

ROCKVILLE PRESBYTERIAN CHURCH

# RELIGIOUS PROPERTY FOR SALE

215 W MONTGOMERY AVENUE | ROCKVILLE, MD 20850

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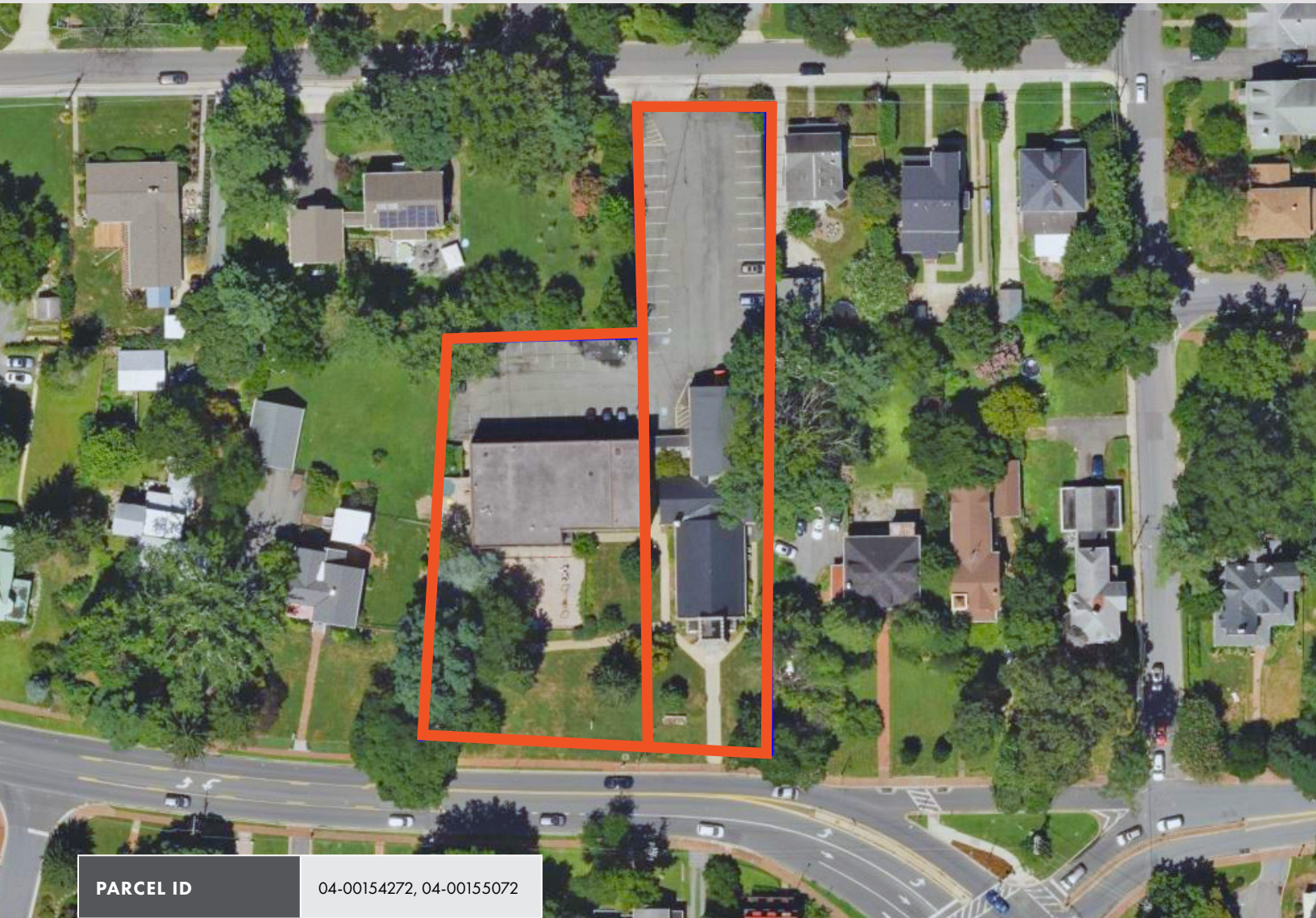
21,296± SF TOTAL ON 1.34± AC- FOR MORE INFO, PLEASE CONTACT: **301.512.8298**

