

Nicholson Corner

Nicholson Lane & Rockville Pike
North Bethesda, MD 20852

OVERVIEW

Nicholson Corner is strategically located in the heart of North Bethesda at the crossroads of Rockville Pike and Nicholson Lane. The property offers great visibility and access to both Rockville Pike and Nicholson Lane with convenient surface parking, and the space affords pylon signage on Rockville Pike and Nicholson Lane

SPACE AVAILABLE
3,990 sq. ft.

CENTER TYPE
Neighborhood

GROSS LEASABLE AREA
23,093 sq. ft.

COUNTY
Montgomery

TRAFFIC COUNT
Rockville Pike – 53,262 VPD

NEARBY RETAILERS



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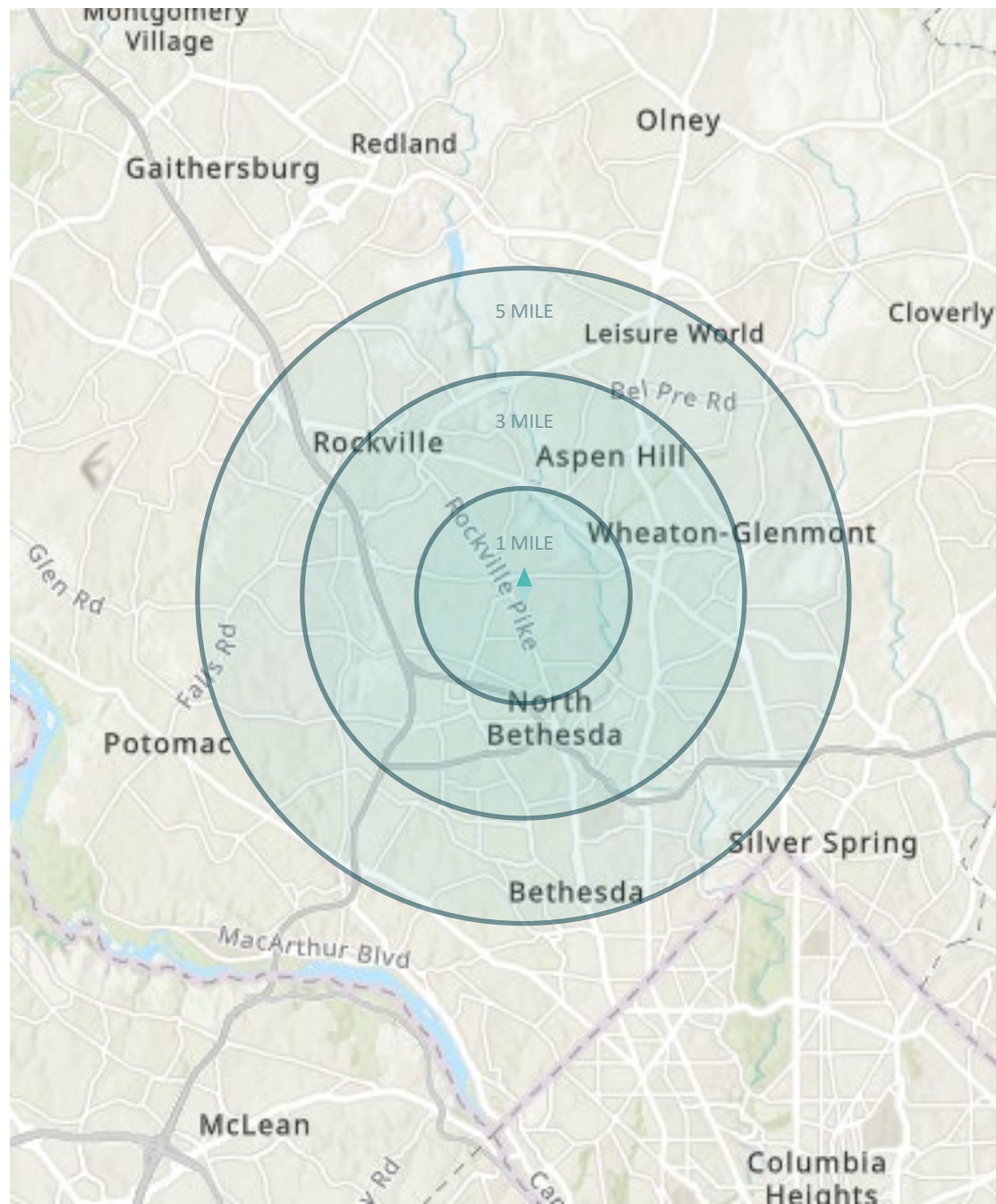
CONTACT US

