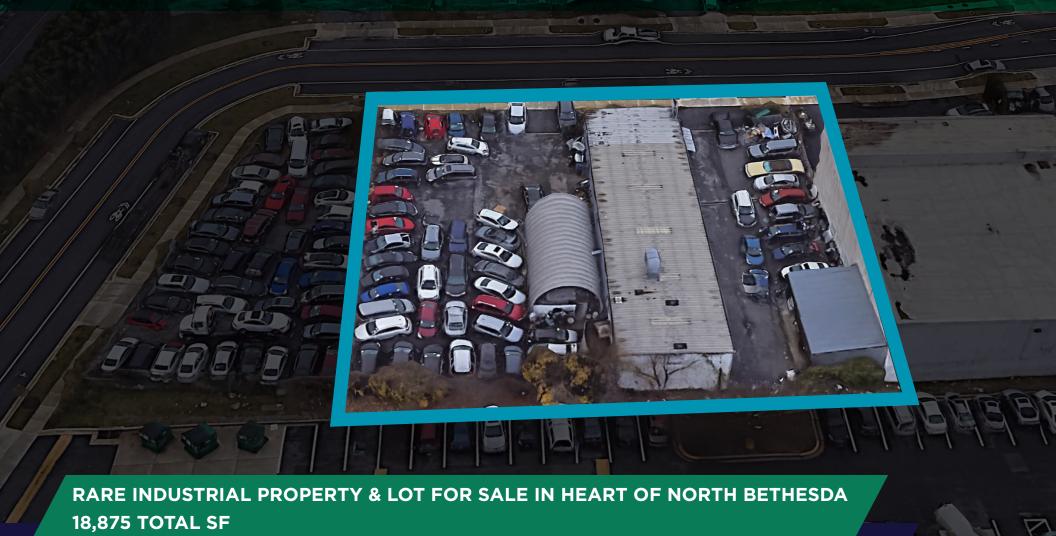
UNIQUE OWNER/USER/INVESTMENT OPPORTUNITY



11909 MAPLE AVENUE ROCKVILLE, MD



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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

CR-3.0 (3.0 FAR)

Zoned high density, CR-3.0

Flexible which allows a 3.0 FAR and a

Zoning: building height of 200 feet.

Flexible residential/retail/

commercial uses

Permitted Uses



Year Built: 1980

Year Renovated: 2022

Lot Size: 0.39 Acres

Ample Street Parking/Outdoor Parking:

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



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