# RELIGIOUS PROPERTY FOR SALE

**1.34± ACRES | 21,296± TOTAL SF**

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



<b>PARCEL ID</b>	04-00154272, 04-00155072
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	R-90
<b>OVERLAY</b>	Historic District
<b># OF BUILDINGS</b>	2
<b>TOTAL BUILDING SF</b>	21,296± SF
<b>ACREAGE</b>	1.34± AC
<b>PARKING</b>	50± Paved Spots

**CONTACT BROKERS FOR PRICING GUIDANCE**

- Two buildings totaling 21,296± SF, including a religious/assembly space and educational wing.
- Highlights Include: Administrative offices adjacent to the fellowship hall, gymnasium on the top floor with ceiling heights exceeding 16± feet, area for outdoor playground, and primary access off Harrison Street.
- 1.34± acres of land on Montgomery Avenue with 200'± of frontage.
- The property is located in the West Montgomery Avenue Historic District.

FOR MORE INFORMATION, PLEASE CONTACT:

ANDREW GENOVA, MPS, SIOR  
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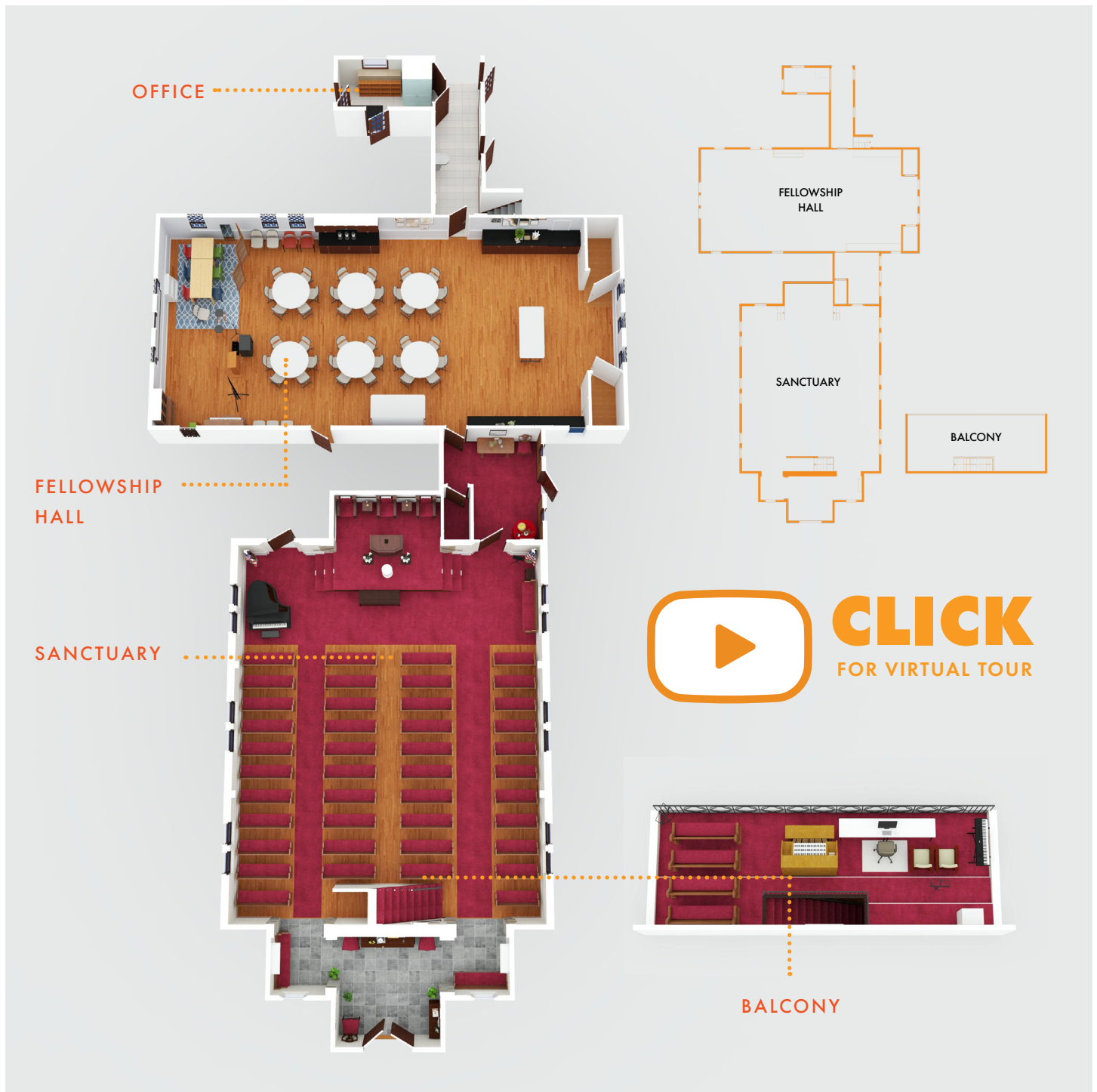
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SANCTUARY AREA FLOOR PLAN



NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

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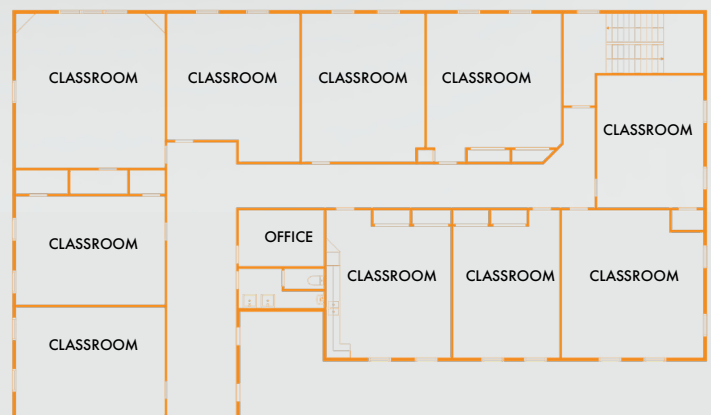
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EDUCATIONAL SPACE FLOOR PLAN (EXAMPLE)



**CLICK**  
FOR VIRTUAL TOUR



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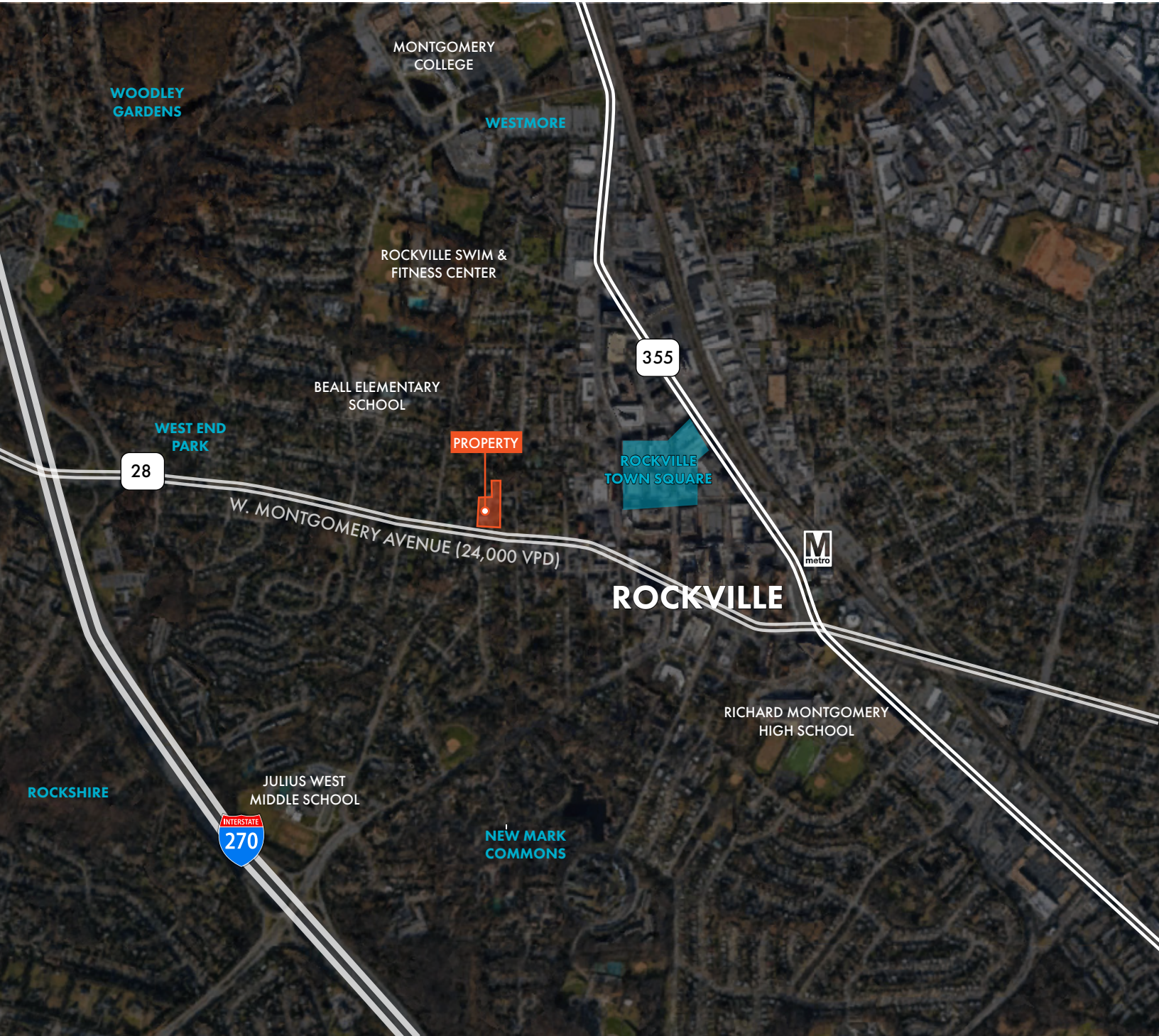
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## LOCATION



