

# The DALEY

at Shady Grove metro

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

2,225 SF ENDCAP  
WITH OUTDOOR SEATING  
COMING AVAILABLE

UP TO 4,921 SF CONTIGUOUS  
IMMEDIATELY AVAILABLE

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# OVERVIEW

## THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

### RETAIL/ OFFICE AVAILABLE FOR LEASE:

- Ground level space at The Daley: 333 units.
- 40+ dedicated retail parking spaces, at surface level, in garage. Accessible via Columbus Ave.
- Multiple opportunities:
  - 2,225 SF 2nd gen cafe endcap with outdoor seating coming available!
  - 1,352- 4,921 SF contiguous (former Kids Ground) immediately available!
  - 801 SF (former dry cleaners) immediately available!

### NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN:

- 1,458 Multifamily Units
  - West Side: 1,114
  - East Side: +344
- 753 Townhomes
  - West Side: 406
  - East Side: +345
- 130,000 SF Future Mixed-Use Space
- Proposed Library, School Community & Athletic Field (Eastside)
- 5 Minute Walk to Shady Grove Metro Station
  - 4,420 Average Daily Riders
  - 5,745 Commuter Parking Spaces



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# SITE PLAN

## THE DALEY

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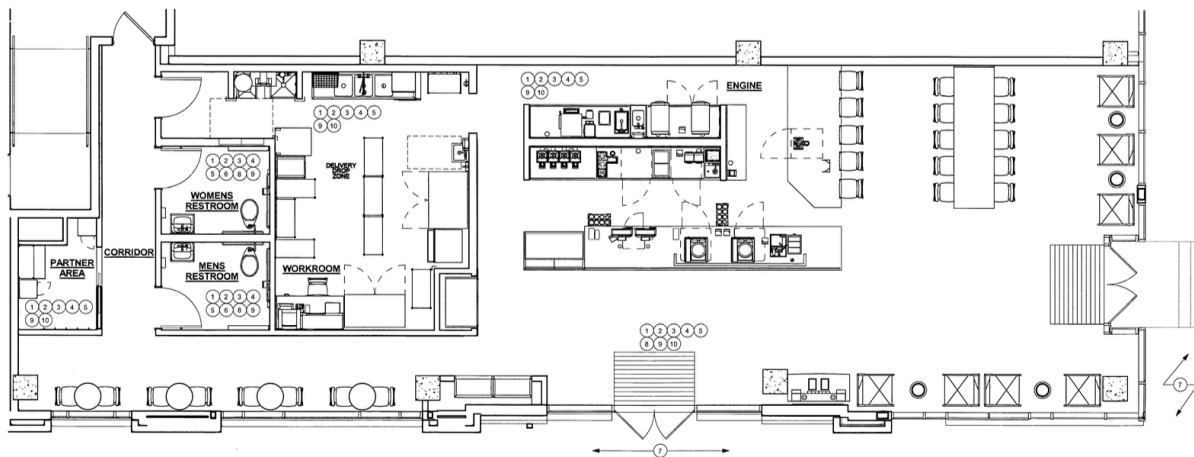
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# AVAILABILITY

## THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

2,235 SF POTENTIALLY AVAILABLE



CRABBS BRANCH WAY

FRONT OF HOUSE



BACK OF HOUSE



TWO EXISTING RESTROOMS AND REAR EGRESS



[CLICK FOR SITE PLAN](#)

[CLICK FOR PHOTOS/ VIDEO WALKTHROUGH](#)

