

# Shady Grove Medical Pavilion

9601 Blackwell Road, Rockville, MD 20850



**SIZE**  
**121,789 RSF**

**PARKING RATIO**  
**3.69 per 1,000 RSF**

- Class A medical office building with on-site pharmacy
- Diverse tenant mix with robust referral base
- Tenant-only conference center and physicians lounge
- Features on-site management and engineer
- Building signage opportunities
- Dedicated physicians parking area and electric car charging station

# Class A medical office building with on-site pharmacy and physicians lounge.

POPULATION (5-MILE RADIUS)

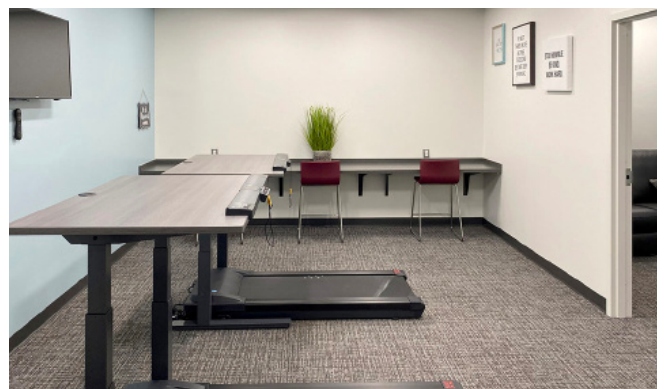
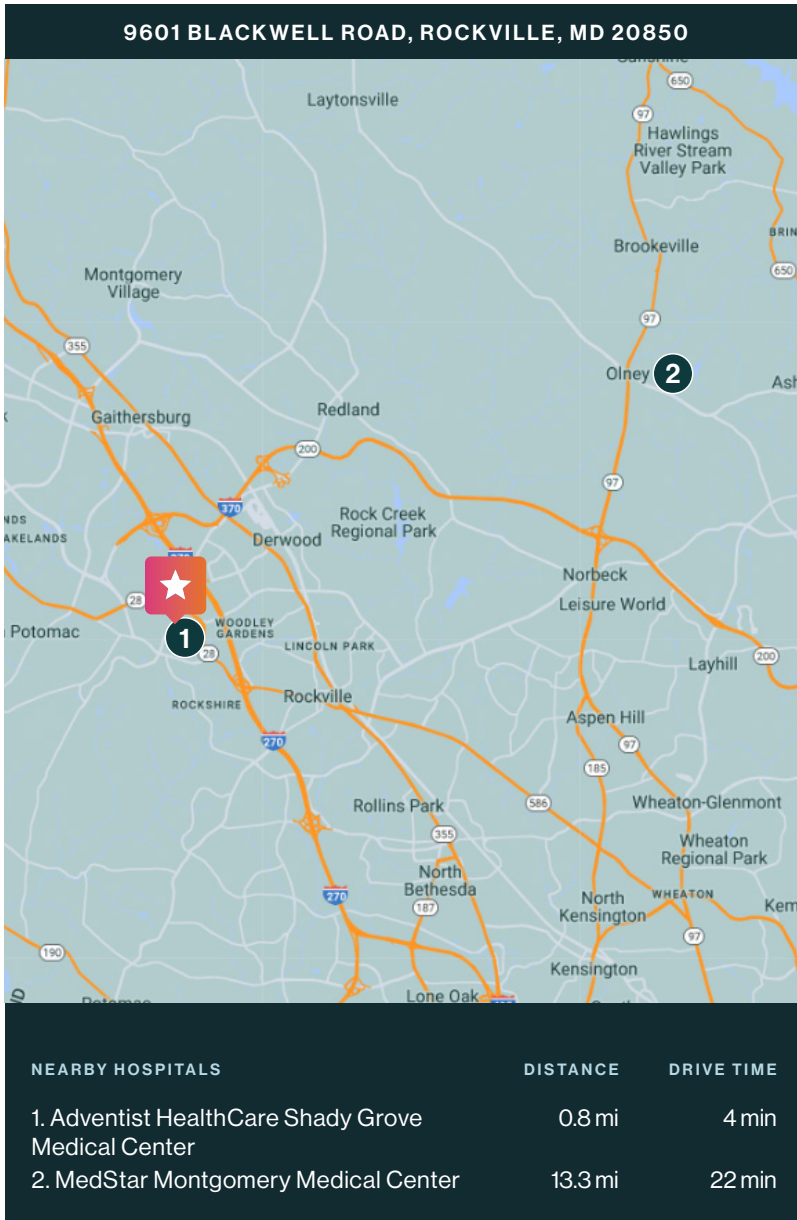
275,606

AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$144,681

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

92.2%



## SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Target
- Giant Food
- Shady Grove Center
- Courtyard by Marriott Rockville
- Lakewood Country Club
- LA Fitness
- Starbucks
- Dunkin' Donuts
- Panera Bread
- Guapo's Restaurant
- Chipotle

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