



RETAIL PROPERTY FOR LEASE

ROCKVILLE CITY CENTRE

587 HUNGERFORD DR, ROCKVILLE, MD 20850





OFFERING SUMMARY

Available SF:	900 - 1,800 SF
Lease Rate:	Negotiable
Building Size:	15,084 SF
Traffic Count:	53,300 VPD

AVAILABLE SPACES	SF
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607	900 SF
613	900 - 1,800 SF
615	900 - 1,800 SF

PROPERTY OVERVIEW

Rockville City Centre is a 15,084 SF retail strip center located at the signalized corner of Rt. 355 (Hungerford Drive) & N Washington Street. The property is shadow anchored by Giant Food and features Popeye's Louisiana Kitchen and numerous local retailers.

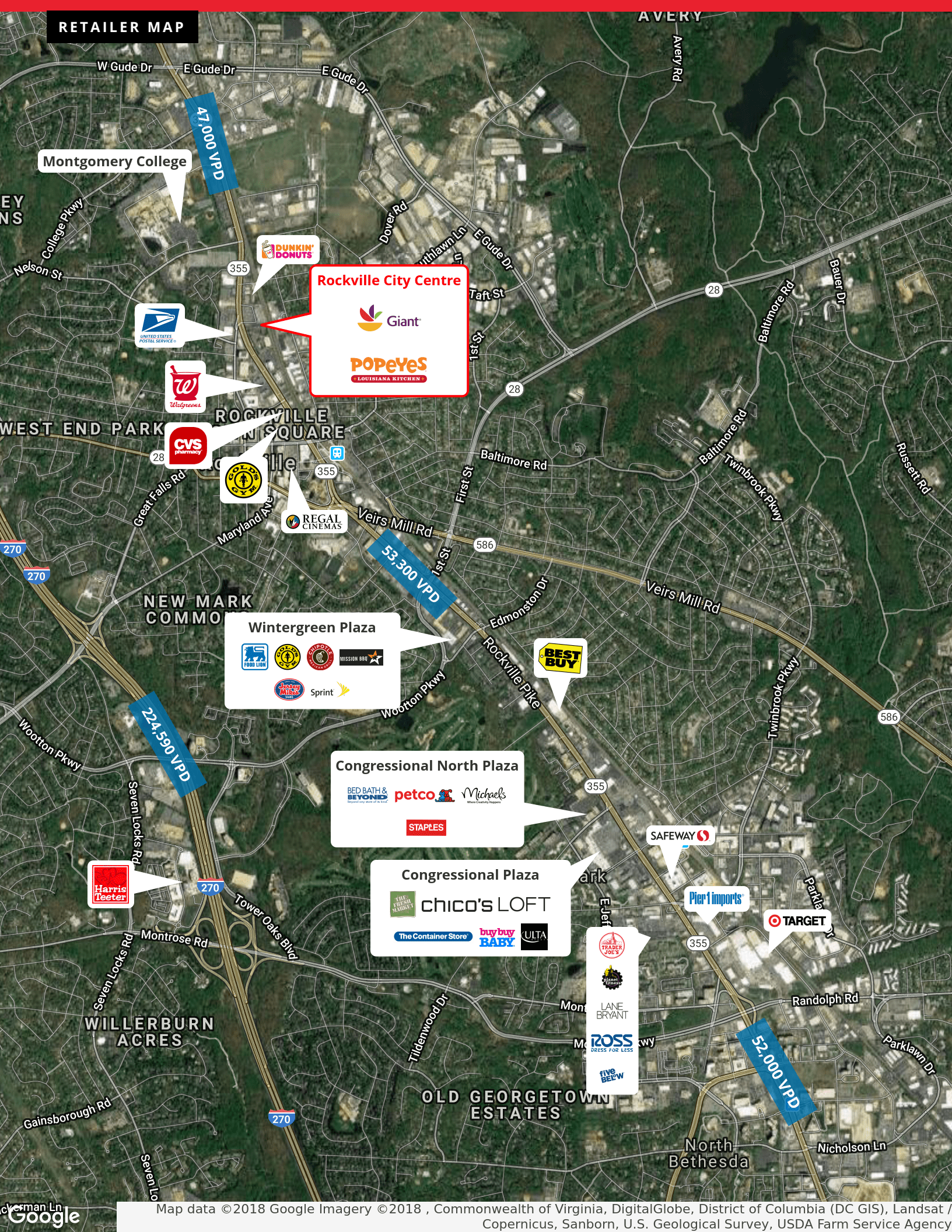
PROPERTY HIGHLIGHTS

- 15,084 SF shopping center
