

725 Rockville Pike

**89,100 SF Fully Conditioned
Showroom + 17,350 SF Warehouse
For Lease**

SHIPPING RECEIVING WITH LOADING DOCK

ROCKVILLE, MD 20852



ZONED MXCD // EASY ACCESS TO I-270

Strategically Located

725 Rockville Pike offers a prime showroom opportunity in the heart of Rockville, MD—with excellent visibility along one of the area's busiest commercial corridors, the property provides easy access to I-270 and major retail centers. **Join Goodwill of Greater Washington Retail and Movement of Rockville (Rock Climbing and Yoga)!**

NEARBY VEHICLES PER DAY

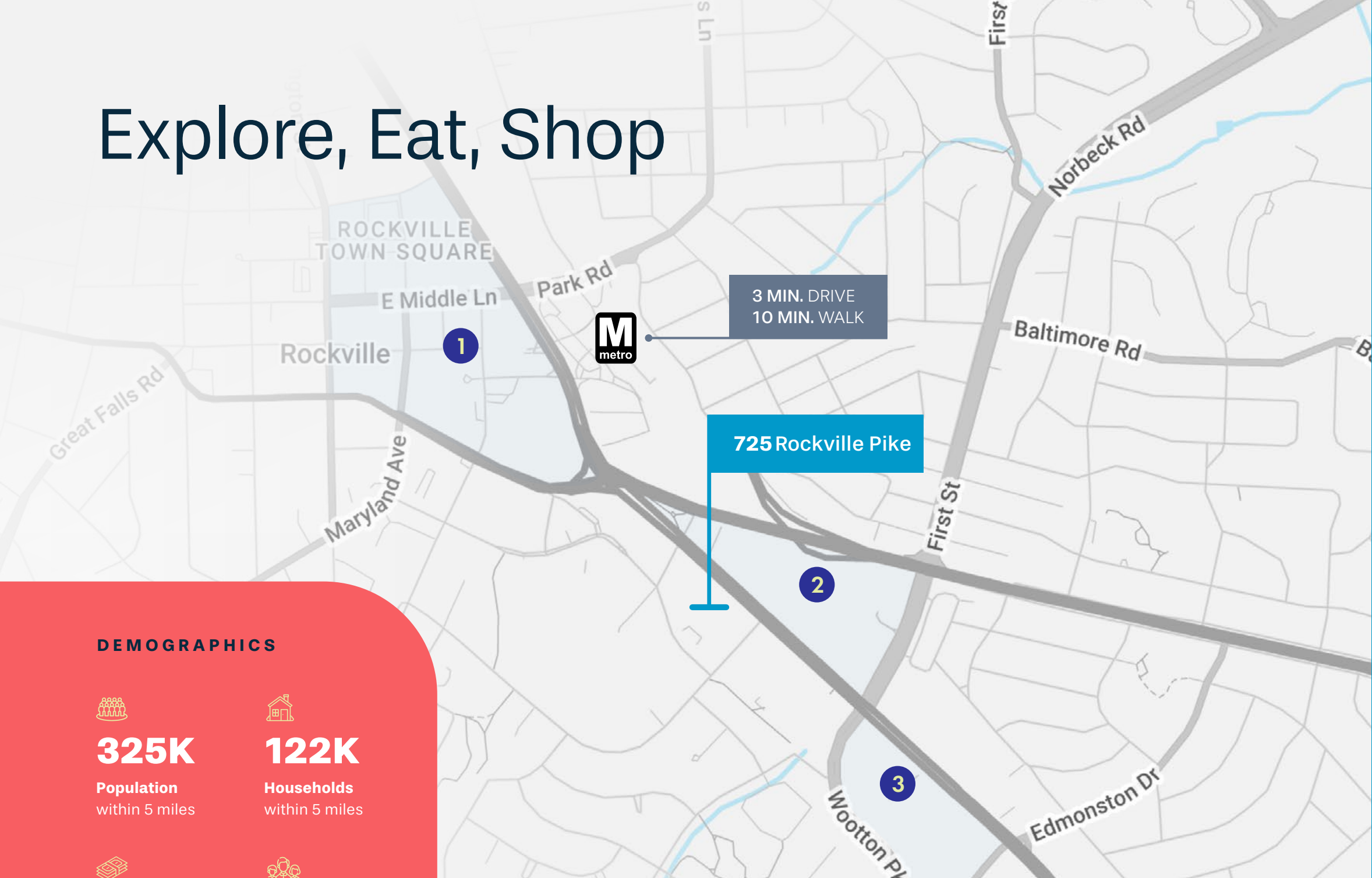
62,800	48,400
Vehicles Per Day on Rockville Pike (0.1 Mile)	Vehicles Per Day on First Street (0.5 Mile)

GENERAL SPECIFICATIONS

Property Address	725 Rockville Pike
Year Built / Stories	1995 / 4 Stories
Rentable Building Area	192,000 SF
Available Rentable SF	89,100 SF (Divisible)
Dock	One (1)
Clear Height	18'
Elevators	Yes
Parking Ratio	2.0/1,000 SF (178 Spaces)
Zoning	MXCD



