

APPROVED MIXED-USE REDEVELOPMENT OPPORTUNITY

12710 TWINBROOK PARKWAY

ROCKVILLE, MARYLAND 20852

Current commercial asset + approved redevelopment path + broader future-use potential.

CURRENT PROPERTY



±0.80 AC SITE

Approx. 34,660 SF

4,385 SF

Building area per public records

EXISTING COMMERCIAL BUILDING

Freestanding restaurant / commercial improvement with substantial surface parking.

APPROVED CANVAS PLAN

49 residential units

UP TO 4,089 SF

commercial space

66,627 SF

approved total development

6 STORIES | 75 FT

approved mixed-use building

Detailed approved plans and supporting documents available separately.

PRICE UPON REQUEST

A rare Metro-oriented infill acquisition with more than one path to value.



MANDY REHM

Washingtonian's 2026 "100 Best Agents"

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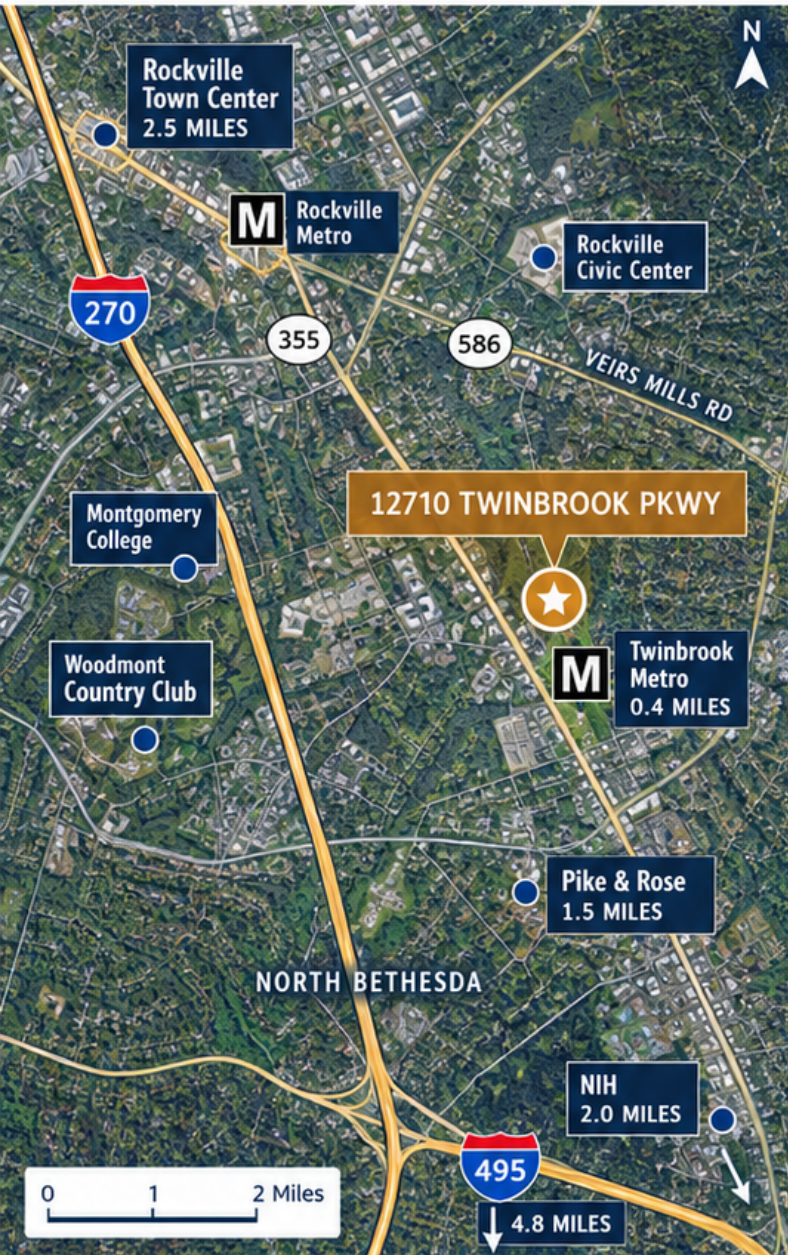
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12710 TWINBROOK PARKWAY