- Shadow anchored by Giant Food with Popeye's Louisiana Kitchen & local retailers
- Located at the signalized intersection of Rt 355 (Hungerford Drive) & N Washington Street
- Excellent visibility from Rt 355

HUNGERFORD DR 53,300 NPD

587	POPEYE'S LOUISIANA KITCHEN	1,800 SF
591	BREAD CORNER	900 SF
593	MAMA WOK CHINESE RESTAURANT	2,700 SF
599	ATLANTIC GUNS	1,800 SF
603	DAD'S BEER & WINE	900 SF
605	ROCKVILLE VIVI TEA	900 SF
607	AVAILABLE	900 SF
609	ROCKVILLE SHOE HOSPITAL	900 SF
611	SHIRAZ MARKET	900 SF
613	AVAILABLE	900 SF
615	MI2 SALON	900 SF
617	GALLERY SALON & SPA	900 SF
619	355 FOOT MASSAGE	900 SF
621	RENT-A-WRECK	700 SF

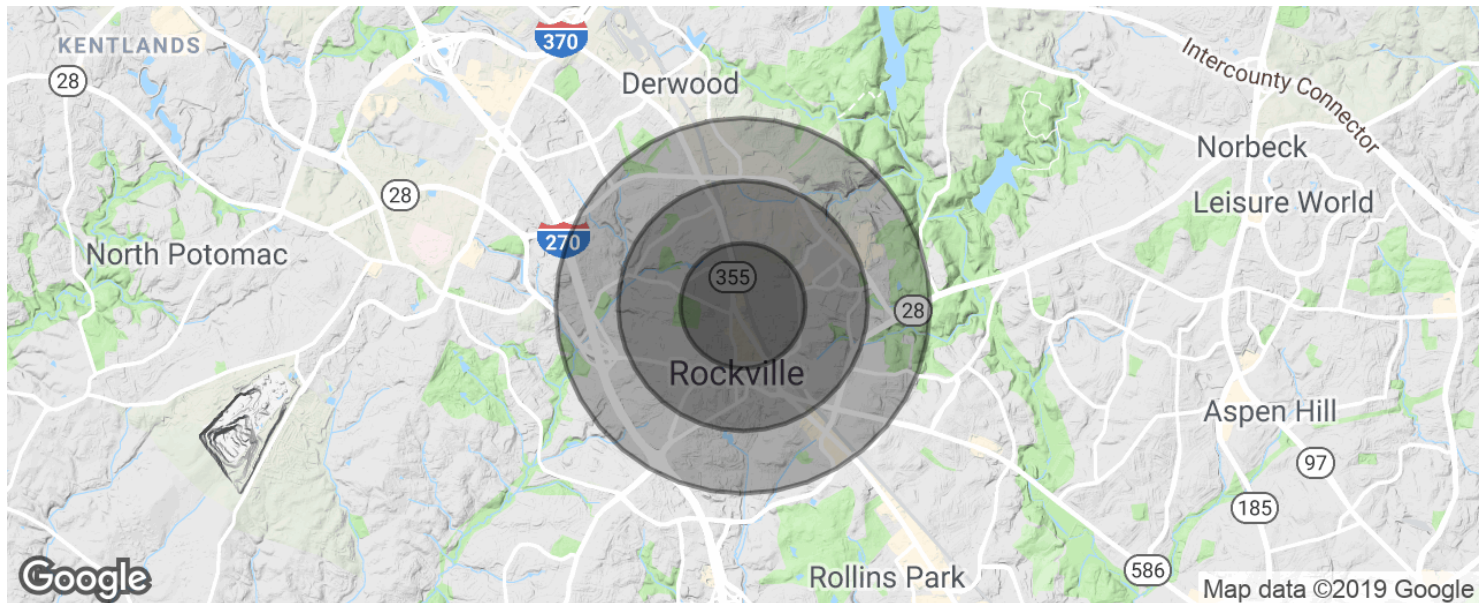
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