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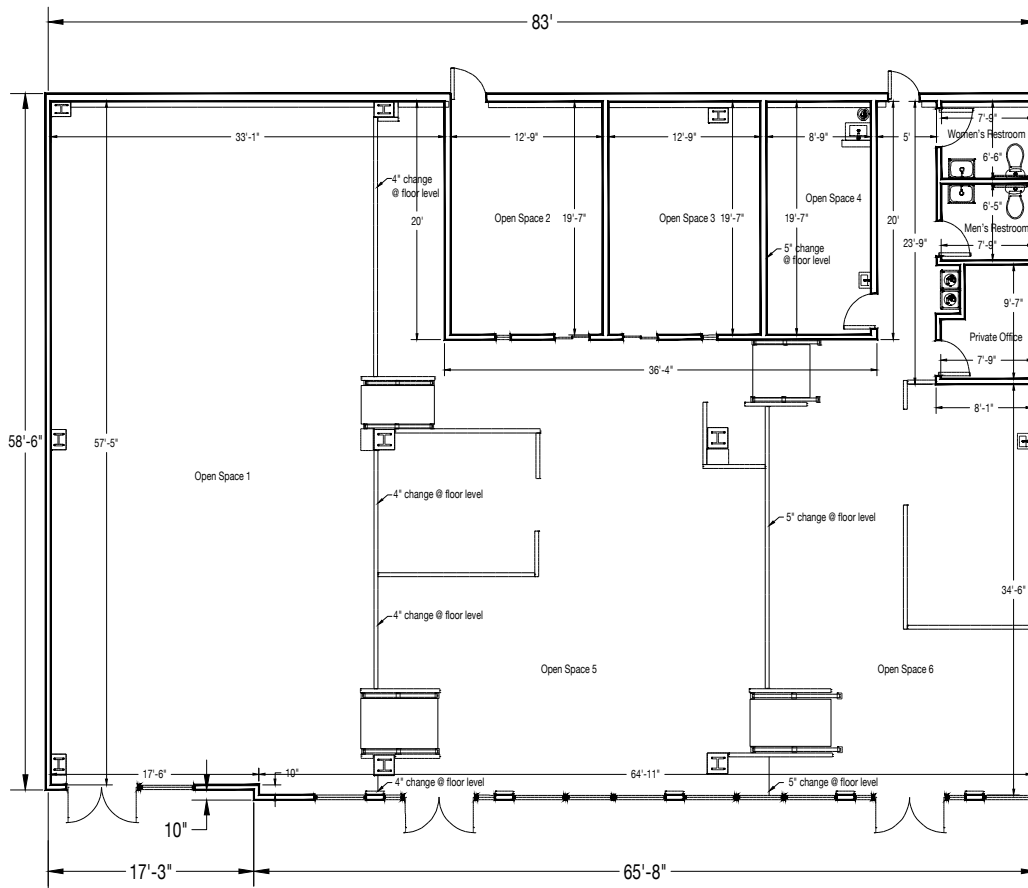


# AVAILABILITY

## THE DALEY

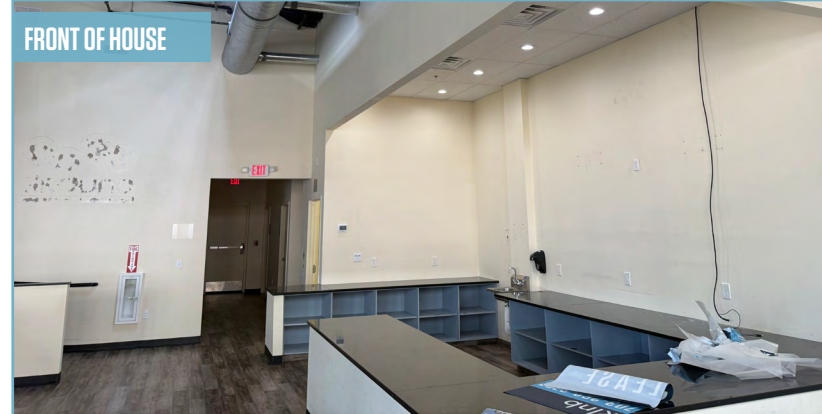
8010 GRAMERCY BLVD, ROCKVILLE, MD 20855

### UP TO 4,921 SF IMMEDIATELY AVAILABLE

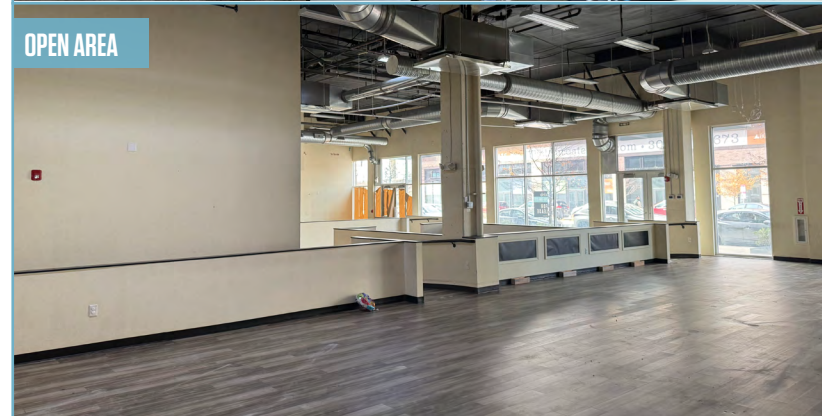


[CLICK FOR PHOTOS/ VIDEO WALKTHROUGH](#)

