

ROCKWELL AT CROWN

800 ROCKWELL AVE, GAITHERSBURG, MD 20878
MONTGOMERY COUNTY

RETAIL FOR LEASE

- 2,739 SF immediately available in the heart of the Crown development, with project located at the signalized intersection of Fields Rd (16,455 ADT) and Decoverly Ln, surrounded by thriving retail, dining, and residential communities.
- Over 138,000 residents within 3 miles with an average household income exceeding \$176,000.
- Adjacent to Downtown Crown, Rio Washingtonian, and Kentlands, with over 230 single-family homes/townhomes under construction and 468 more planned.
- Ideal for various uses: non-vented restaurant, boutique fitness, medical, service retail, or specialty shops catering to the surrounding affluent population.



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MARKET AERIAL

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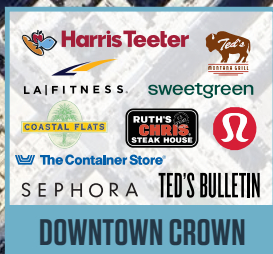
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CLOSE-UP

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ROCKWELL AT CROWN

Fields Rd

16,455
(2023 AOT)

CROWN HIGH SCHOOL
2,700 STUDENTS
COMPLETION DATE: AUGUST 2026

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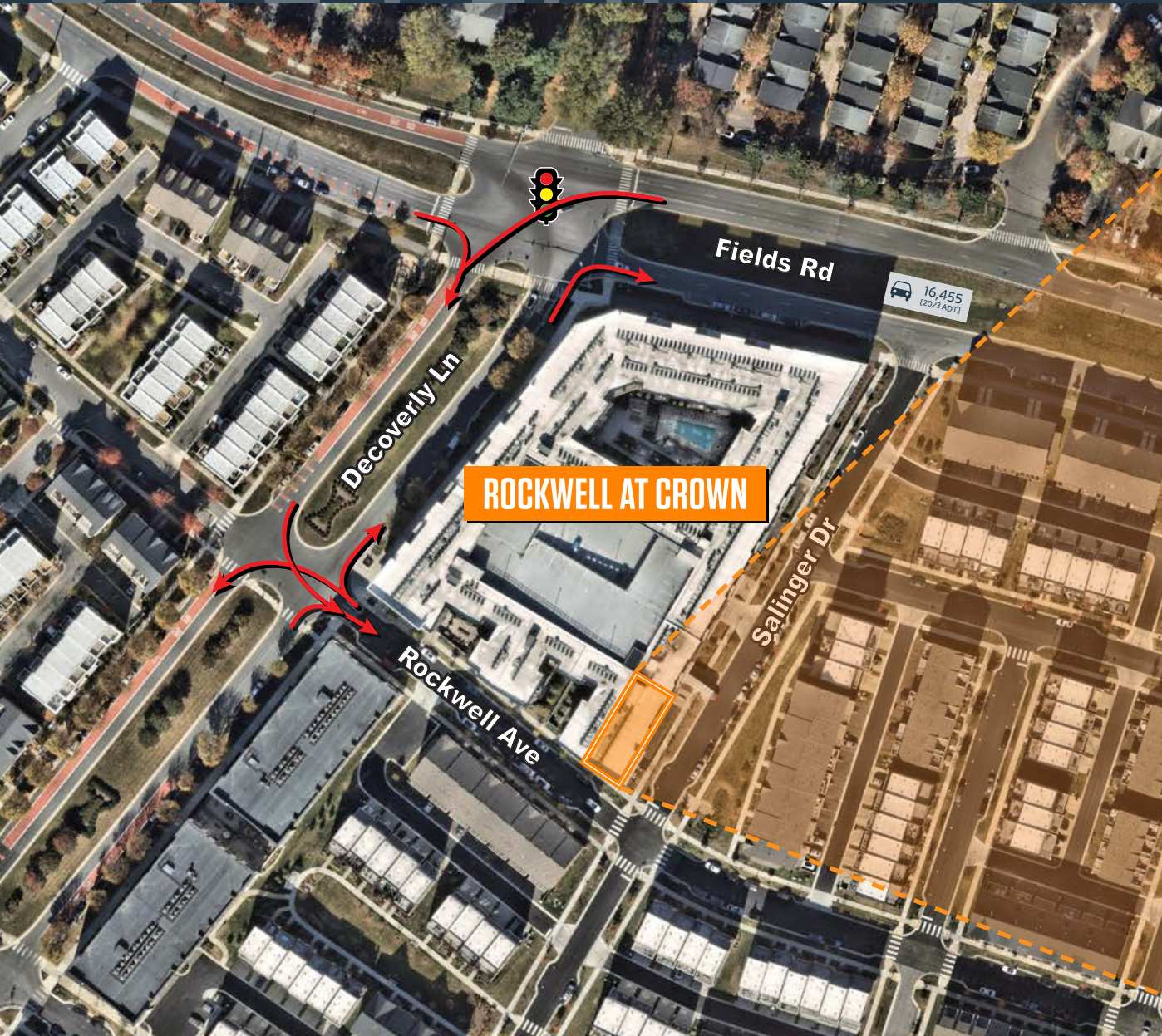
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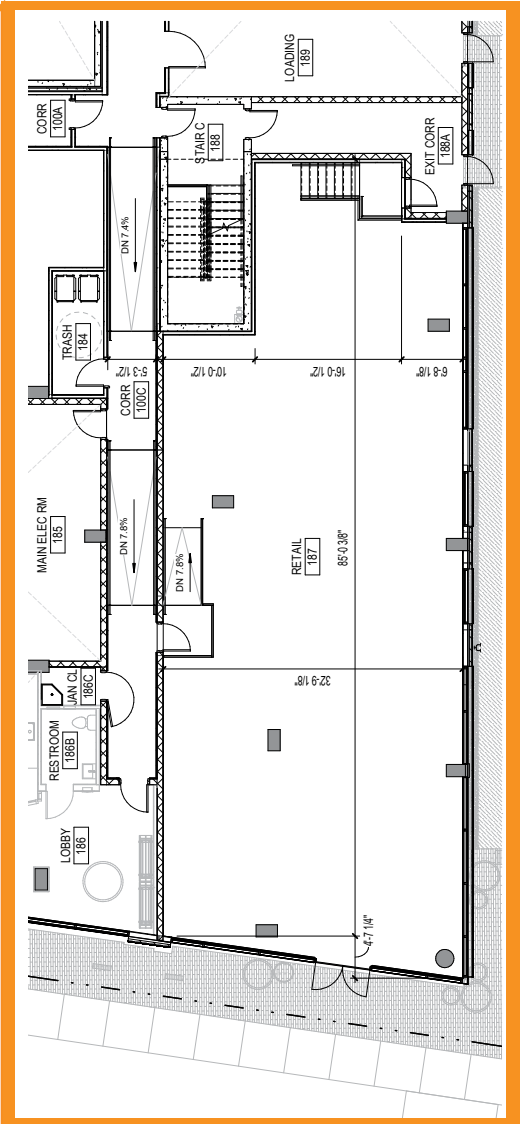
SITE PLAN

ROCKWELL AT CROWN

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2,739 SF AVAILABLE



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LOCATION

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DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
21,842	138,436	275,756
Daytime Population		
41,436	167,806	295,645
Households		
9,347	52,339	99,092
Average HH Income		
\$148,846	\$176,758	\$179,539

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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FOR MORE INFORMATION, PLEASE CONTACT:

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