

□ WASHINGTON, D.C.

KING FARM VILLAGE CENTER

302-404 King Farm Blvd., Rockville, MD 20850



Broker Incentive*

**UP TO 6% PAID
UPON LEASE
EXECUTION &
CONTINGENCIES
SATISFIED.**

*Applies ONLY to spaces 2140 and 2110.
5-year minimum signed by 12/31/2024.



STERLING
ORGANIZATION

For information:

Kyle Irwin

E: kirwin@sterlingorganization.com

P: 855-384-6474

November 2024

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1,226 SF - 3,473 SF RETAIL SPACE AVAILABLE: UNITS 2140 & 2110



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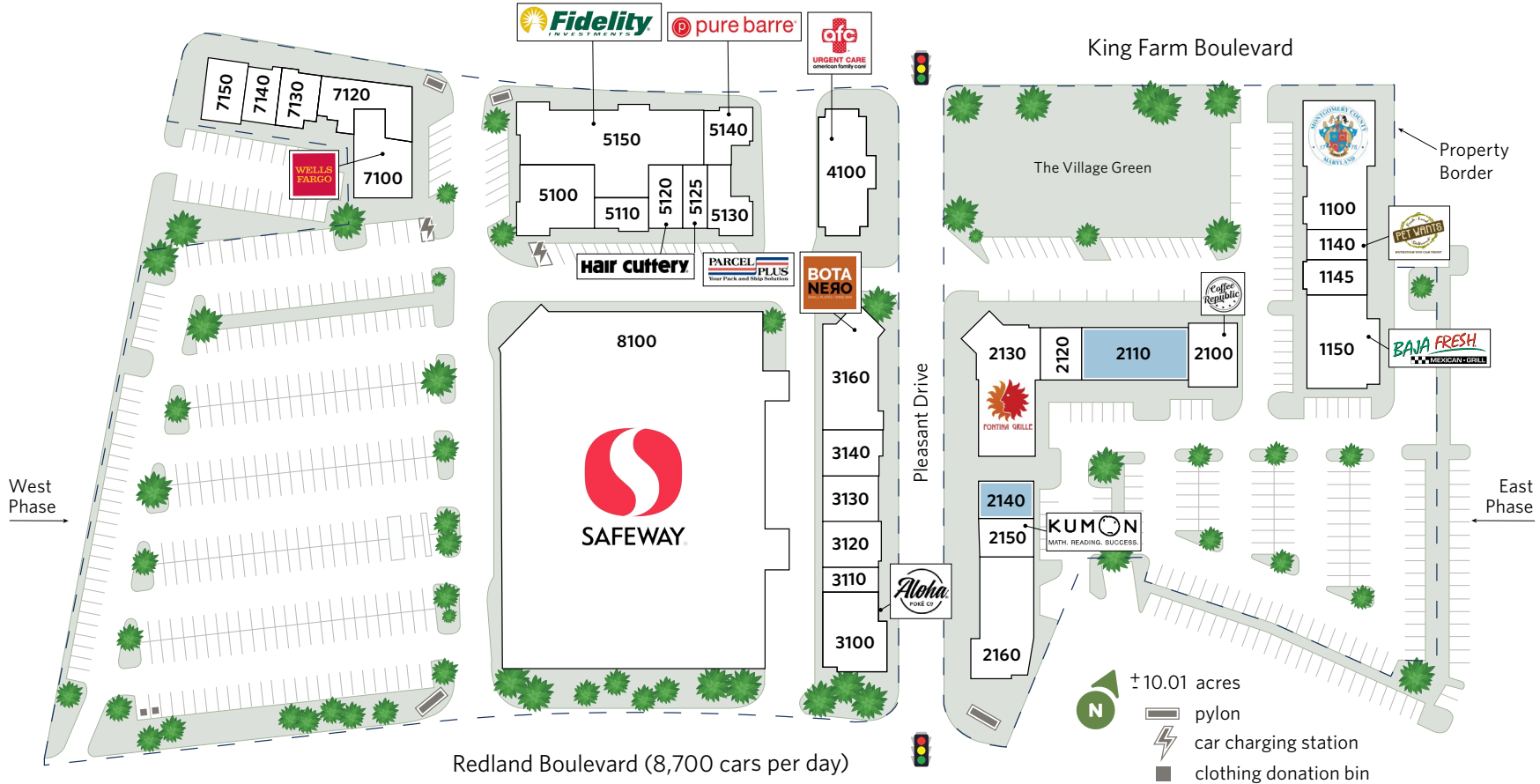
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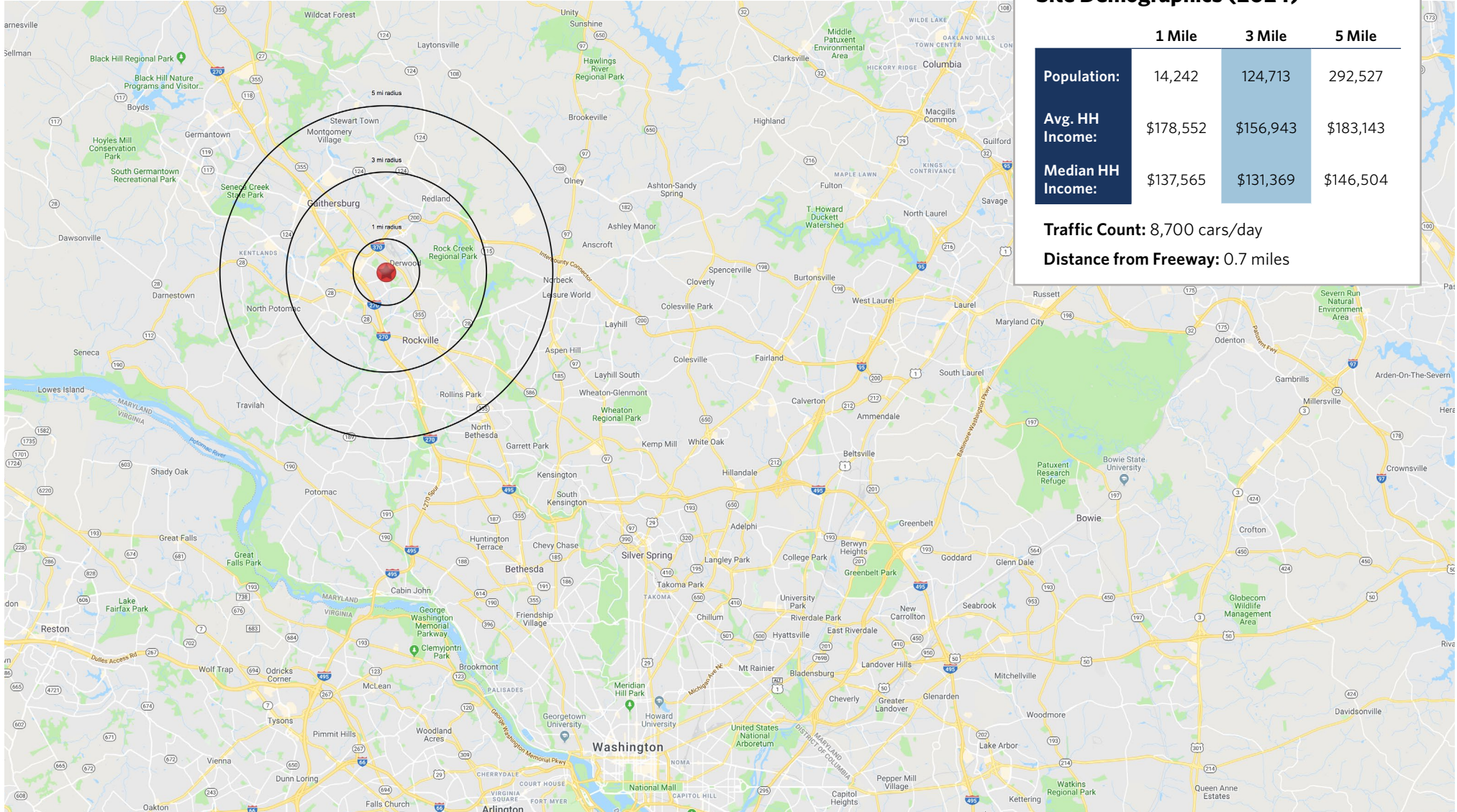
Redland Boulevard (8,700 cars per day)

UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
1100	Montgomery County Liquors	4,010	2140	Available	1,226	3160	Botanero	3,308	5150	Fidelity Investments	6,091
1140	Pet Wants	1,062	2150	Kumon	1,500	4100	AFC Urgent Care	3,182	7100	Wells Fargo	2,467
1145	Fruit N Boba Tea	1,004	2160	State of the Art Dental Group	3,693	5100	King Farm Beer & Wine Market	3,632	7120	Alloy Personal Training	2,194
1150	Baja Fresh Mexican Grill	3,112	3100	Aloha Poke	1,864	5110	King Farm Cleaners	992	7130	Don Chicken	1,336
2100	Coffee Republic	1,465	3110	CPR Cell Phone Repair	850	5120	Hair Cuttery	1,304	7140	Healing Hands PREP	1,040
2110	Available	3,473	3120	Ming Chinese Restaurant	1,000	5125	Parcel Plus	1,083	7150	Woolwinders A Knitting Salon	1,066
2120	L'or Hair	1,353	3130	The Spa K	1,670	5130	Nagoya Sushi	1,500	8100	Safeway	53,754
2130	Fontina Grille	4,414	3140	Kicks Karate	1,902	5140	Pure Barre	1,599			

Total Square Feet: 118,146

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Site Demographics (2024)

	1 Mile	3 Mile	5 Mile
Population:	14,242	124,713	292,527
Avg. HH Income:	\$178,552	\$156,943	\$183,143
Median HH Income:	\$137,565	\$131,369	\$146,504

Traffic Count: 8,700 cars/day

Distance from Freeway: 0.7 miles

KING FARM VILLAGE CENTER RETAIL

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