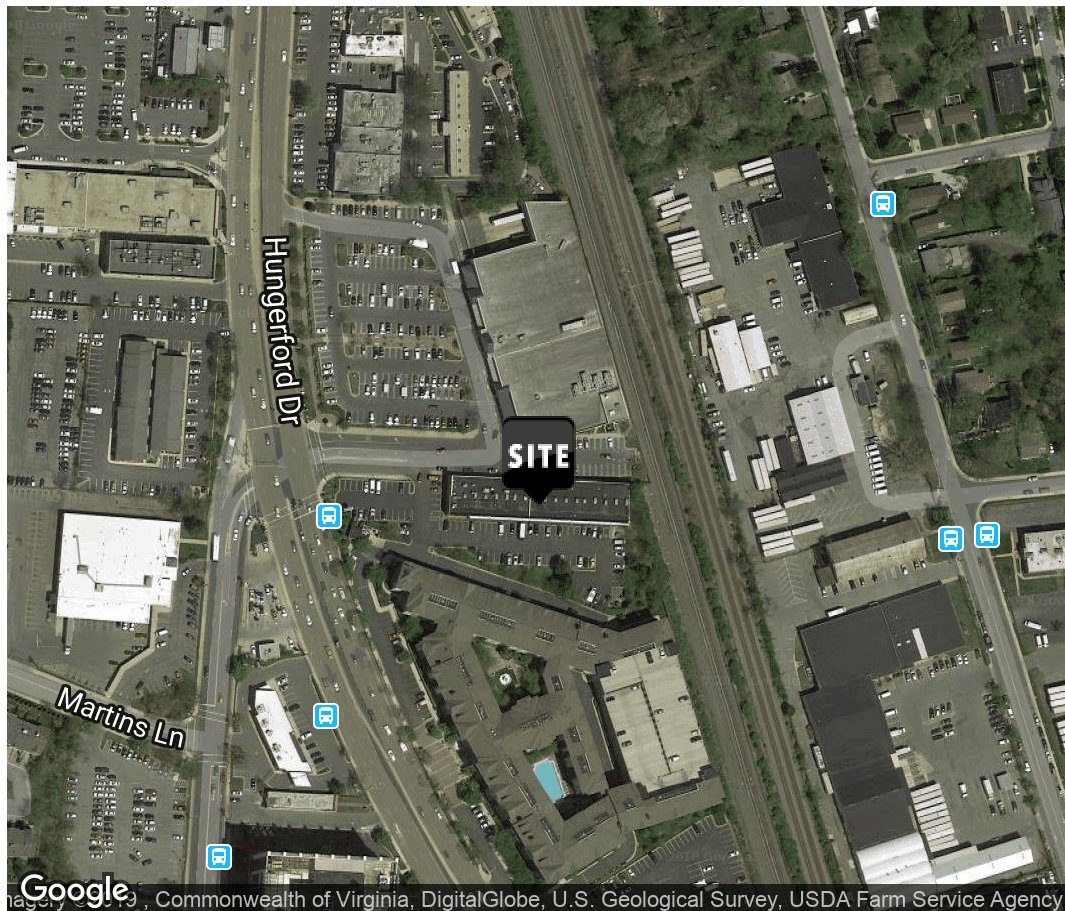
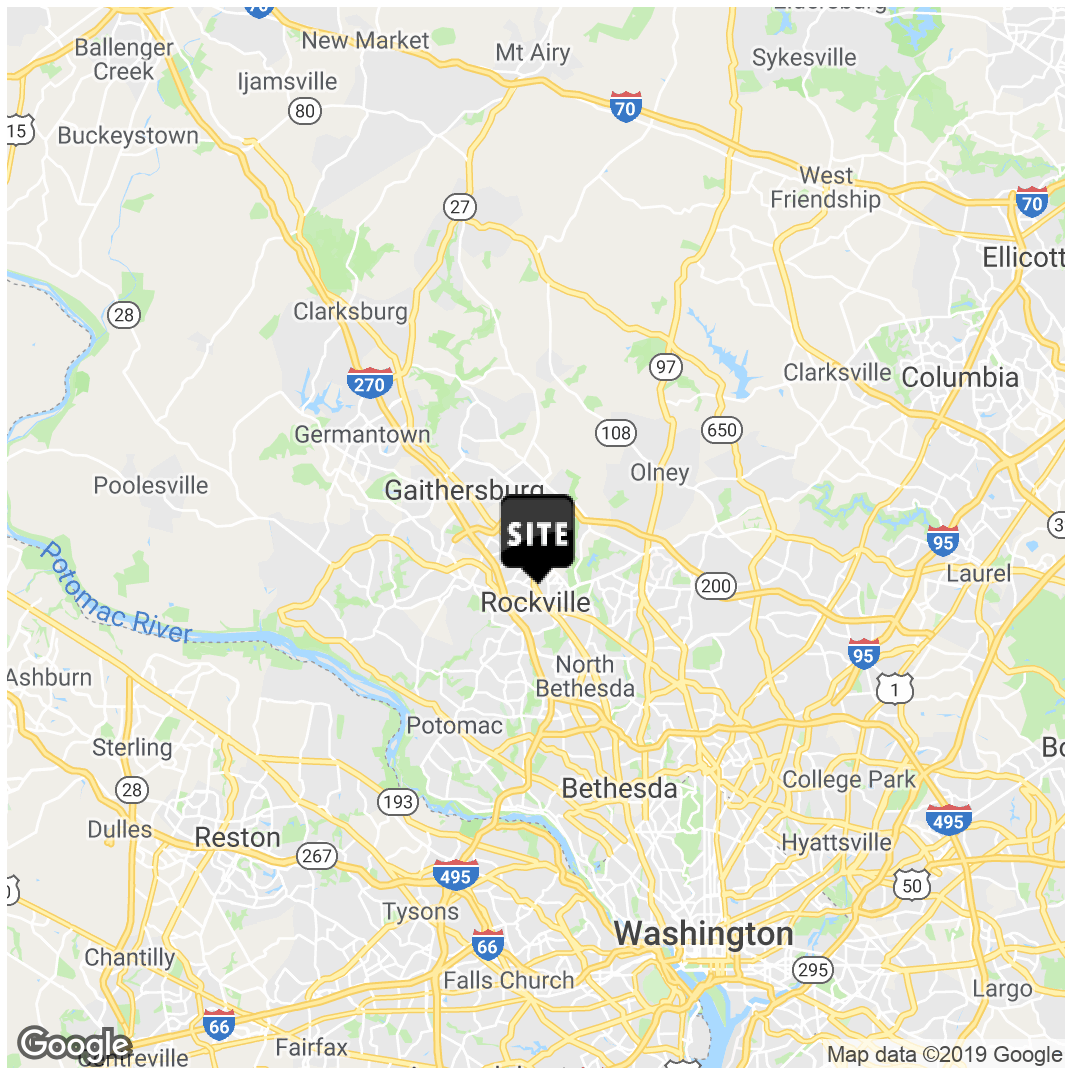
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	3,946	13,061	25,364
Median age	43.4	41.9	41.1
Median age (Male)	38.7	38.6	38.6
Median age (Female)	44.7	42.8	41.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	1,759	5,449	10,169
# of persons per HH	2.2	2.4	2.5
Average HH income	\$76,527	\$94,669	\$104,614
Average house value	\$681,615	\$648,879	\$619,031

* Demographic data derived from 2010 US Census



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