

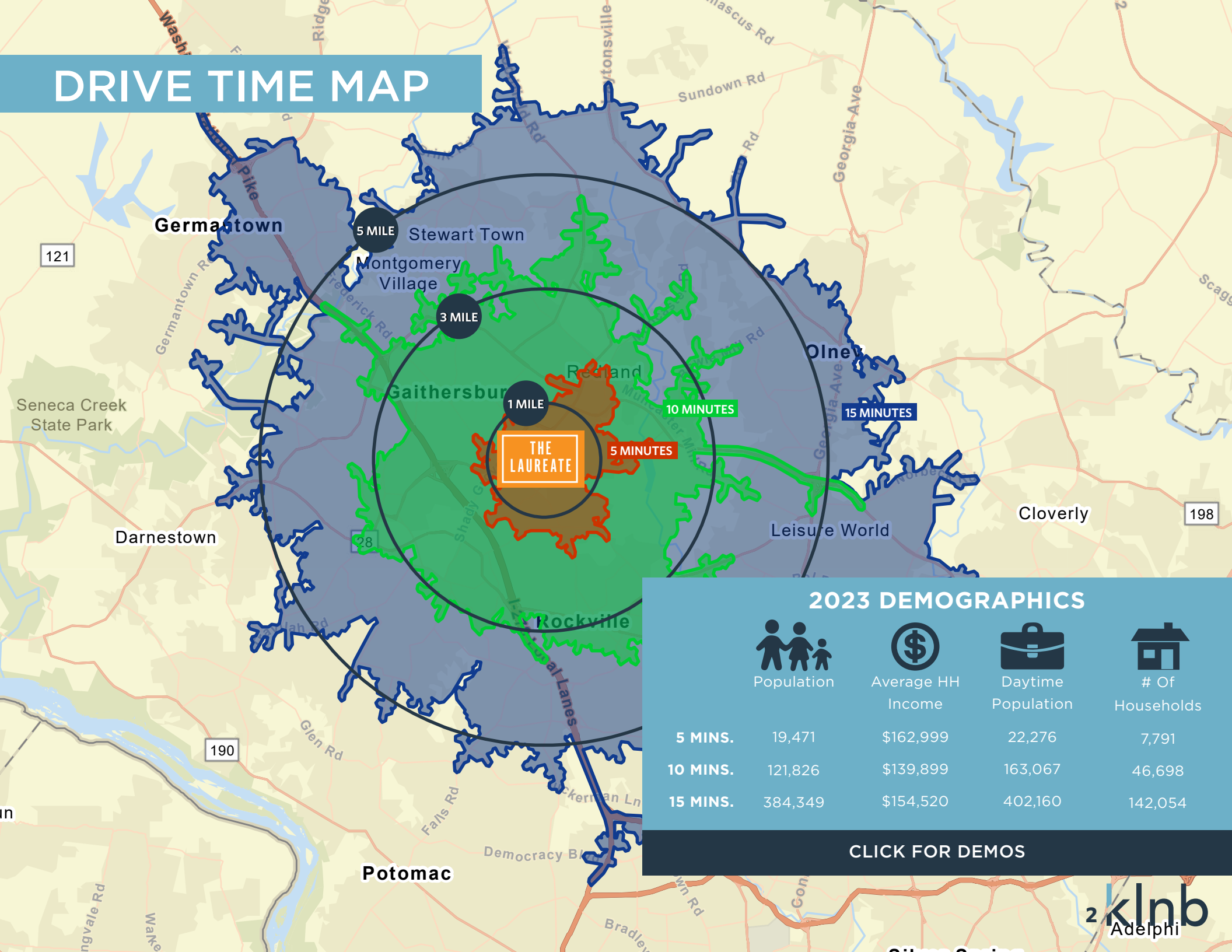
# THE LAUREATE

AT SHADY GROVE METRO  
8005 GRAMERCY BLVD ROCKVILLE, MD 20855  
28,000+ SF  
RETAIL & OFFICE  
WITH FLEXIBLE DEMSING OPTIONS

JOIN:



