

# RETAIL SPACE AVAILABLE

Sunshine Square 1331 & 1327 Rockville Pike | Rockville, MD 20852



## PROPERTY HIGHLIGHTS

- Located in the heart of the Rockville Pike corridor.
- Fantastic visibility and frontage in high traffic area.
- Exposure to 62,800 cars per day (ADT) on Rockville Pike.
- Building signage available.
- Rates are inclusive of CAM expenses

Demographics (2022)	1 Mile	3 Miles	5 Miles
Population	21,538	132,727	342,078
Daytime Population	12,226	91,037	216,513
Median HH Income	\$82,934	\$108,973	\$110,327

### 1327 ROCKVILLE PIKE

UNIT	SIZE	RATE
H	859 SF	\$27.50 NN
I, J, K	2,617 SF	\$27.50 NN

### 1331 ROCKVILLE PIKE

UNIT	SIZE	RATE
S	1,185 SF	\$28.50 NN
Upper level space with excellent exposure to Rockville Pike. Elevator & stair access.		

15245 Shady Grove Road  
Suite 160  
Rockville, MD 20850

[silverrockrealty.com](http://silverrockrealty.com)

**Matthew L. Gannon**  
Managing Principal  
[mgannon@silverrockrealty.com](mailto:mgannon@silverrockrealty.com)  
240.454.6562

**Andrew P. Shulman**  
Managing Principal  
[ashulman@silverrockrealty.com](mailto:ashulman@silverrockrealty.com)  
240.454.6561

**TDR SILVERROCK**

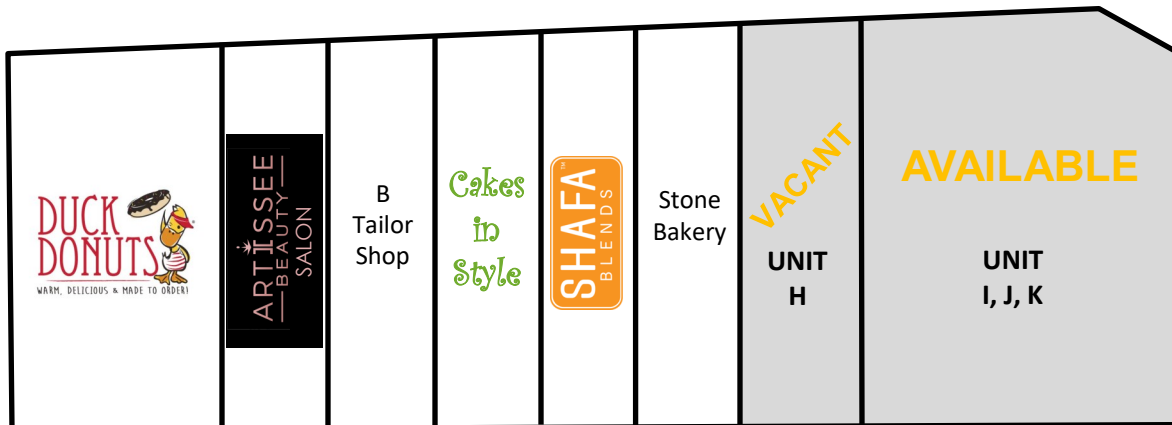
# RETAIL SPACE AVAILABLE

Sunshine Square 1331 Rockville Pike | Rockville, MD 20852



## LOCATION HIGHLIGHTS

- Potential to add outdoor seating/patio to end cap.
- Ample parking.
- Convenient to 40 million SF of office R & D space and many employment centers.
- Located next to numerous food and retail outlets.
- Affluent and stable demographics in surrounding neighborhoods.



15245 Shady Grove Road  
Suite 160  
Rockville, MD 20850

[silverockrealty.com](http://silverockrealty.com)

**Matthew L. Gannon**  
Managing Principal  
[mgannon@silverockrealty.com](mailto:mgannon@silverockrealty.com)  
240.454.6562

**TDG SILVEROCK**

**Andrew P. Shulman**  
Managing Principal  
[ashulman@silverockrealty.com](mailto:ashulman@silverockrealty.com)  
240.454.6561