



JOIN THESE RETAILERS

ROCKVILLE RETAIL FOR LEASE

- 11,200 SF former CVS with basement available immediately
- 1,900 SF available immediately
- 25,000 SF lower level available immediately
- Grocery anchored shopping center at signalized intersection on Veirs Mill Road
- Excellent visibility and signage opportunities to Veirs Mill Road's 24,110 average cars per day
- Strong residential and daytime demographics

MATT SKALET

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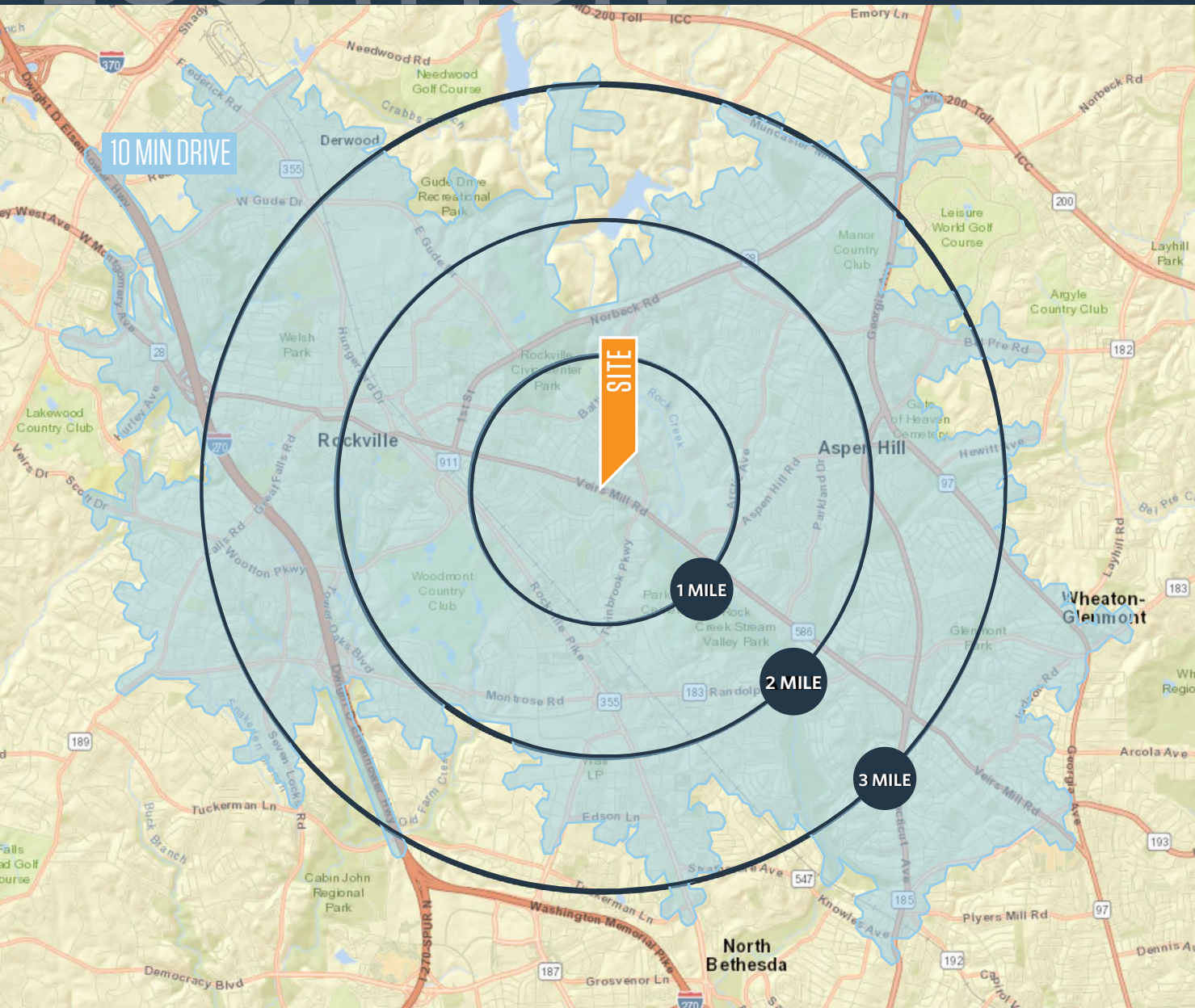
LINDSEY ST. MAXENS