# DRIVE TIME MAP



## 2023 DEMOGRAPHICS



Population



Average HH  
Income



Daytime  
Population



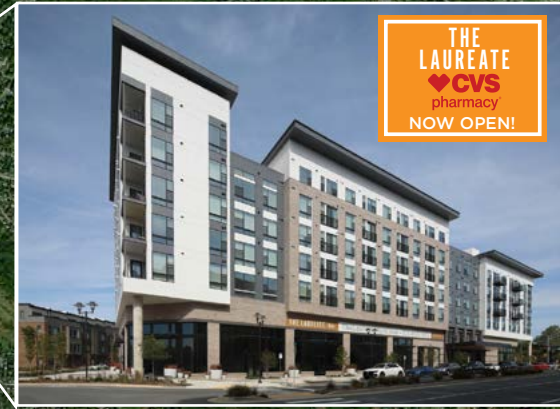
# Of  
Households

<b>5 MINS.</b>	19,471	\$162,999	22,276	7,791
<b>10 MINS.</b>	121,826	\$139,899	163,067	46,698
<b>15 MINS.</b>	384,349	\$154,520	402,160	142,054

[CLICK FOR DEMOS](#)

# THE MARKET

## GAITHERSBURG/ROCKVILLE



# CLOSE-UP AERIAL

THE GROVE SHOPPING CENTER  
Giant

WALNUT HILL SHOPPING CENTER  
Bank of America  
ALDI

26,221  
[2022 ADT]

26,601  
[2022 ADT]

**FUTURE DEVELOPMENT**  
345 TOWN HOMES AND  
344 MULTIFAMILY UNITS  
PLANNED

THE LAUREATE

DALEY RETAIL

16,564  
[2022 ADT]

413  
APARTMENTS  
BREAKING  
GROUND 2024  
Will include a 7,000 SF  
county library

5,745 SPACES  
COMMUTER  
PARKING

M metro  
SHADE GROVE  
4,250 ADR

ROCK GROVE  
QDOBA MEXICAN EATS  
RISE  
ALLCARE

270 CENTER  
THE HOME DEPOT  
BEST BUY

# NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

## 90 ACRE Master Planned Community

**1458**  
Multi-family units  
Westside: 1,114  
Eastside: +344

**753**  
Townhomes  
Westside: 406  
Eastside: +345

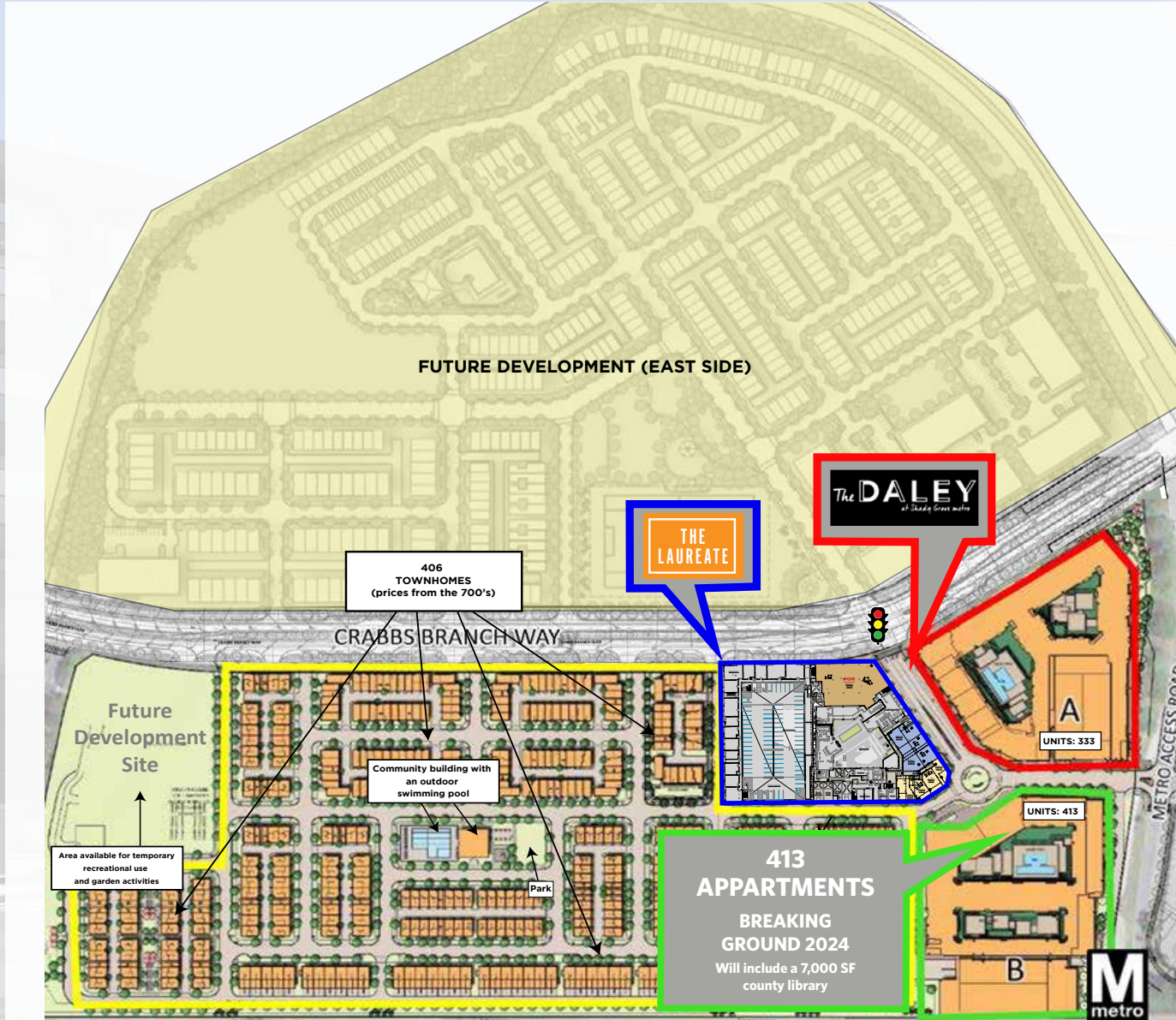
**130,000 SF**  
Future  
Mixed-Use space

