

# NEIGHBORHOOD OFFICE SPACE FOR LEASE

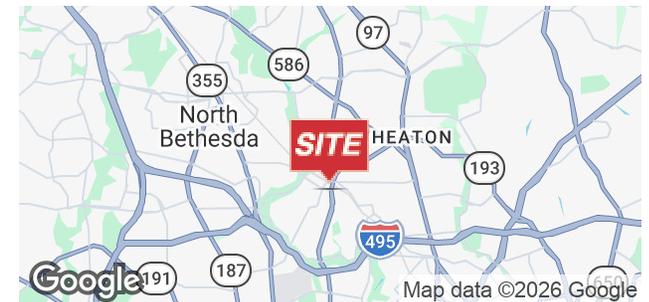


## 10504-10540 CONNECTICUT AVENUE

Kensington, MD  
20895

### PROPERTY HIGHLIGHTS

- **SUITE 10518 A-3B: 1,003± SF of 2nd floor office available**
- **ASKING RATE: \$22/SF, Full Service**
- Accessible via dedicated walk-up entrance
- Open floor plan layout + common area restrooms
- Part of 100% leased retail center at the signalized intersection of Connecticut Avenue and Knowles Avenue
- Anchored by Strosniders Ace Hardware, with additional tenants such as Five Guys, Chipotle, Moby Dick, 7-Eleven, and H&R Block
- 227 surface parking spaces
- Large pylon sign facing Connecticut Avenue
- Ideal for a wide range of professional and service-oriented users



**MICHAEL ISEN**  
301.918.2908  
misen@naimichael.com

**MICHAEL DIMEGLIO**  
301.918.2949  
mdimeglio@naimichael.com



10100 Business Pkwy | Lanham, MD 20706 | +1 301.459.4400 | [naimichael.com](http://naimichael.com)

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Retail Space For Lease  
**KENSINGTON SHOPPING CENTER**



