

DONOHUE



# 11760 PARKLAWN DRIVE

RETAIL/SHOWROOM SPACE FOR LEASE IN ROCKVILLE, MD



# AVAILABLE NOW: 5,160 SF TURNKEY RETAIL

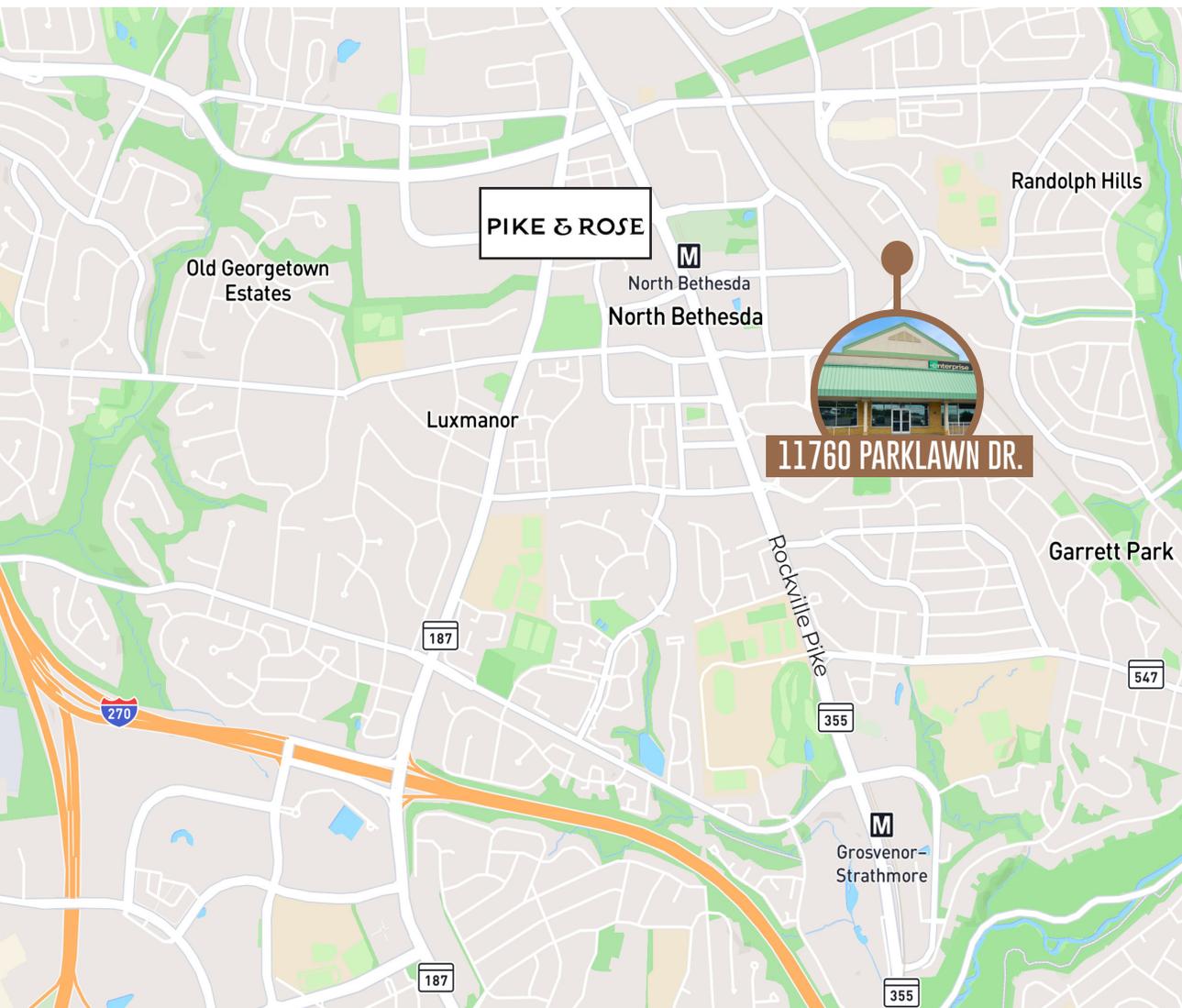
## PROPERTY DETAILS

- 5,160 SF of move-in-ready, built-out retail space in Parklawn Commerce Center
- Rate: \$27.00/SF NNN
- 18+ foot ceiling heights & one (1) loading dock
- Ample free surface parking (110 spaces in Parklawn Commerce Center lot)
- Easy access to major local roadways, including Rockville Pike (355) and I-270
- Excellent signage opportunity with visibility from roadway



CONOR COAKLEY 301.345.9730 | conorc@donohoe.com

# LOCATION DETAILS



## DEMOGRAPHICS



### POPULATION

1 MI 21,973    2 MI 86,454    5 MI 389,526



### DAYTIME EMPLOYEES

1 MI 21,899    2 MI 50,915    5 MI 215,157



### TRAFFIC VOLUME

PARKLAWN DRIVE 19,827 VPD



### ACCESSIBILITY – WALK SCORE

82 WALK SCORE (Very Walkable)



### TOTAL CONSUMER SPENDING

1 MI \$344M    2 MI \$1.3B    5 MI \$6B



### AVERAGE HOUSEHOLD INCOME

1 MI \$126,659    2 MI \$130,885    5 MI \$148,355