**PROPOSED**  
Library, School,  
Community &  
Athletic Field  
(Eastside)

## 5 MINUTE WALK To Shady Grove Metro Station

**4,420**  
Average Daily Riders  
at Shady Grove

**5,745**  
Commuter  
Parking Spaces



406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**EAST SIDE  
FUTURE DEVELOPMENT**

21,553  
[2022 ADT]

16,564  
[2022 ADT]

**CRABBS BRANCH ROAD**

**PARKING LOT  
100+ FREE DEDICATED  
RETAIL PARKING SPACES**

**THE  
LAUREATE**

**The DALEY**

**407 TOWNHOMES**

**UNITS: 413**

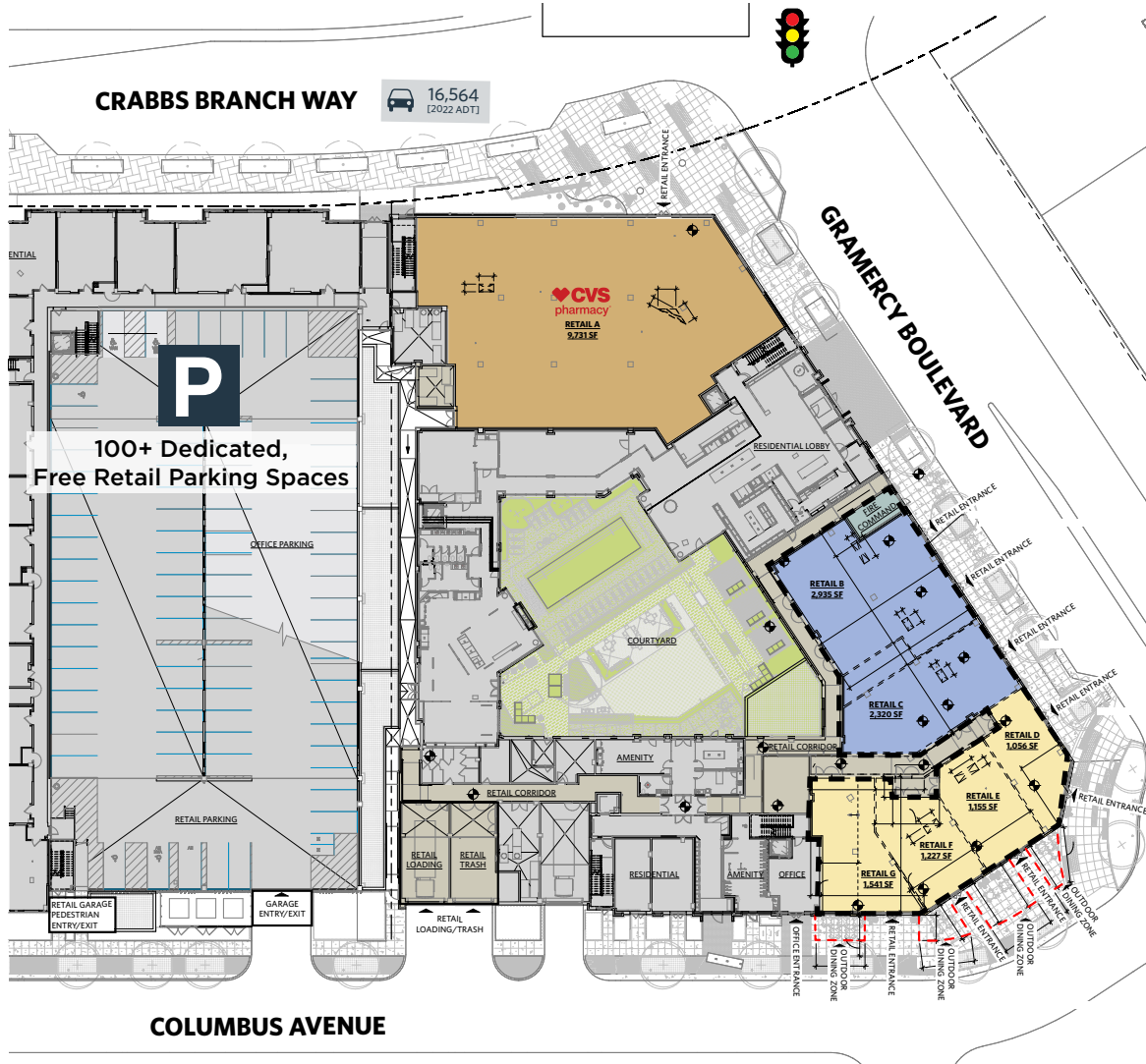
**5,745  
COMMUTER PARKING  
SPACES**

**M  
metro  
SHADE GROVE  
4,260 ADR**

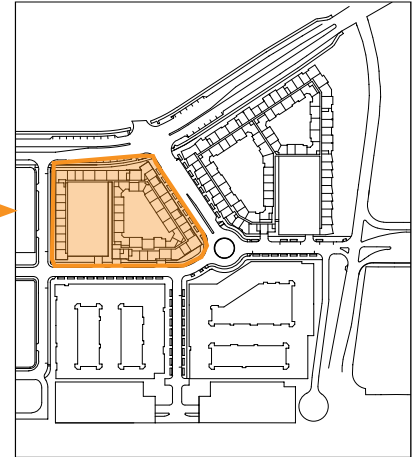
**413  
APARTMENTS  
BREAKING  
GROUND 2024  
Will include a 7,000 SF  
county library**

**B**

# SITE PLAN



THE LAUREATE



SPACES	SIZE	TENANT
Retail A	9,731 SF	Now Open!
Retail B	2,935 SF	Targeting Fitness/Service/Medical
Retail C	2,320 SF	Targeting Fitness/Service/Medical
Retail D	1,056 SF	Targeting Food
Retail E	1,155 SF	Targeting Food
Retail F	1,227 SF	Targeting Food
Retail G	1,541 SF	Targeting Food

## AVAILABLE SPACE

Asking Rent	NNN'S	Delivery Condition
\$44.00 PSF	\$11.73 PSF	Cold Dark Shell + Tenant Allowance



EXISTING RETAIL AT THE DALEY



THE LAUREATE PARKING GARAGE



RETAIL BAYS AVAILABLE AT LAUREATE



THE DALEY AND THE LAUREATE





**klnb**

**BOZZUTO**

**EYA**

**Housing  
Opportunities  
Commission  
OF MONTGOMERY COUNTY**

**For More Information  
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