

RESEARCH ROW



THE PROPERTY



Anchored by the most trafficked gym in Maryland, Research Row offers unmatched daytime traffic, exceptional visibility on I-270, and immediate access to Montgomery County's affluent population.

107,837 SF RETAIL DEVELOPMENT

Anchors

OneLife
Coopers Hawk

Signature Tenants

Chick Fil A
Sola Salons
Mattress Warehouse
Chadol Korean BBQ
Grill Kabob
Robeks

Easily Accessible From

I-270 (225,000 VPD)
W Montgomery Ave (49,000 VPD)



EXCEPTIONAL ACCESS



THE PROPERTY

Onlife[®] *Sola*
FITNESS SALONS
MATTRESS Warehouse **GRILL KABOB**

Chick-fil-A



225K VPD

1,850 SF AVAILABLE

Olio Nails & Spa
COOPER'S HAWK[™]
WINERY & RESTAURANTS
ROBEKS **CHADOL**
Korean BBQ

THE PROPERTY



225,000 VPD

TENANT	SQUARE FEET
ONELIFE FITNESS	63,030 SF
MATTRESS WAREHOUSE	4,438 SF
SOLA SALONS	7,925 SF
GRILL KABOB	2,075 SF
AVAILABLE	1,830 SF
CHADOL KOREAN BBQ	4,055 SF
ROBEKS	1,315 SF
ROCKVILLE DENTAL ART	4,088 SF
OLIO NAILS & SPA	1,286 SF
COOPERS HAWK WINERY	12,392 SF
CHIC FIL A	4,930 SF



THE TRADE AREA

Research Row sits in the I-270 Technology Corridor, one of the top tech/biotech clusters in the United States.

With the majority of Montgomery County's wealthiest zip codes to the west of I-270, Research row is positioned to cater to one of the wealthiest consumers tracts in the region.

WITHIN A 5-MILE RADIUS:



292,268

Residential Population



352,650

Daytime Population



109,800

Households



\$177,814

Average HH Income

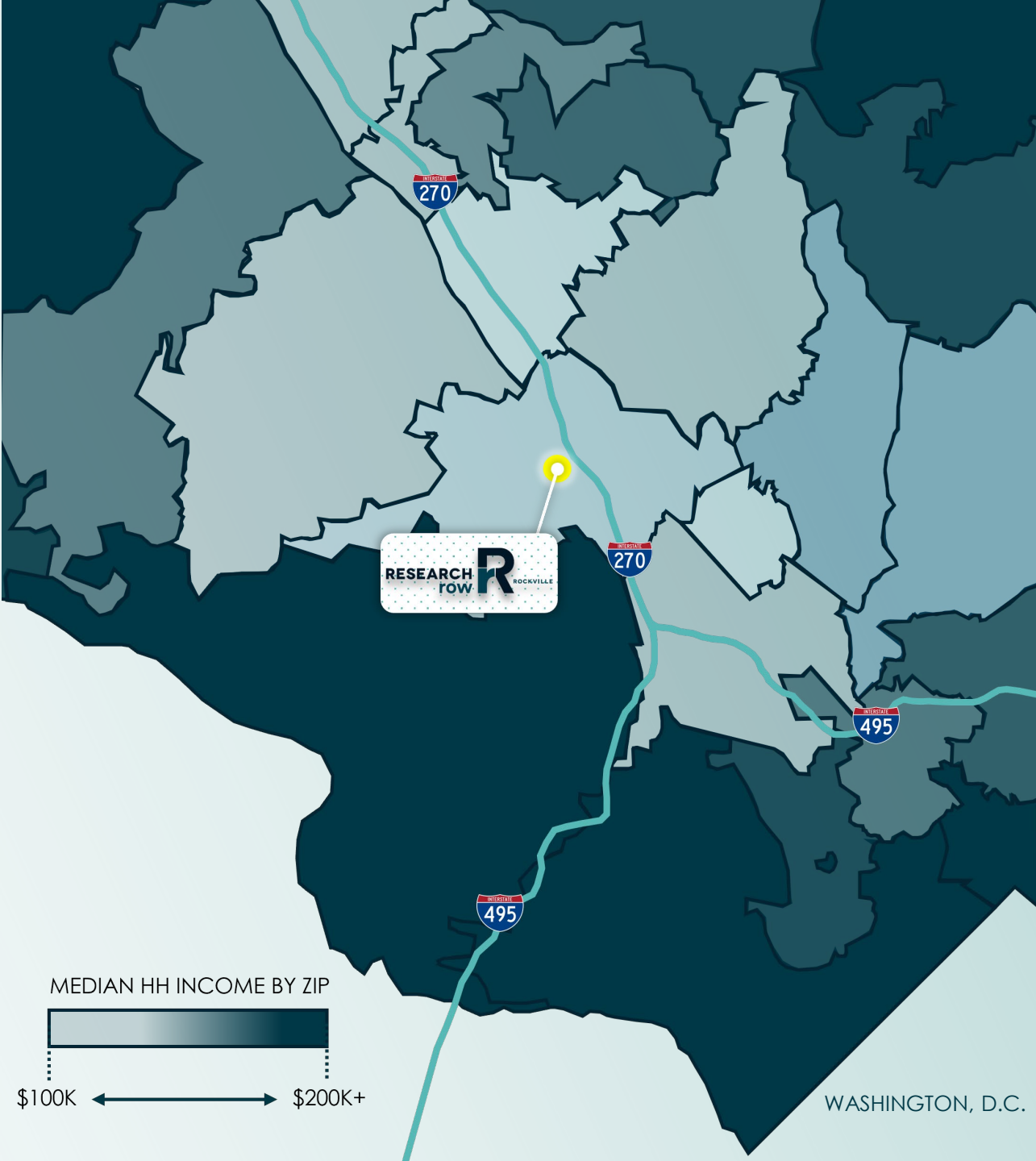


THE TRADE AREA

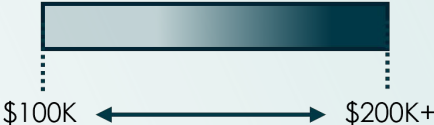
Montgomery County is the 18th wealthiest county in the United States, underpinned by strong connectivity to Washington, DC, and a robust local job market.

With numerous fortune 500 companies and 18 federal agencies within Montgomery county, the local economy typically outperforms national markets in all macroeconomic conditions.

TOP EMPLOYERS IN MONTGOMERY COUNTY:



MEDIAN HH INCOME BY ZIP



WASHINGTON, D.C.



WILLARD

WILLARDRETAIL.COM

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