FRONT OF HOUSE



OPEN AREA



EXISTING RESTROOMS



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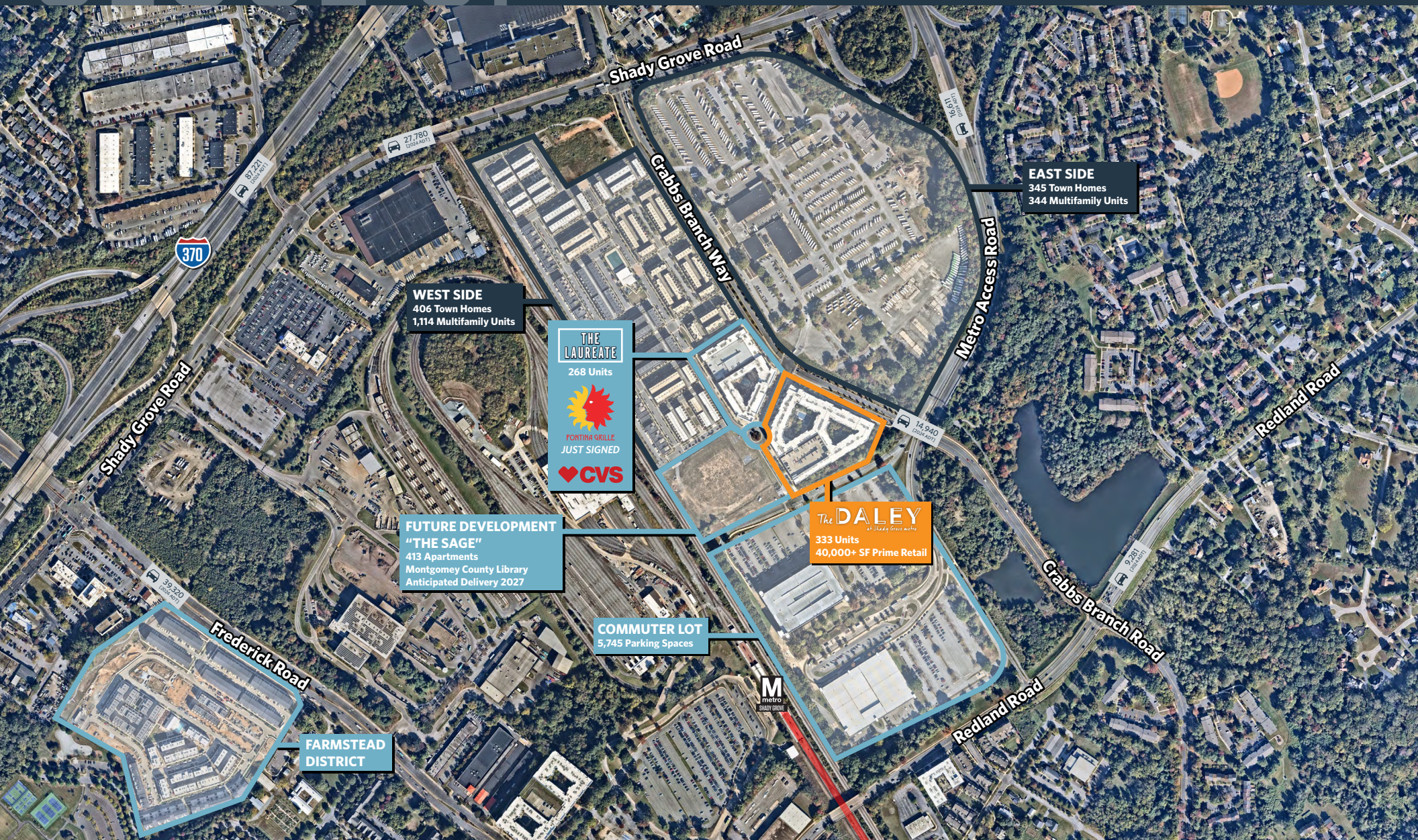
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# CLOSE UP