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LOCATION

TWINBROOK SHOPPING CENTER

1902 VEIRS MILL ROAD, ROCKVILLE, MARYLAND 20850



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
11,200 SF	Negotiable*	As-Is	Immediate
1,900 SF	Negotiable*	As-Is	Immediate
25,000 SF	Negotiable*	As-Is	Immediate

*Est. NNN: \$4.00 PSF

DEMOGRAPHICS | 2023:

DRIVE TIME

	1-MILE	2-MILE	3-MILE
Population	118,769	71,609	144,876
Daytime Population	141,159	89,708	167,255
Households	43,083	27,409	53,251
Average HH Income	\$145,927	\$138,212	\$155,010

TRAFFIC COUNTS | 2022:

Veirs Mill Rd	24,110 ADT
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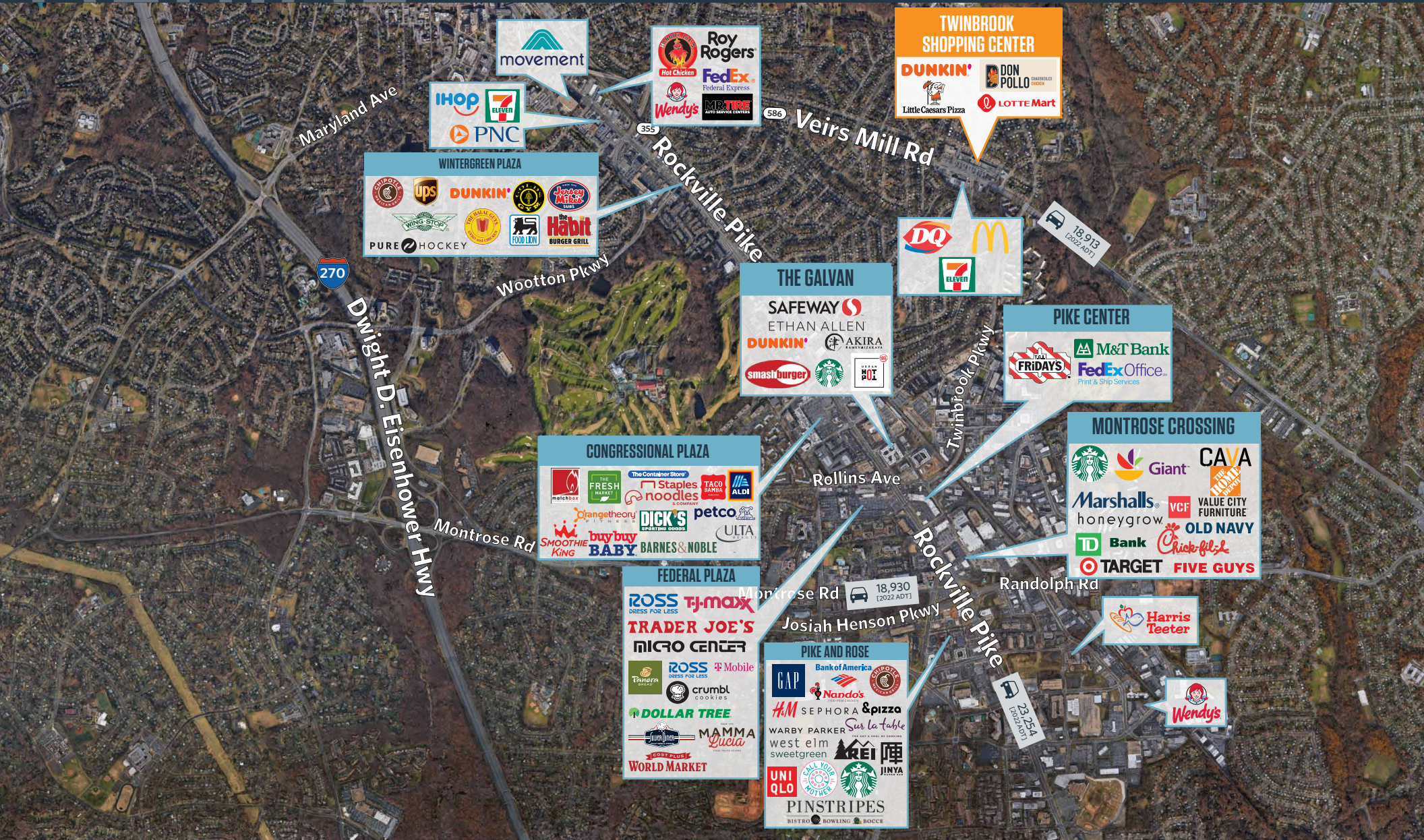
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AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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