

900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail

900 Rockville Pike, Rockville, Maryland 20852



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Activity ID #ZAF0320738

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Marcus & Millichap





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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$2,400,000



Lot Size
0.59 Acres



Allowable Buildable SF
4,400

FINANCIAL

Listing Price	\$2,400,000
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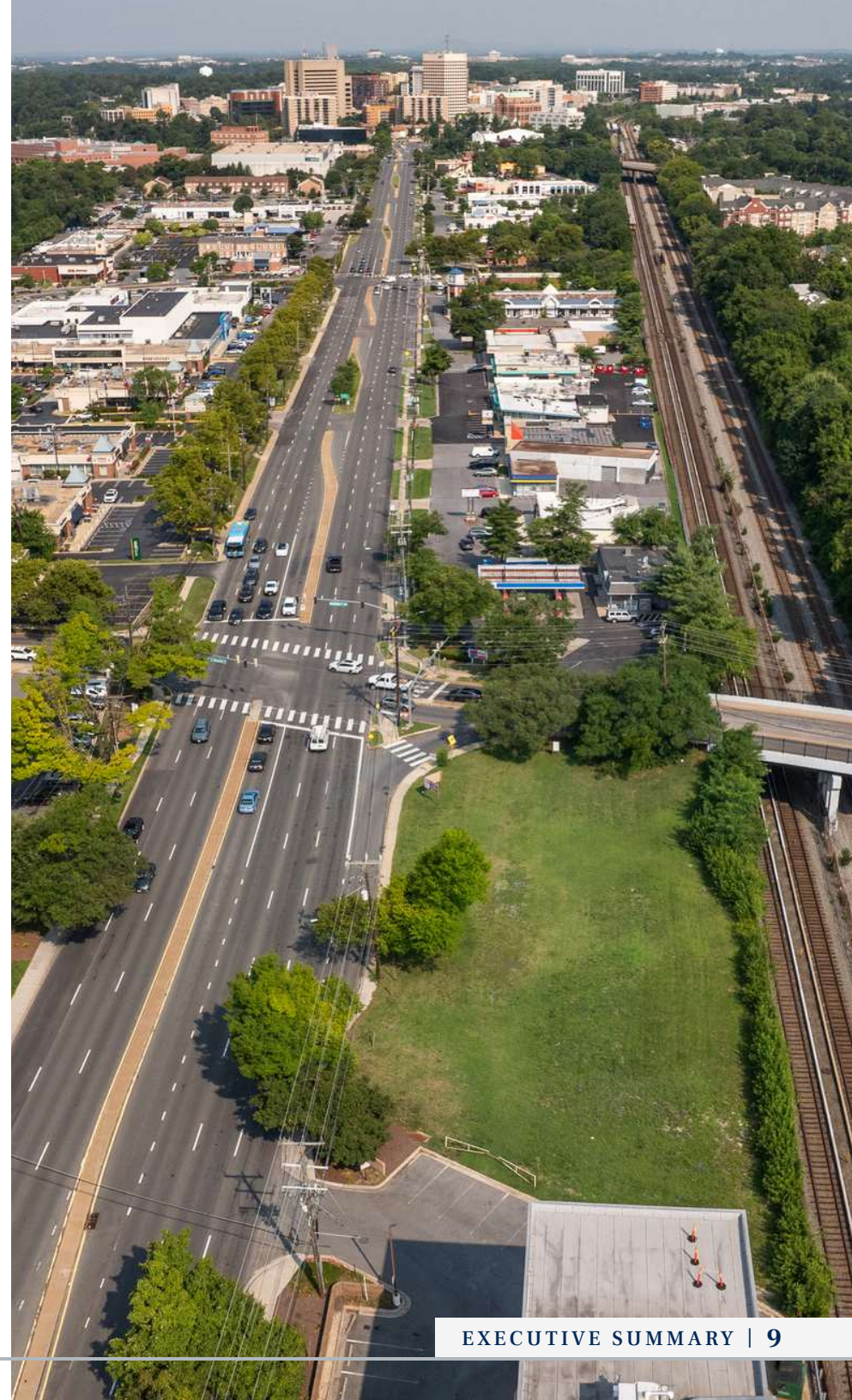
OPERATIONAL

