



NEARBY RETAILERS



RETAIL SPACE FOR LEASE

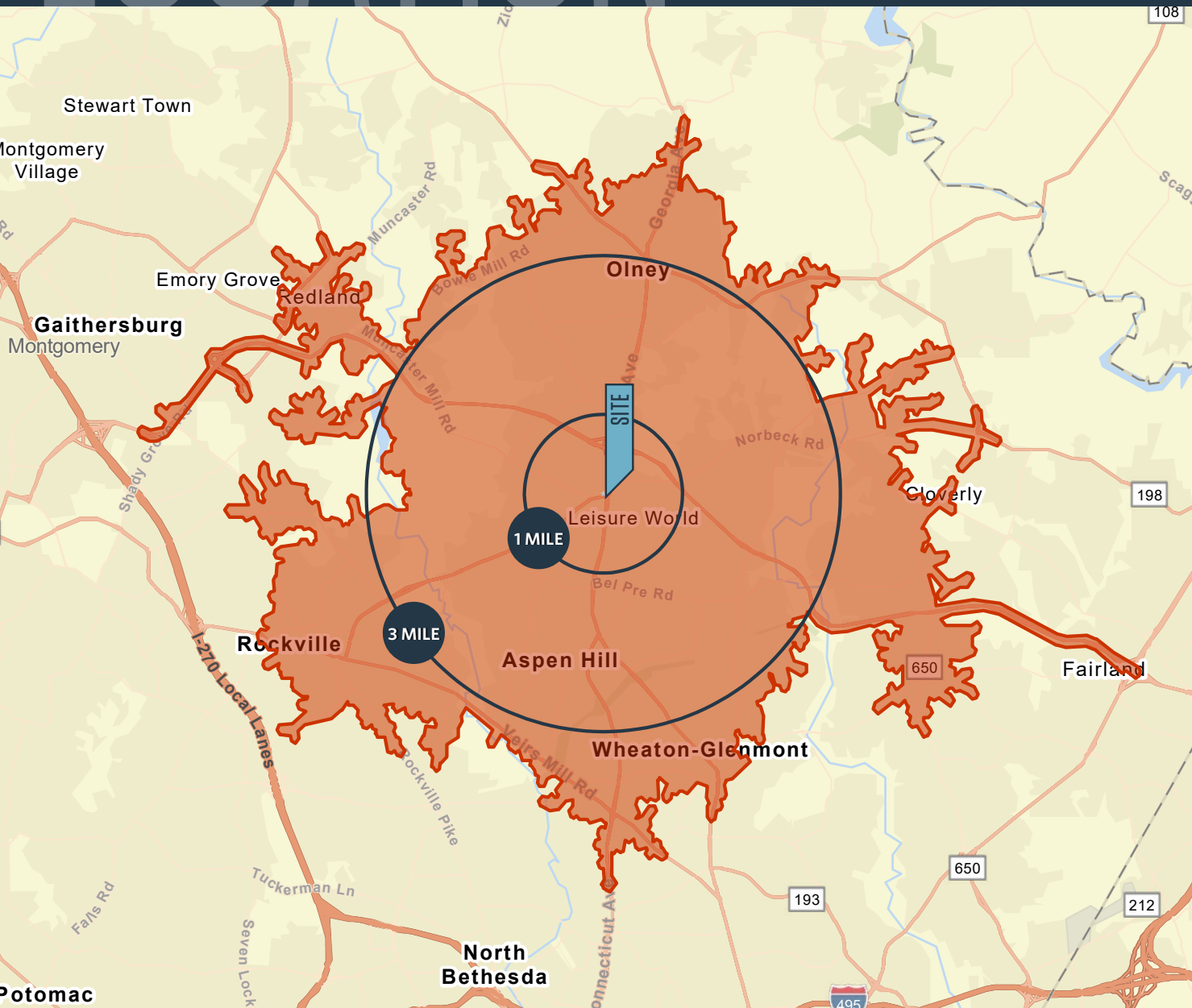
- 1,453 SF 2nd generation restaurant available in Rockville at the lighted intersection of Georgia Avenue (47,694 ADT) and Norbeck Road (40,501 ADT)
- Strong residential and daytime demographic
- Surface parking and pylon signage available
- Just minutes away from the Intercounty Connector (Maryland Route 200) 60,358 ADT

LINDSEY ST. MAXENS

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AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,430 SF	Negotiable	2 nd gen restaurant	Feb 1 st , 2026