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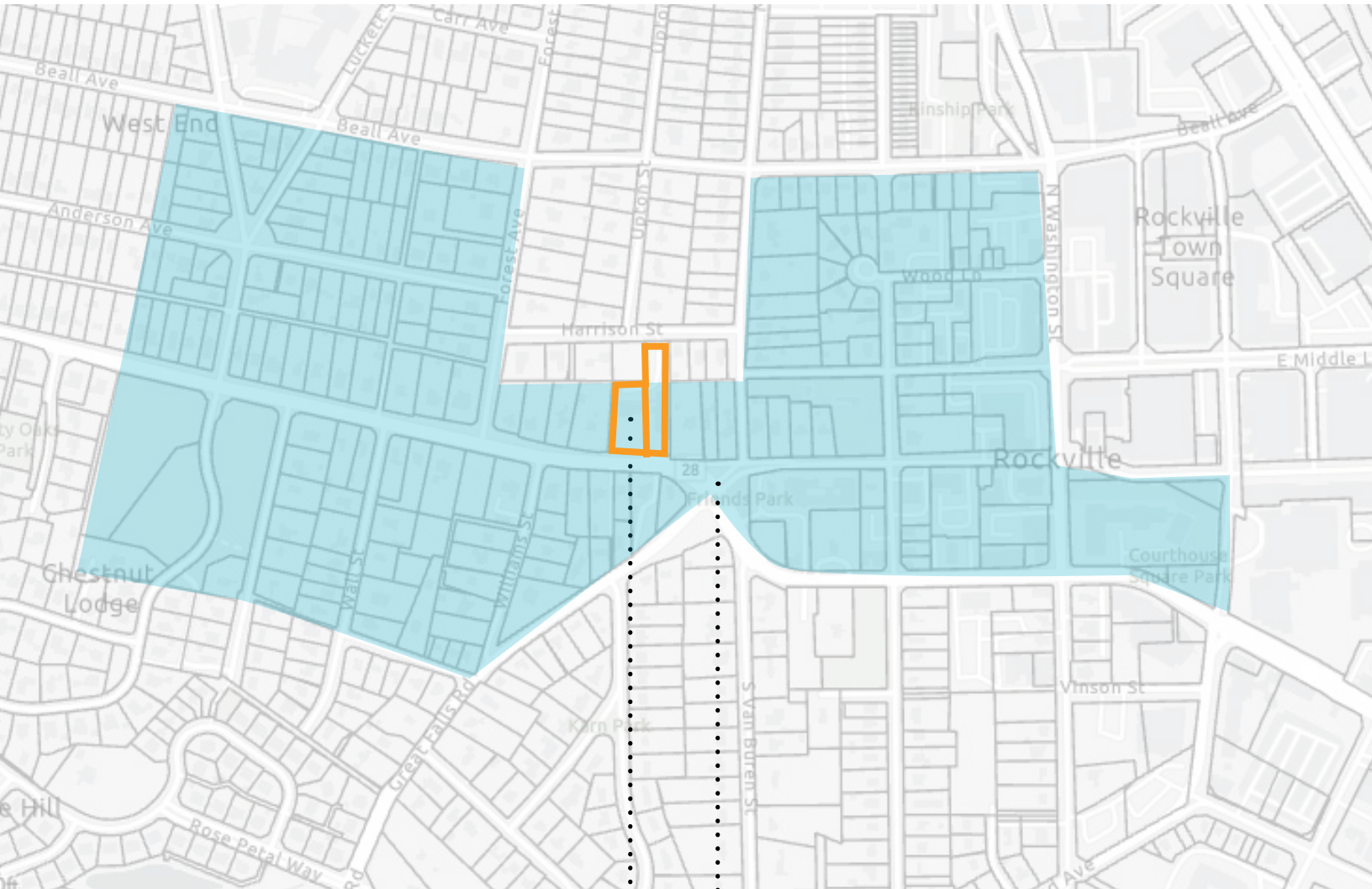
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### ZONING



#### **R-90, SINGLE UNIT DETACHED DWELLING, RESTRICTED RESIDENTIAL ZONE**

The purpose of the single dwelling unit residential zones is to provide appropriately located areas for residential development that are consistent with the plan and public health and safety and also promote a suitable environment for residential living through the provision of recreational, religious, and educational facilities as basic elements of a balanced neighborhood. (City of Rockville)

#### **HISTORIC DISTRICT**

This district runs through East and West Jefferson Street, parts of W. Montgomery Avenue, and contains portions of Forest Ave, Beall Ave, Laird St., Thomas St. and Wall St. including Courthouse Square Park. (explorerockville.org)