STRATEGIC ROCKVILLE LOCATION

METRO ACCESS | TOP EMPLOYERS | SHOPPING & DINING | REGIONAL CONNECTIVITY

CONVENIENT
CONNECTED
ESTABLISHED
OPPORTUNITY



TWINBROOK
METRO

0.4 MILES

~ 2 MIN DRIVE
~ 8 MIN WALK



NIH

2.0 MILES

~ 6 MIN DRIVE



FDA

2.1 MILES

~ 6 MIN DRIVE



PIKE & ROSE

1.5 MILES

~ 4 MIN DRIVE



I-270

1.2 MILES

~ 3 MIN DRIVE



I-495

4.8 MILES

~ 8-10 MIN DRIVE



ROCKVILLE
TOWN CENTER

2.5 MILES

~ 6 MIN DRIVE

The value is bigger than the building.

A rare Metro-oriented infill site with an existing commercial improvement and a documented redevelopment path.

CURRENT PROPERTY

PROPERTY TYPE

Existing freestanding commercial / restaurant building

SITE AREA

Approx. 0.80 acres / 34,660 SF

BUILDING AREA

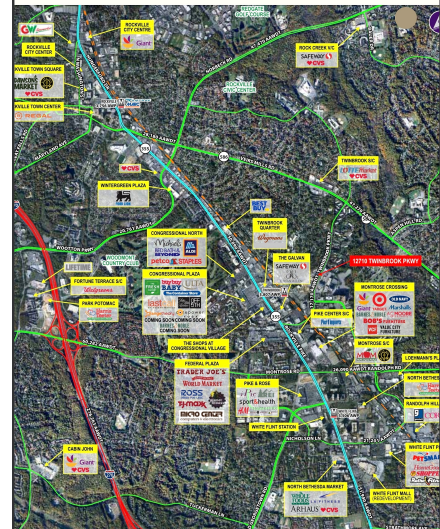
4,385 SF per public records

ZONING

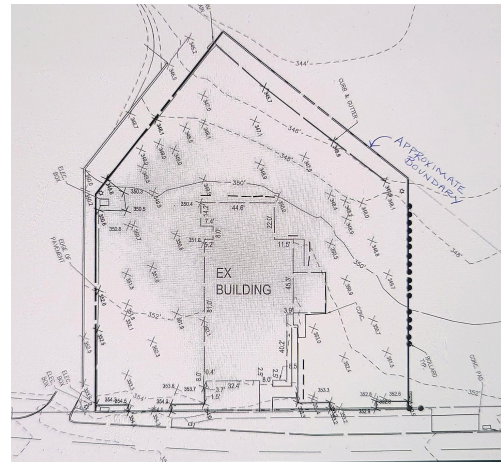
CR-1.5, C-1.0, R-1.25, H-145 T

PARKING

Substantial surface parking; buyer to verify final count



Surrounding commercial / amenity context



Current-site survey / boundary exhibit - shown in full

INVESTMENT POSITIONING

Existing improvements offer interim-use flexibility. The approved redevelopment path is the primary value story for developer and investor buyers.

BUILDING AREA DISCLOSURE

Building area is shown as 4,385 SF per public records. Prior marketing materials referenced approximately 5,638 SF, which may have included ancillary rear storage / enclosed areas not reflected in public records. Buyer to verify.

A clear redevelopment path is already in place.

The proposed exterior rendering communicates the future value opportunity.

CANVAS PROJECT OVERVIEW



OFFICIAL APPROVAL HIGHLIGHTS

49

multifamily residential units

4,089 SF

up to commercial space

66,627 SF

total approved development

75 FT

approved maximum height

SELLER-PROVIDED CANVAS PROGRAM

- 49 residential units on Levels 2-6
- 4 commercial spaces and a lobby on the main level
- Rooftop recreation area, fitness center and hot tub
- Ground-level indoor garage with 20 spaces
- Rear outdoor parking with 29 spaces

Unlimited Potential.

Beyond the Current Approved Plan.

Canvas gives you a defined redevelopment path today. Your strategy does not have to stop there.