## THE DALEY

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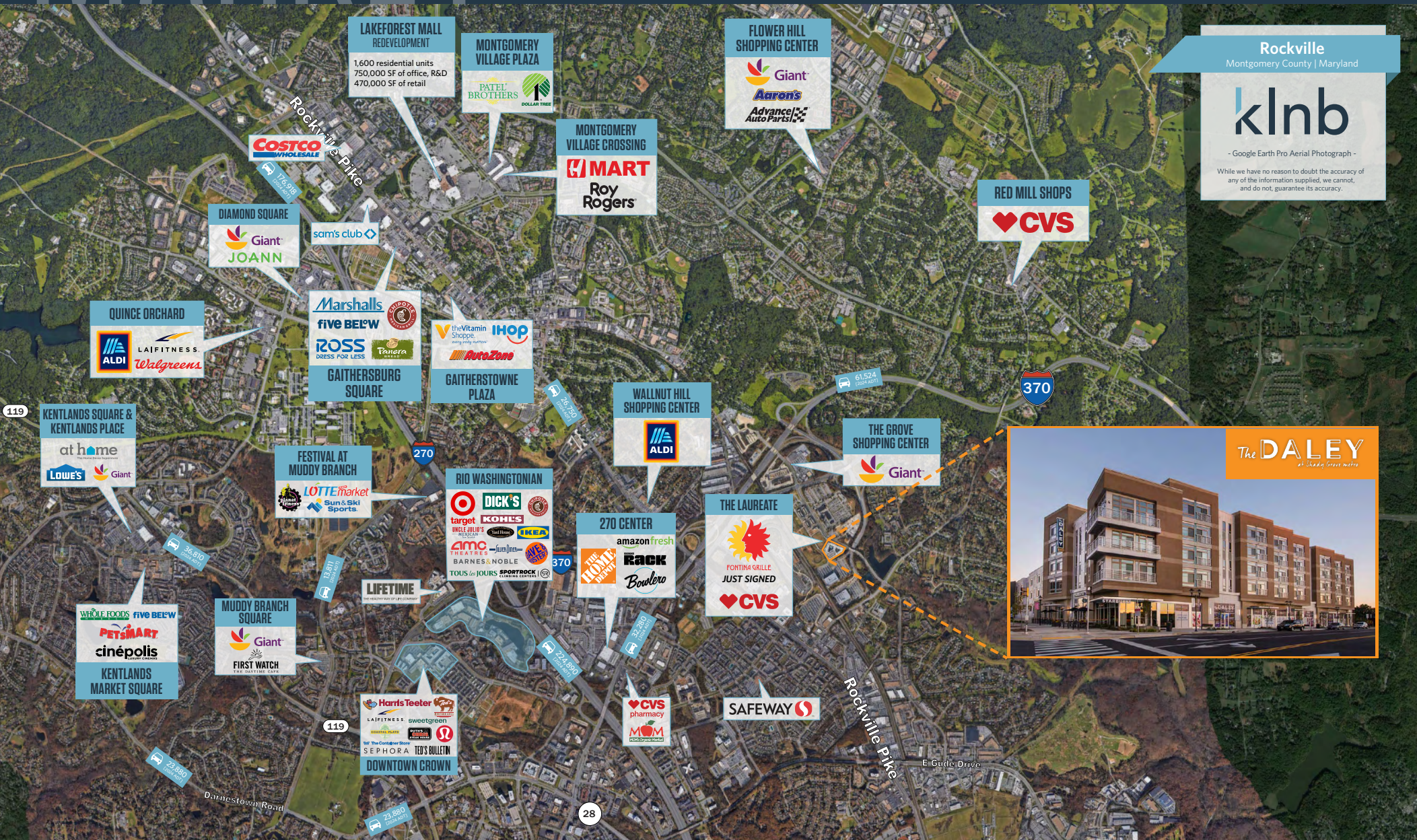
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# MARKET

# THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



Rockville

Montgomery County | Maryland

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- Google Earth Pro Aerial Photograph -

