRAPHICS 2023

	1 MILE	3 MILES	5 MILES
 POPULATION	13,645	128,859	273,296
 DAYTIME POPULATION	29,190	93,972	165,346
 HOUSEHOLD INCOME	\$153,122	\$161,338	\$163,522
 TRAFFIC COUNTS	9,000 on Medical Center Drive		

### AREA RETAILERS



# NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

## FALLSGROVE VILLAGE CENTER



## TRAVILLE VILLAGE CENTER



## NATIONAL CANCER INSTITUTE RETAIL

9613 MEDICAL CENTER DRIVE

## TRAVILAH SQUARE SHOPPING CENTER



292 BEDS  
1,600+ STAFF



4,000 + UNDERGRADS

NIH NATIONAL CANCER INSTITUTE  
2,000 EMPLOYEES

SHADY GROVE ROAD 26,000 VPD

KEY WEST AVENUE 48,500 VPD

MEDICAL CENTER DRIVE

## 0.5 MILE RADIUS

50 Office Buildings  
13,500 Daytime Workers



**NATIONAL CANCER INSTITUTE RETAIL**  
ROCKVILLE, MD

**KEY WEST AVENUE 48,500 VPD**

**BROCHART ROAD**



**NATIONAL CANCER INSTITUTE RETAIL**  
9613 MEDICAL CENTER DRIVE



**SHADY GROVE HOSPITAL**  
292 BEDS  
1,600+ STAFF

**MEDICAL CENTER DRIVE 9,450 VPD**

**SHADY GROVE ROAD 26,000 VPD**



# SITE PLAN

NATIONAL CANCER INSTITUTE RETAIL | ROCKVILLE, MD

1,000 - 6,236-SF AVAILABLE



2,097 SF AVAILABLE

1,361 SF AVAILABLE

1,408 SF AVAILABLE

2,769 SF COMBINABLE SPACES

1,000 SF AVAILABLE

49 RETAIL PARKING SPACES

2ND GENERATION RESTAURANT

OUTDOOR SEATING

METERED PARKING (12 SPACES)

CAPITAL BIKESHARE

MEDICAL CENTER DRIVE 9,450 VPD



# NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD





**NATIONAL CANCER INSTITUTE RETAIL | 9613 MEDICAL CENTER DRIVE, ROCKVILLE, MD**

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