DEMOGRAPHICS | 2024:

DRIVE TIME

10 MIN	1-MILE	3-MILE
Population		
115,902	10,783	91,417
Daytime Population		
93,351	10,579	68,214
Households		
40,490	6,060	32,788
Average HH Income		
\$163,341	\$152,899	\$161,738

TRAFFIC COUNTS | 2023:

Norbeck Rd	40,501 ADT
Georgia Ave	47,694 ADT

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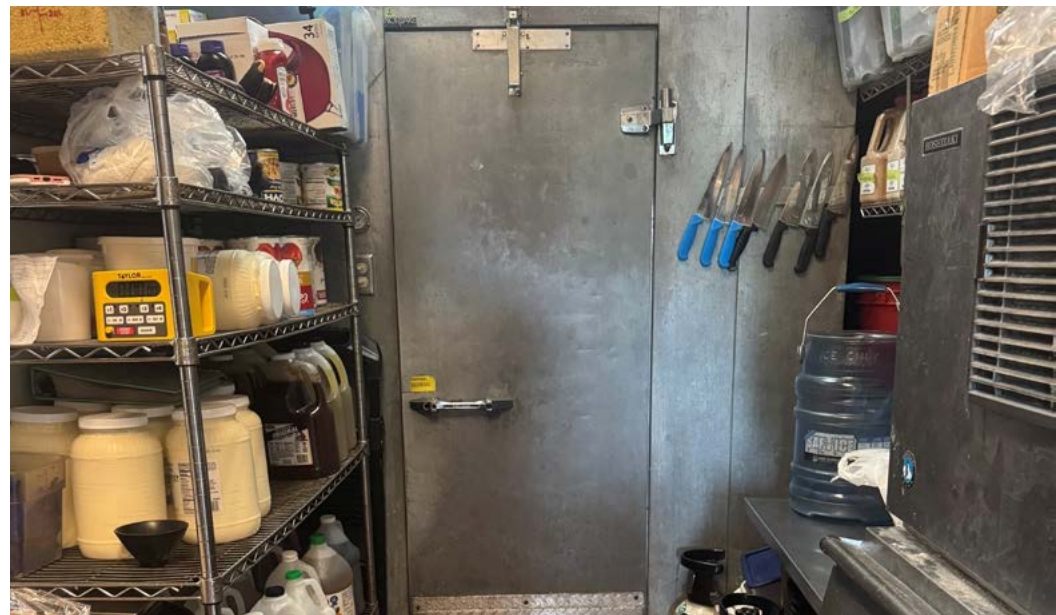
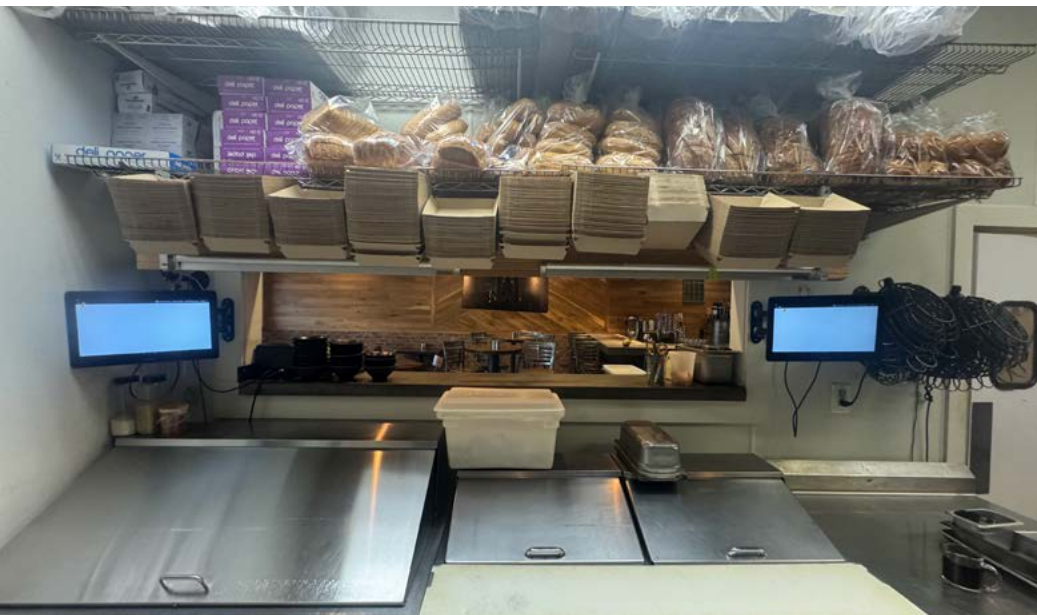
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PHOTOS