Suite A3  
 1,003± SF  
 2nd fl office



Pylon Signage

9,930 VPD

KNOWLES AVE

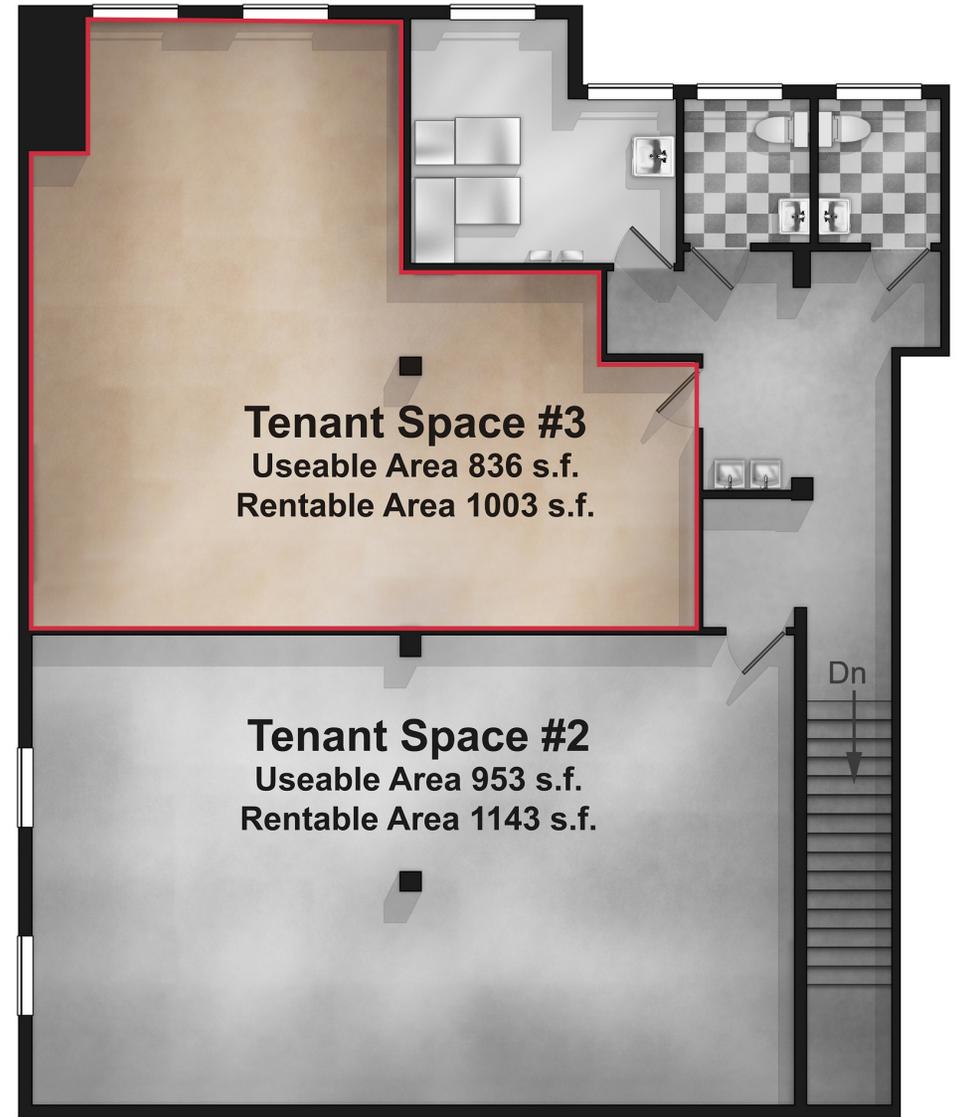
CONNECTICUT AVE 38,525 VPD



Google

# Neighborhood Office Building For Lease

10504-10540 CONNECTICUT AVENUE, KENSINGTON, MD 20895

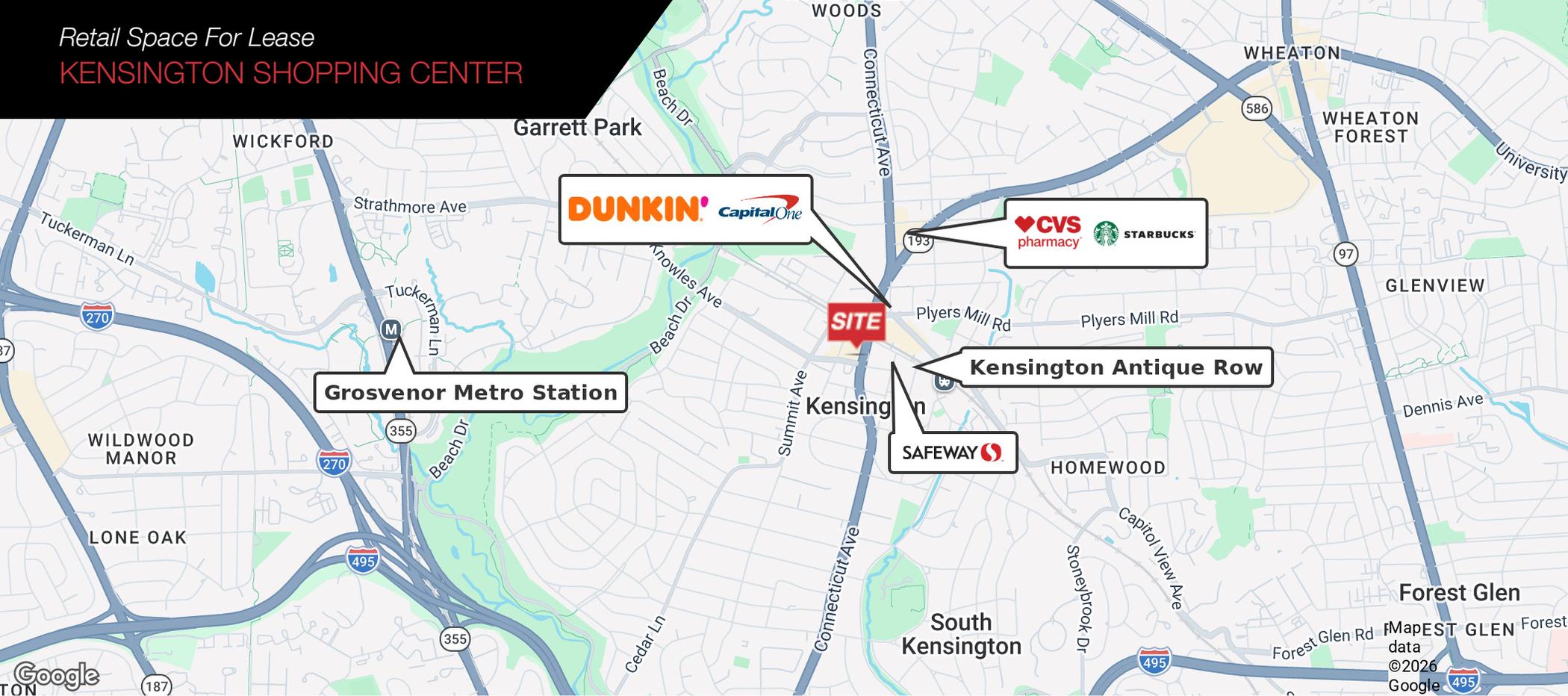


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301.918.2949 | mdimeglio@naimichael.com

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Retail Space For Lease  
**KENSINGTON SHOPPING CENTER**



**DEMOGRAPHICS**



**POPULATION**



**HOUSEHOLDS**



**AVG. HOUSEHOLD INCOME**

0.5 Miles	3,587	1,274	\$219,539
1 Mile	17,198	6,229	\$213,488
1.5 Miles	38,659	14,820	\$192,870

*Demographics data derived from AlphaMap*

**LOCATION DESCRIPTION**

The Kensington Shopping Center has easy access to major transportation routes, including the Capital Beltway (I-495) and I-270. This location provides seamless connection to suburban Maryland and Washington DC. Nearby points of interest include Kensington Antique Row, National Museum of Health and Medicine, National Institute of Health, the Strathmore, Westfield Wheaton and the Pike & Rose development. These all highlight the area's unique character and provide a diverse range of amenities.