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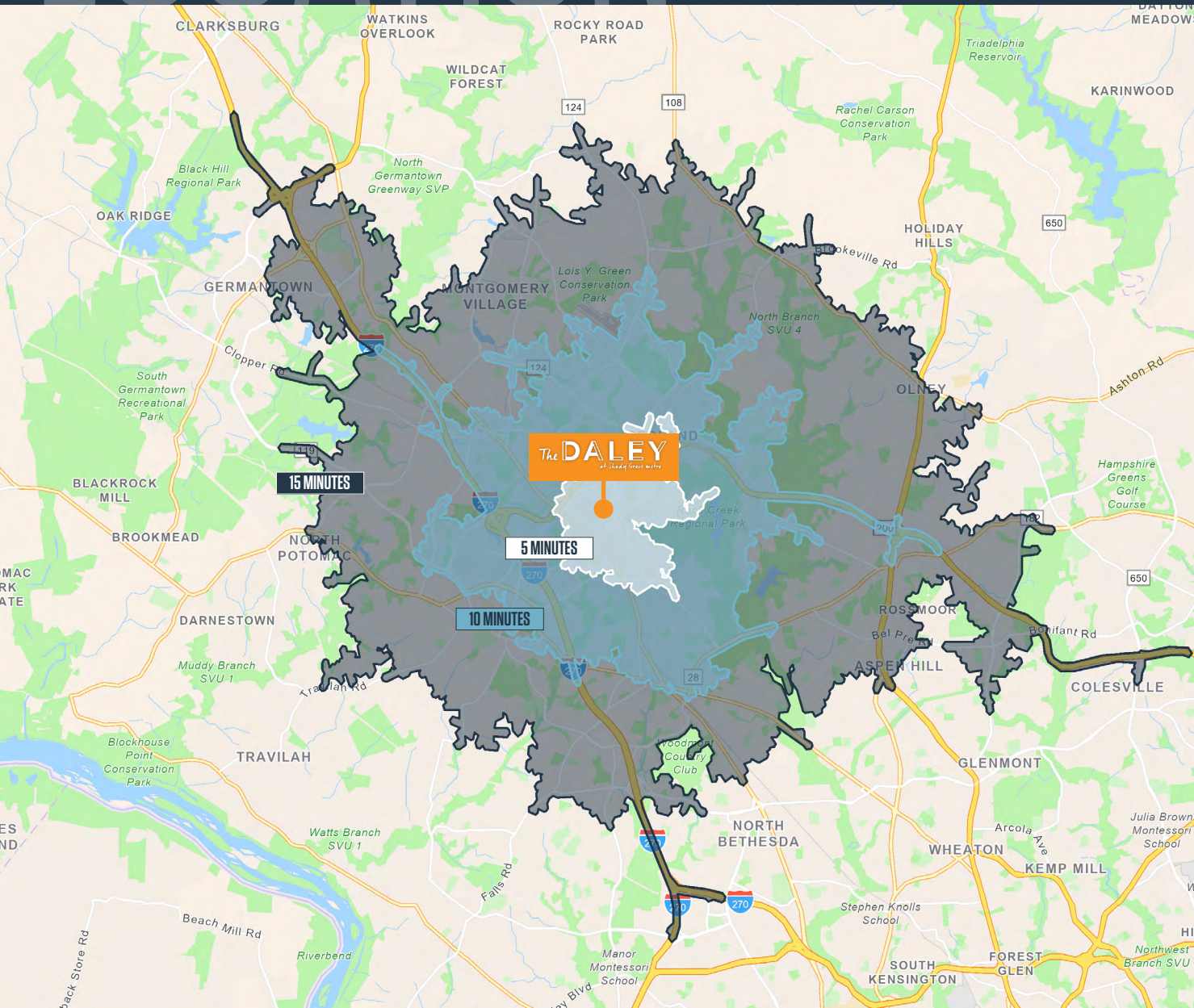
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# LOCATION

## THE DALEY

8010 GRAMERCY BLVD, ROCKVILLE, MD 20855



### DEMOGRAPHICS | 2025:

#### DRIVE TIME

5 MIN

10 MIN

15 MIN

#### Population

16,851

95,694

327,888

#### Daytime Population

10,890

84,191

196,909

#### Households

6,834

37,208

119,909

#### Average HH Income

\$162,973

\$145,206

\$160,194

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2024:

Crabbs Branch Way

6,731 ADT

Shady Grove Road

27,780 ADT

I-395

87,221 ADT

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## FOR MORE INFORMATION, PLEASE CONTACT:

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