

GUDE PLAZA

ROCKVILLE, MD



JBG SMITH



PROPERTY OVERVIEW

- Neighborhood retail center at highly visible and heavily trafficked intersection
- Recently renovated to include new retail façades and storefronts
- 310 surface parking spaces with 3 curb cuts
- 95% leased with an excellent mix of uses including national and local tenants
- End cap available
- Totem sign space available

LOCATION

- 1300-1350 E. Gude Dr. Rockville MD
- 6 acre corner lot at the intersection of E. Gude Dr. and Southlawn Ln.
- Zoning: MXE, City of Rockville

SPACE AVAILABLE

1300-1302: 3,175 SF (end cap)

1310: 1,554 SF

2022 DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$118,702	5,207
3 mile:	\$138,492	104,337
5 mile:	\$134,067	333,147

TRAFFIC COUNT

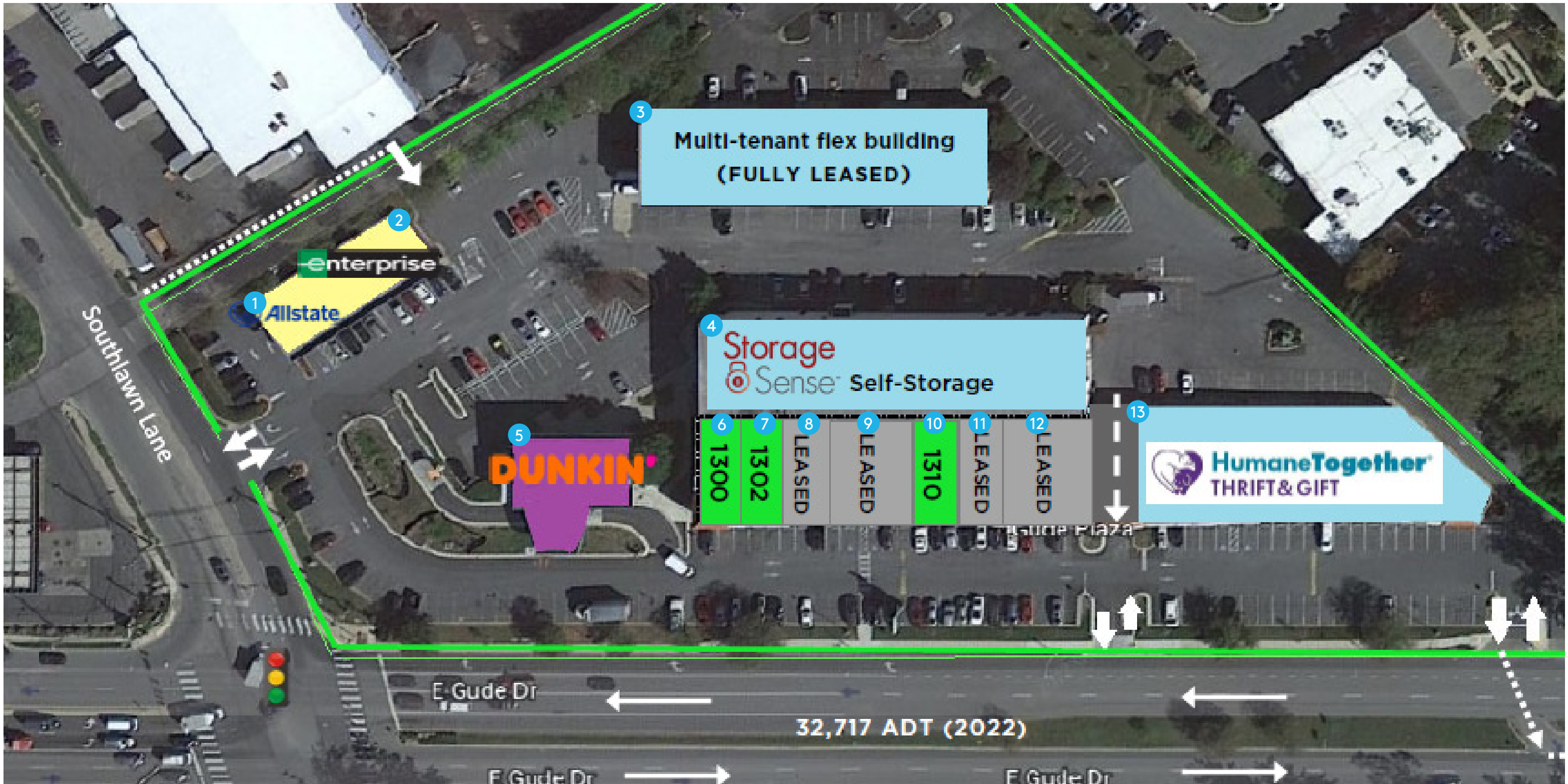
East Gude Drive: 32,717

CONTACT

Ben Brehne | 240.333.7713
bbrehne@jbgsmith.com

Greg Klein | 301.795.1450
gklein@promarkpartners.com





SHOPPING CENTER RETAILERS

1	Allstate	1,018 SF	4	Storage Sense	95,000 SF	8	AT&T Store	1,567 SF	11	Art & Frame Depo	1,575 SF
2	Enterprise	2,983 SF	5	Dunkin Donuts	2,600 SF	9	Liora's Whole Pet	3,138 SF	12	Arirang Restaurant	3,183 SF
3	Multi-Tenant Flex	20,531 SF	6/7	Available	3,175 SF	10	Available	1,554 SF	13	Humane Together	11,331 SF

2022 Demographics

	1 mile	3 miles	5 miles
Population	5,207	104,337	333,147
Daytime Employment	8,073	72,047	165,744
Households	1,649	38,418	121,499
Avg Household Income	\$118,702	\$138,492	\$134,067
Median Household Income	\$88,976	\$110,963	\$103,644
Median Age	38.5	41.3	41.2

2022 Daily Traffic Counts

Collection Street	Cross Street	Traffic	Distance fr Property
East Gude Drive	-	32,717	0.04 mi
Southlawn Ln	Lofstrand Ln SW	7,929	0.12 mi
Southlawn Lane	Lofstrand Ln SW	7,896	0.12 mi
Southlawn Ln	E Gude Dr S	10,729	0.19 mi
Southlawn Ln	Lofstrand Ln NE	7,383	0.25 mi
E Gude Dr	Taft St NW	38,495	0.31 m

