

UNIQUE OWNER/USER/INVESTMENT OPPORTUNITY



**RARE INDUSTRIAL PROPERTY & LOT FOR SALE IN HEART OF NORTH BETHESDA
18,875 TOTAL SF**

**11909 MAPLE AVENUE
ROCKVILLE, MD**



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ROCKVILLE, MD

Property Type: Industrial Property & Lot

Building Size: 3,450 SF

9,438 SF - Lot #1

Site Area: 9,437 SF - Lot #2

18,875 SF - Total

Flexible

Zoning:

CR-3.0 (3.0 FAR)

Zoned high density, CR-3.0

which allows a 3.0 FAR and a building height of 200 feet.

Flexible residential/retail/commercial uses

Permitted
Uses



Year Built: 1980

Year Renovated: 2022

Lot Size: 0.39 Acres

Parking: Ample Street Parking/Outdoor Storage Available

Drive-In Doors: 5

Property Features

- Current Occupier - Service Garage + Automobile Storage
- Strong Redevelopment Potential
- Ample Outside Storage
- Incredible Access located off Rockville Pike, minutes to I-270 and 495



INVESTMENT OPPORTUNITY: STABLE TENANT THROUGH AUG 2026
\$103,620 ANNUALLY | 2% ESCALATIONS | (\$8,635 MONTHLY)

11909 MAPLE AVENUE ROCKVILLE, MD



LOCATED WITHIN
MONTGOMERY COUNTY'S
COVETED WHITE FLINT
REDEVELOPMENT ZONE

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
TOTAL POPULATION	78,358	368,272	1,232,625
HOUSEHOLDS	31,569	131,861	464,925
AVERAGE HH INCOME	\$135,077	\$150,068	\$146,550



M
North Bethesda Station



FOR MORE INFORMATION, CONTACT:

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