Zoning	PD-CB (Champion Billiards) With a Designated Equivalent Zone of Mixed-Use Corridor District (MXCD)
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Allowable Buildable SF	4,400
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Development Type	Land For Single-Tenant or Multi-Tenant Retail
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Tract Area	0.59 Acres (25,862 SF)
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900 ROCKVILLE PIKE | 0.59 ACRE | APPROVED PROJECT PLAN FOR 4,400 SF RETAIL

900 Rockville Pike, Rockville, Maryland 20852

INVESTMENT OVERVIEW

Rare undeveloped parcel on Rockville Pike offers an exceptional single-tenant or multi-tenant strip development opportunity. The site is across Rockville Pike from Woodmont Country Club and is a short drive to the Twinbrook Metro Station and the Twinbrook Quarter development, where Wegman's is under construction. The property is close to Best Buy, Audi Rockville and BMW of Rockville.

INVESTMENT HIGHLIGHTS

Outstanding Corner Location | 0.59 Acres at Rockville Pike and Edmonston Drive

Approved Project Plan | City of Rockville Approved the Plan on September 30, 2024

Approved for 4,400 Square Feet of Retail and 23 Parking Spaces

Rare 100 Percent Retail Development Opportunity on Rockville Pike

Located in an Opportunity Zone - Census Tract 24031700904 | Suitable for Single-Tenant or Multi-Tenant Development

230' Frontage on Rockville Pike with Corner Visibility

AADT of 48,354 Vehicles per Day (Source: MDOT SHA)

Next Steps: Level 2 Site Plan and Final Record Plat

SECTION 2

Property Information

SITE PLAN

EXTERIOR ELEVATIONS

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

RETAILER MAP

MARKET OVERVIEW

DEMOGRAPHICS

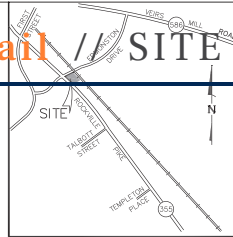
Marcus & Millichap

900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail

SITE PLAN



Land Planners
Land Surveyors
6220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301 670 0840
www.mhga.com
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VICINITY MAP
SCALE 1" = 2,000'



LEGEND

EXISTING	PROPOSED
CONTOUR (10')	CONTOUR (2')
SPOT ELEVATION	SPOT ELEVATION
CURB & GUTTER	CURB & GUTTER
CONCRETE	CONCRETE
ASPHALT	ASPHALT
BUILDING WALL	BUILDING WALL
BUILDING OVERHANG	BUILDING OVERHANG
RETAINING WALL	RETAINING WALL
PARKING SPACE QUANTITY	PARKING SPACE QUANTITY
LIMITS OF DISTURBANCE	LIMITS OF DISTURBANCE
WATER LINE (DOMESTIC)	WATER LINE (DOMESTIC)
WATER LINE (FIRE)	WATER LINE (FIRE)
FIRE HYDRANT	FIRE HYDRANT
SEWER LINE	SEWER LINE
STORM DRAIN LINE	STORM DRAIN LINE
TRENCH DRAIN	TRENCH DRAIN
STORM DRAIN STRUCTURE NUMBER	STORM DRAIN STRUCTURE NUMBER
OVERHEAD UTILITY WIRES	OVERHEAD UTILITY WIRES
NATURAL GAS LINE	NATURAL GAS LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS	UNDERGROUND COMMUNICATIONS
FENCING	FENCING
EASEMENT	EASEMENT
PROPERTY BOUNDARY	PROPERTY BOUNDARY
LIGHT POLE	LIGHT POLE
TREE	TREE
SIGN	SIGN

Professional Certification
I hereby certify that these documents were prepared or supervised by me and that I am a duly Licensed Professional Engineer under the Laws of the State of Maryland Lic. No. 16027 Exp. Date: 06/3/2024