4007 NORBECK ROAD

ROCKVILLE, MD 20853



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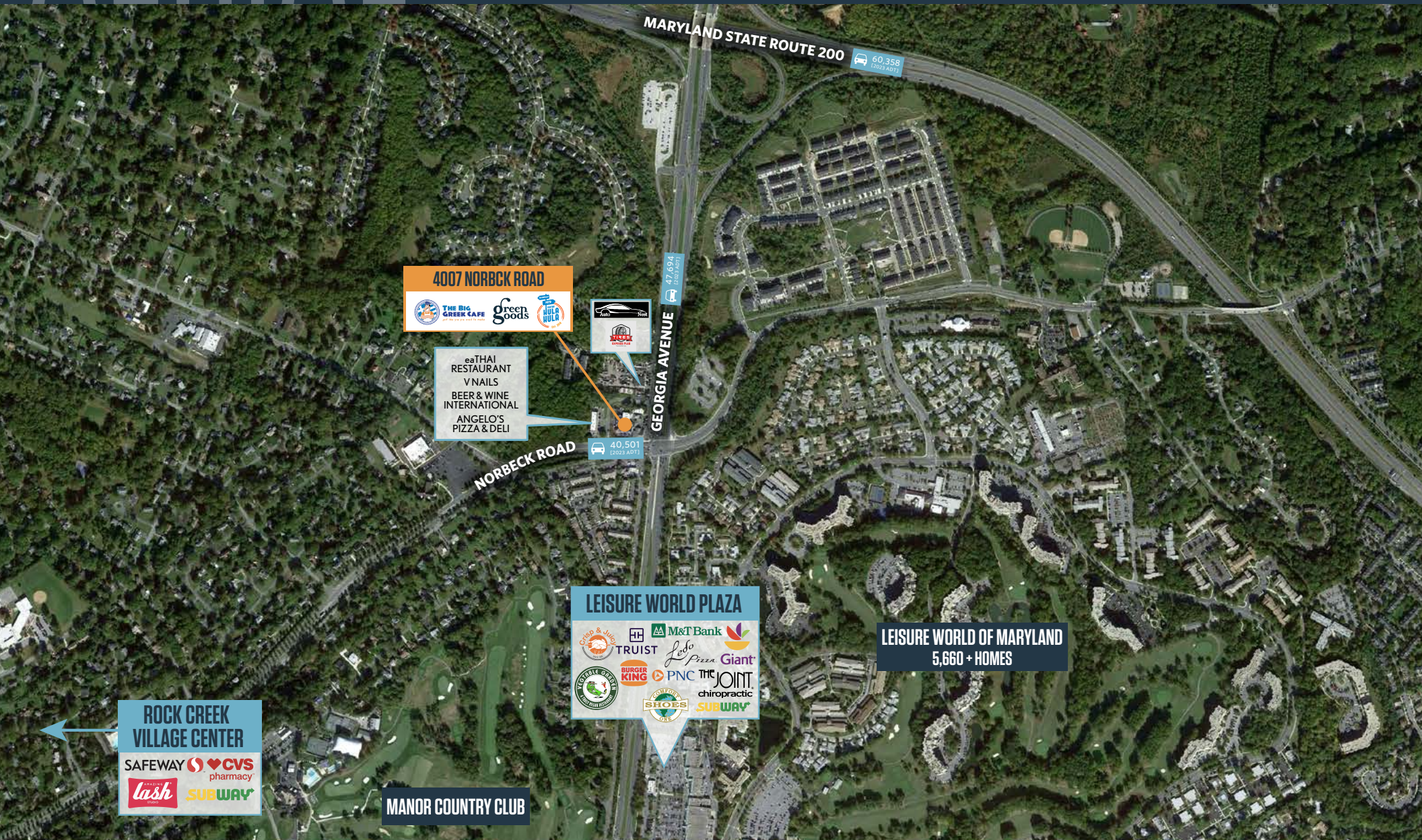
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AERIAL