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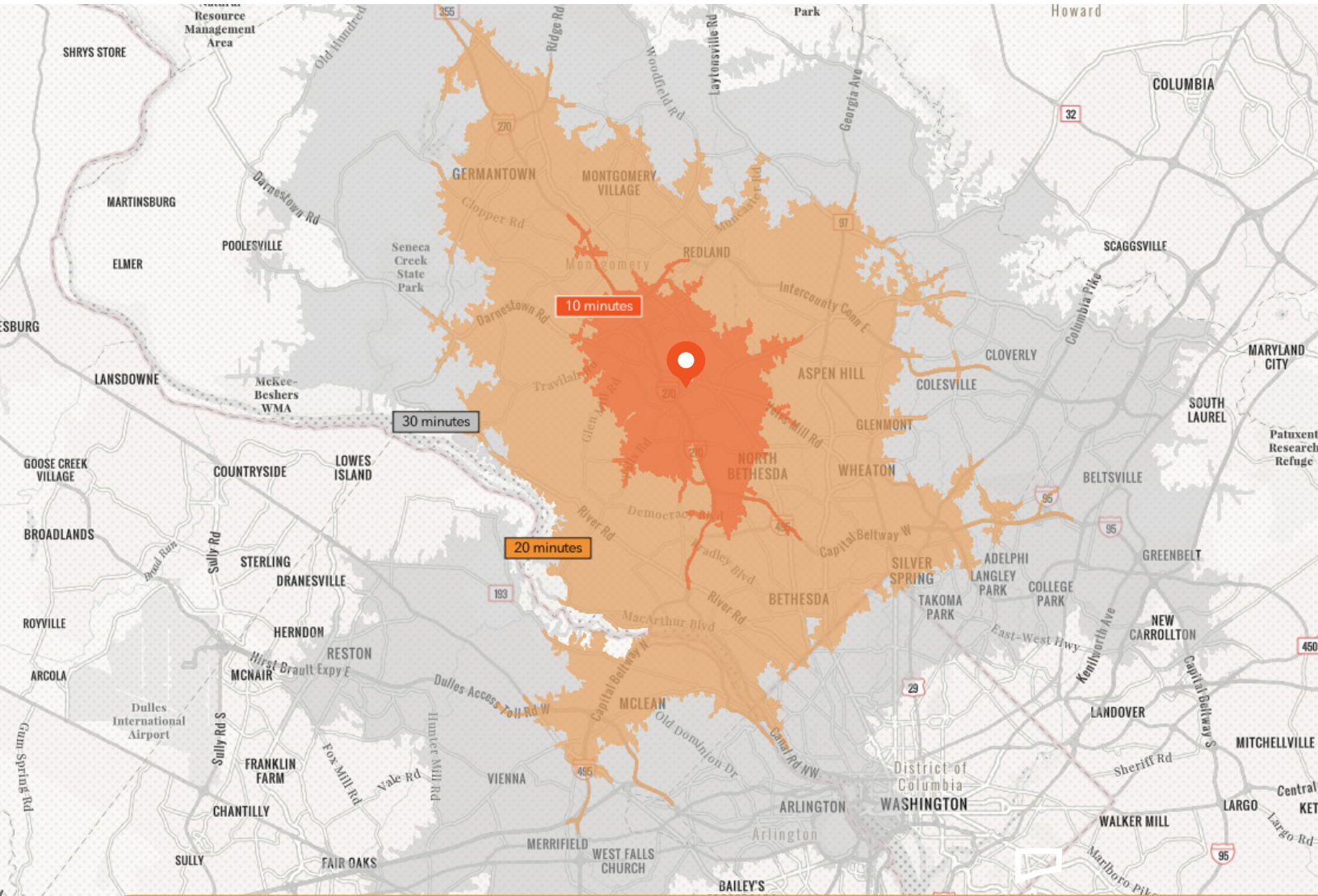
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## TRAVEL TO PROPERTY