301.657.7330
leasing@willardretail.com
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Signage



DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



HH INCOME



MEDIAN AGE



HOUSEHOLDS



POPULATION

Radius	HH Income	Median Age	Households	Population
1 Mile	\$147,425	42.3	11,679	24,337
3 Mile	\$155,055	40.7	59,324	157,231
5 Mile	\$168,386	42.0	141,832	372,096

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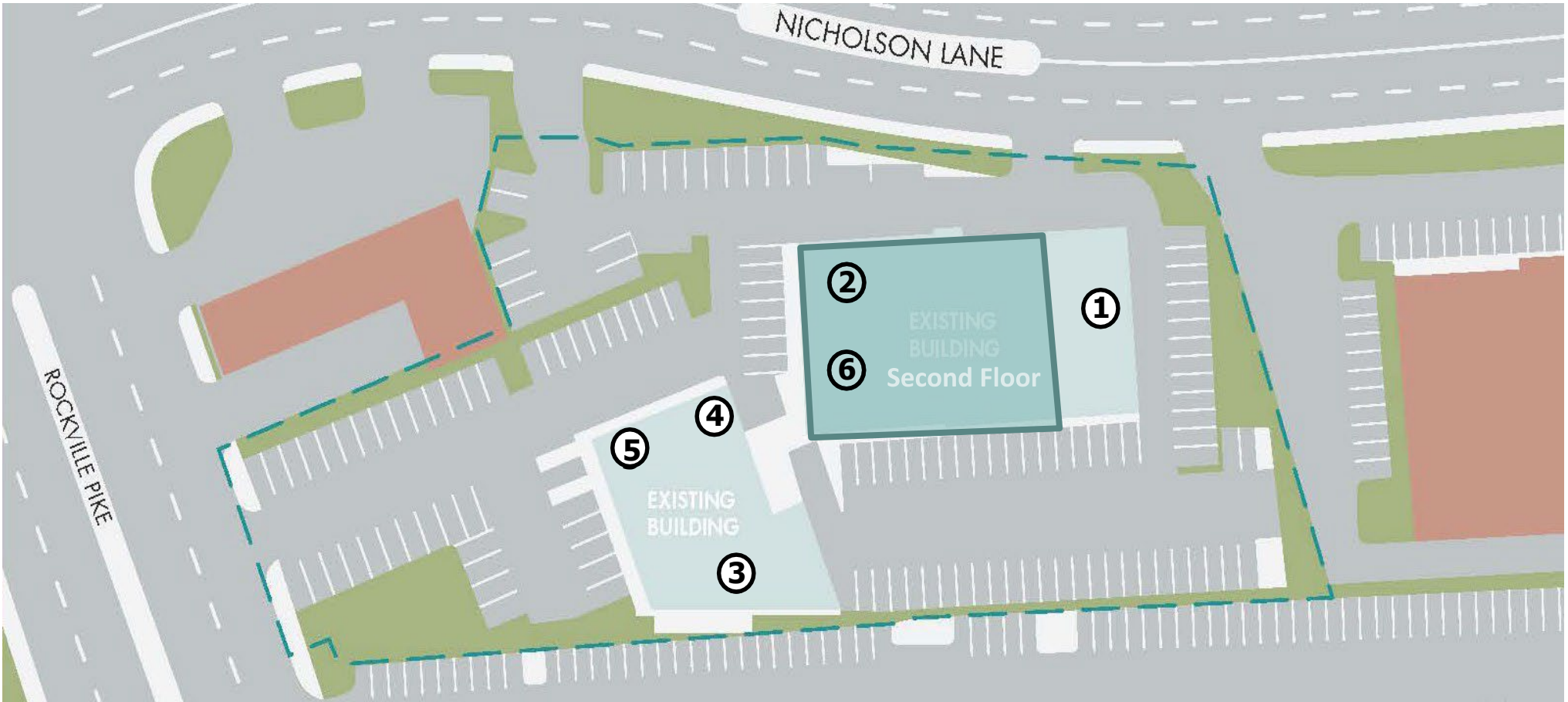
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SITE PLAN



1	American Reprographic	5,664 SF	3	7 - Eleven	2,800 SF	5	Verizon Wireless	1,680 SF
2	iDesign	7,679 SF	4	Russian Gourmet	1,280 SF	6	Coming Available	3,990 SF

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