4007 NORBECK ROAD

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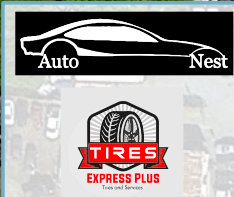
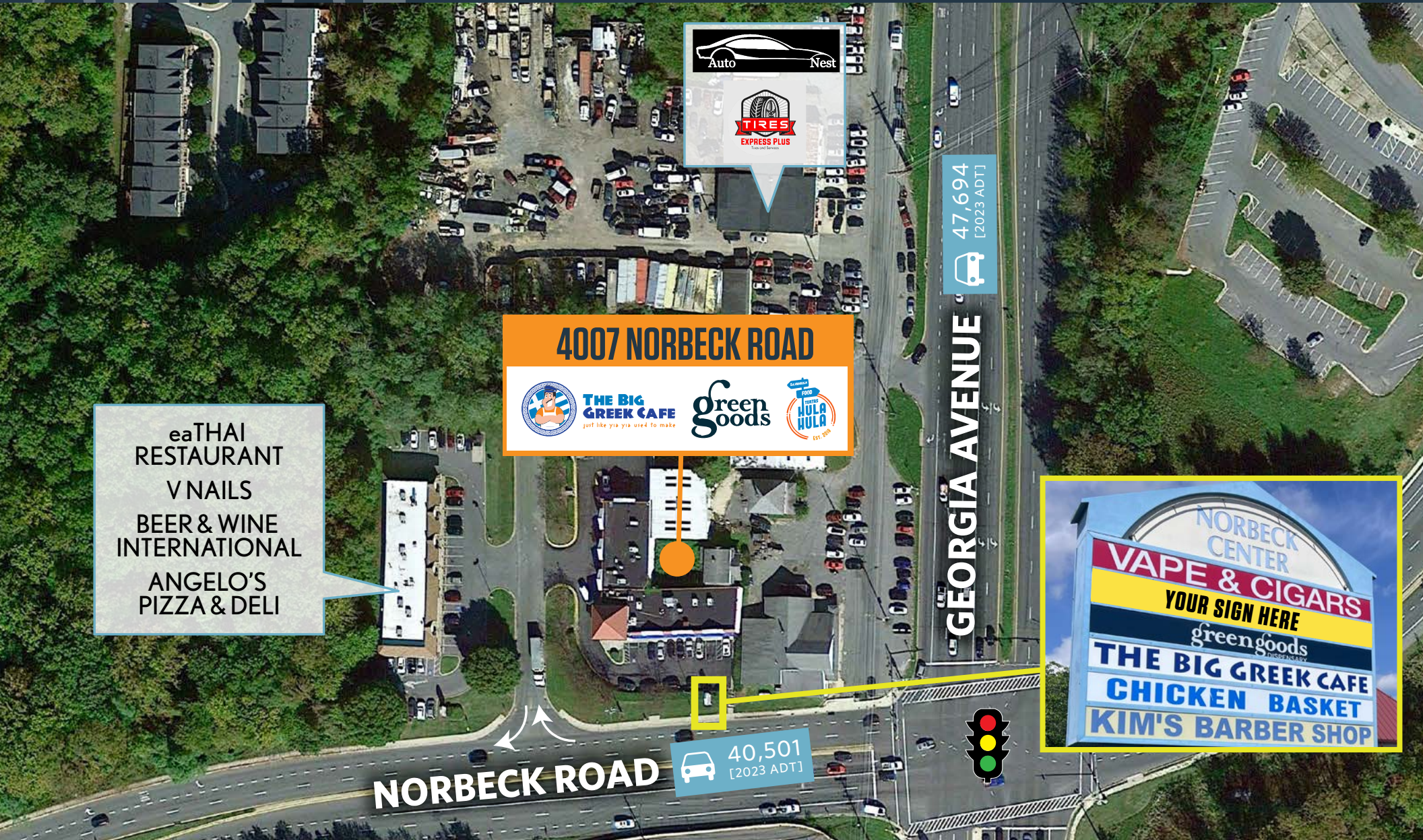
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AERIAL

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ROCKVILLE, MD 20853



47,694
[2023 ADT]

4007 NORBECK ROAD



THE BIG GREEK CAFE
just like yia yia used to make

green goods



GEORGIA AVENUE



eaTHAI
RESTAURANT
V NAILS
BEER & WINE
INTERNATIONAL
ANGELO'S
PIZZA & DELI

NORBECK ROAD

40,501
[2023 ADT]

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