WALK  
SCORE  
**85**

**VERY WALKABLE**

TRANSIT  
SCORE  
**67**

**GOOD TRANSIT**



ROCKVILLE STATION WITHIN 1 MILE

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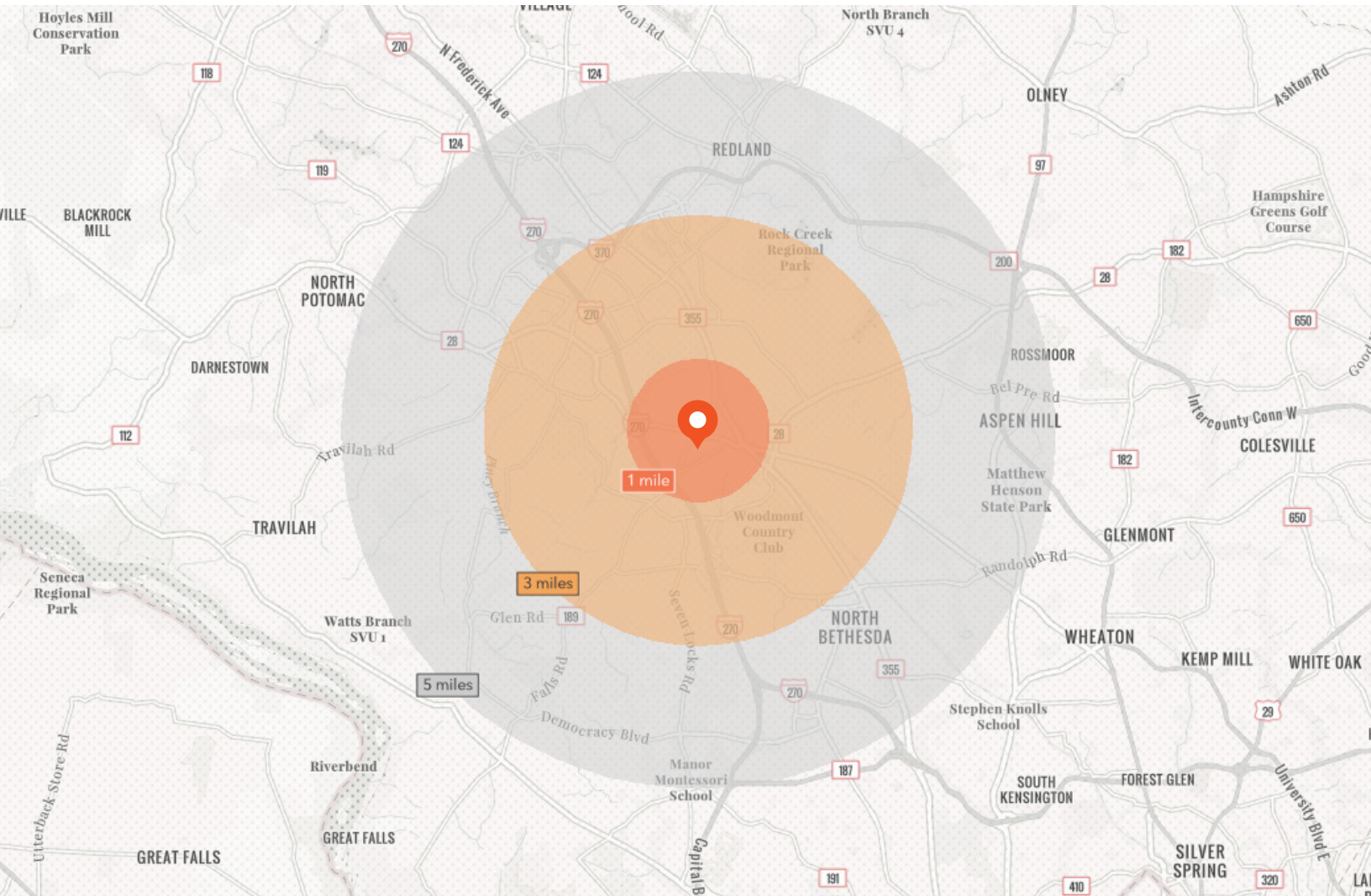
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### SITE DEMOGRAPHICS



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
18,175 ESTIMATED POPULATION 2025	116,343 ESTIMATED POPULATION 2025	321,381 ESTIMATED POPULATION 2025
42.0 MEDIAN AGE	41.3 MEDIAN AGE	41.1 MEDIAN AGE
\$659,489 MEDIAN HOME VALUE 2025	\$726,412 MEDIAN HOME VALUE 2025	\$696,927 MEDIAN HOME VALUE 2025
\$162,560 AVG HOUSEHOLD INCOME	\$186,528 AVG HOUSEHOLD INCOME	\$187,505 AVG HOUSEHOLD INCOME

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