WHY THIS MATTERS TO YOU

You are not buying into only one concept. The approved Canvas plan gives you a clear starting point, while the property's CR zoning, site size and location may support other residential, commercial or mixed-use strategies worth evaluating.

That flexibility lets you match the site to your own investment thesis, end user, capital plan and development timing.

POTENTIAL USE CATEGORIES TO EVALUATE

- Multifamily / condominium / apartment-oriented development
- Retail and service uses
- Restaurant / food-and-beverage concepts
- Office and professional uses
- Medical / dental / clinic or laboratory uses

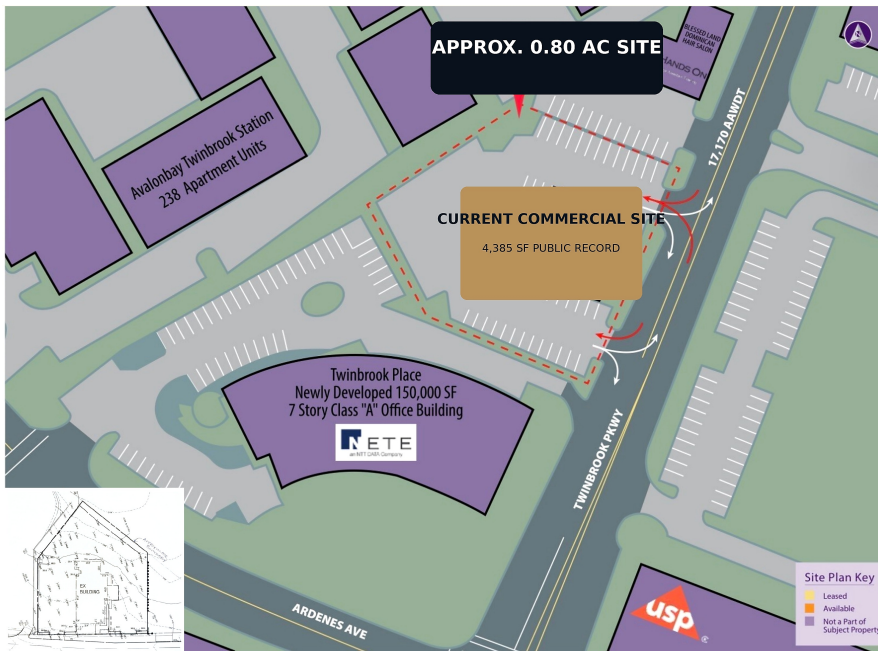
MORE STRATEGIES TO EXPLORE

- Hotel / lodging concepts
- Health club, fitness and indoor recreation
- Day care, education, cultural or community uses
- Other mixed-use combinations under the CR zone
- Hold, redesign or phase a future redevelopment strategy

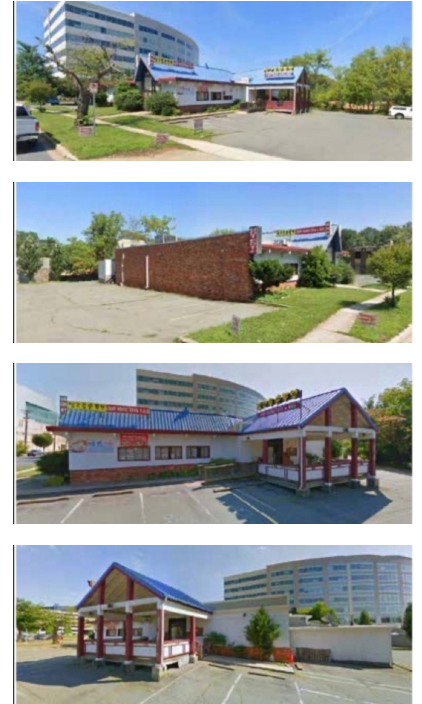
The 49-unit Canvas plan is approved. Other concepts may require zoning review, amended plans, conditional-use approval or other governmental action.

One Site. Multiple Paths to Value.

Whether you build Canvas, refine the concept, pursue another compatible use, hold for future redevelopment, or reuse the existing building, this site gives you options.



Illustrative site context from prior marketing materials



Current property - actual exterior views

YOUR OPPORTUNITY

The value is the combination of location, land, existing improvements and future flexibility - not just one building or one plan.



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