Explore, Eat, Shop



DEMOGRAPHICS



325K

Population
within 5 miles



122K

Households
within 5 miles



\$144K

Average Income
within 5 miles



181K

Daytime Employees
within 5 miles



\$4.8M

Consumer Spending
within 5 miles



NEIGHBORHOOD AMENITIES

1

Starbucks
Walgreens
Bonchon
First Watch
Five Guys
Gold's Gym
Verizon
Thai Chef
Potbelly
Buffalo Wild Wings
Quickway

BoBaPoP Tea
Marble Slab Creamery
Finnegan's Pub
Giuseppi's Pizza Plus
Little Miner Taco
Paris Baguette
Subway
Panera Bread
World of Beer
Cambria Hotel
The Lady Vintner

2

Roy Roger's
Wendy's
IHOP
CVS
7-Eleven
PNC Bank

Taste of Kabab
Ding Cafe
L&L Hawaiian BBQ
MiaCane Juicery
Japong Bakery
El Mariachi

3

Dunkin'
Chipotle
Starbucks
Mission BBQ
Gold's Gym
Bray & Scarff

Food Lion
The Halal Guys
Wingstop
Jersey Mike's
UPS Store
Habit Burger & Grill

Building Floor Plan

This expansive 89,100 SF floor plan located on the 4th floor with access via elevators and escalators offers a versatile combination of high-capacity showroom space. Other options may be available!

89,100 SF

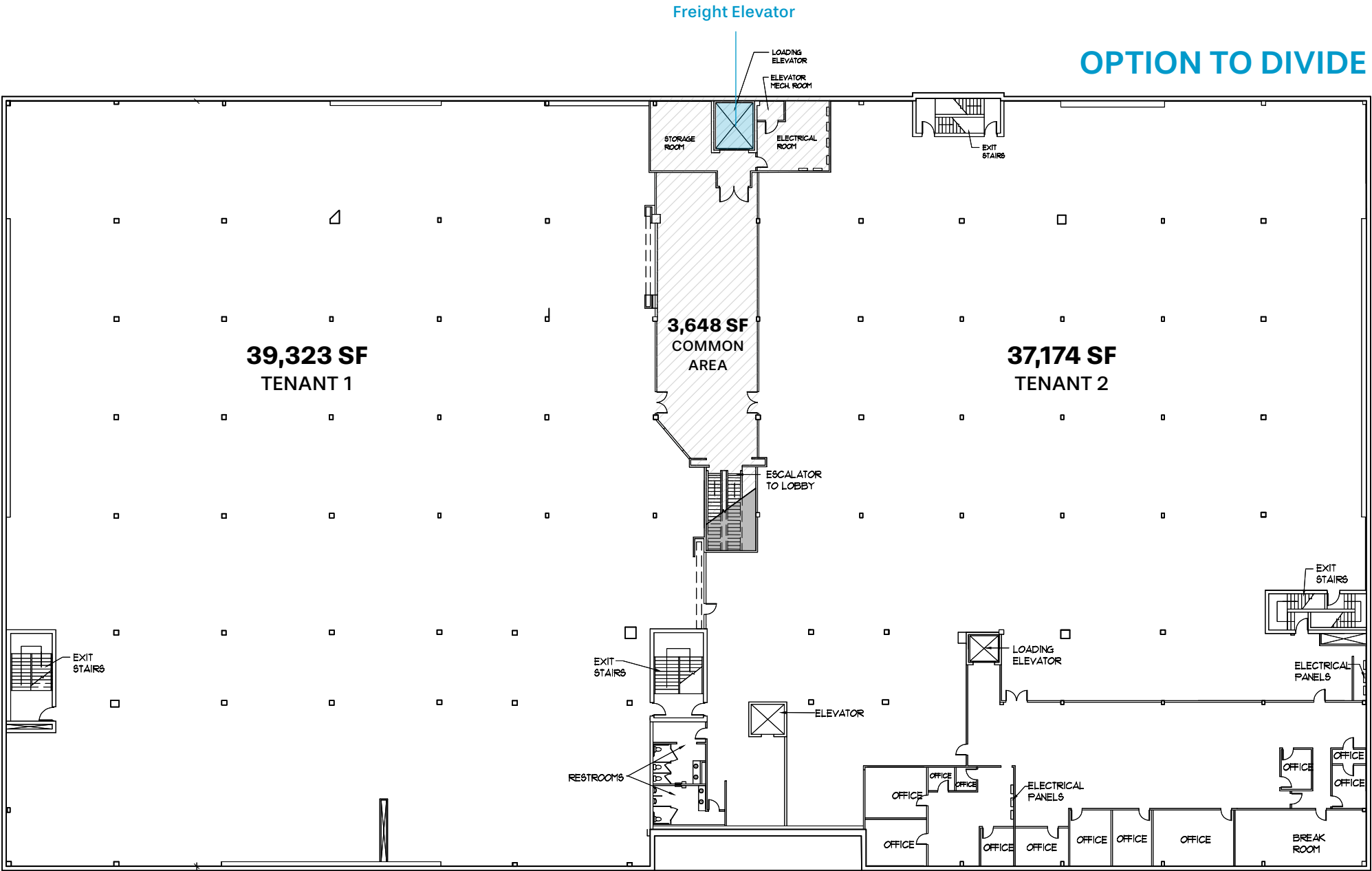
Divisible Space

18 FEET

Clear Height

ONE (1)

Loading Dock



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ROCKVILLE, MD 20852

SHOWROOM OPPORTUNITY



FOR MORE INFORMATION, PLEASE CONTACT:

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