OWNER:
J DANGSHES, LLC
9213 WINTERSET DR
POTOMAC, MD 20854
jdangshes@yahoo.com

ARCHITECT:
GTM ARCHITECTS
7738 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD, 20814
JEFF WHITMAN, RA
240-333-2067

ATTORNEY:
MILLER, MILLER & CANBY
200-B MONROE STREET
ROCKVILLE, MD.
JODY KULINE
301-738-2051

REVISIONS NO.	DESCRIPTION	DATE
1	SUBMIT PROJECT PLAN	12/13/22
2	ADDRESS CORC COMMENTS	5/8/23

TAX MAP 05801 05802 2176008

L 44329 F. 150

4TH ELECTION DISTRICT
CITY OF ROCKVILLE
MARYLAND

DANSHES CENTER ON THE PIKE
ST. MARY'S PARCEL P214

PROJ. MGR	BJD
DRAWN BY	BJD/DOJ
SCALE	1" = 20'
DATE	12/22/22

PROJECT PLAN
SITE PLAN

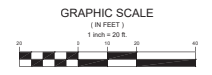
PJ 2.0
PROJECT NO. 2004.115.33
SHEET NO. OF

LINE	BEARING	DISTANCE
L1	N 43°28'28" E	4.31'

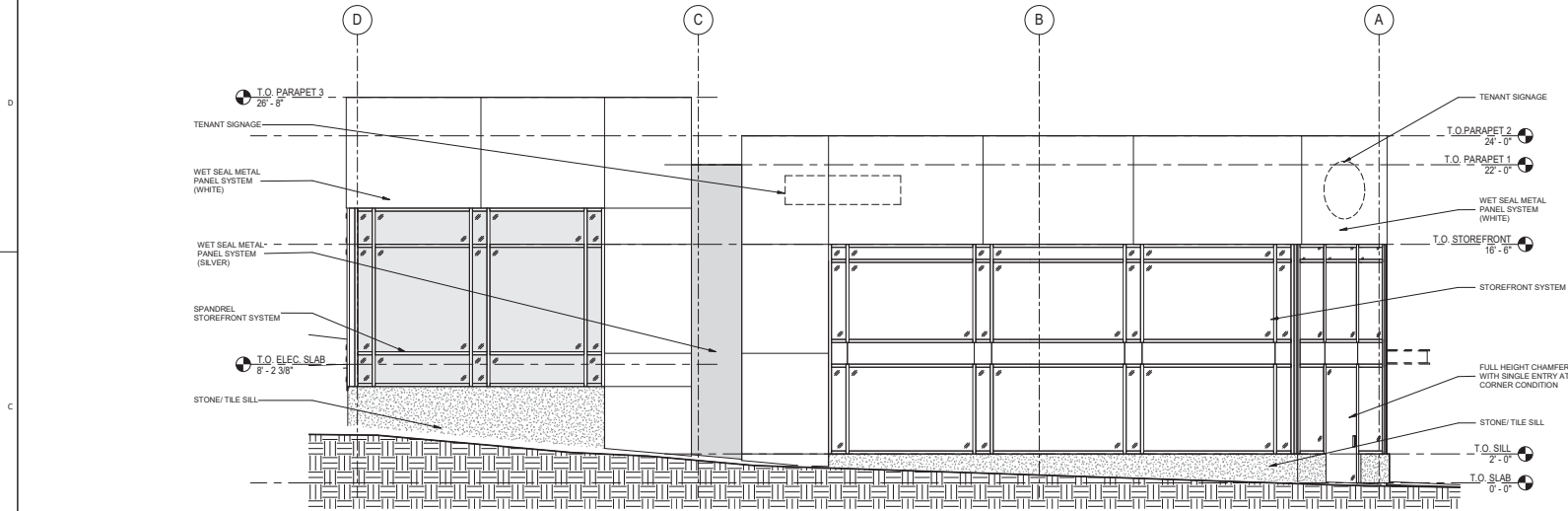
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	3879.72'	172.99'	2°33'17"	86.51'	N 44°10'52" W	172.97'
C2	152.00'	66.96'	25°14'25"	34.03'	N 56°05'43" E	66.42'

FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

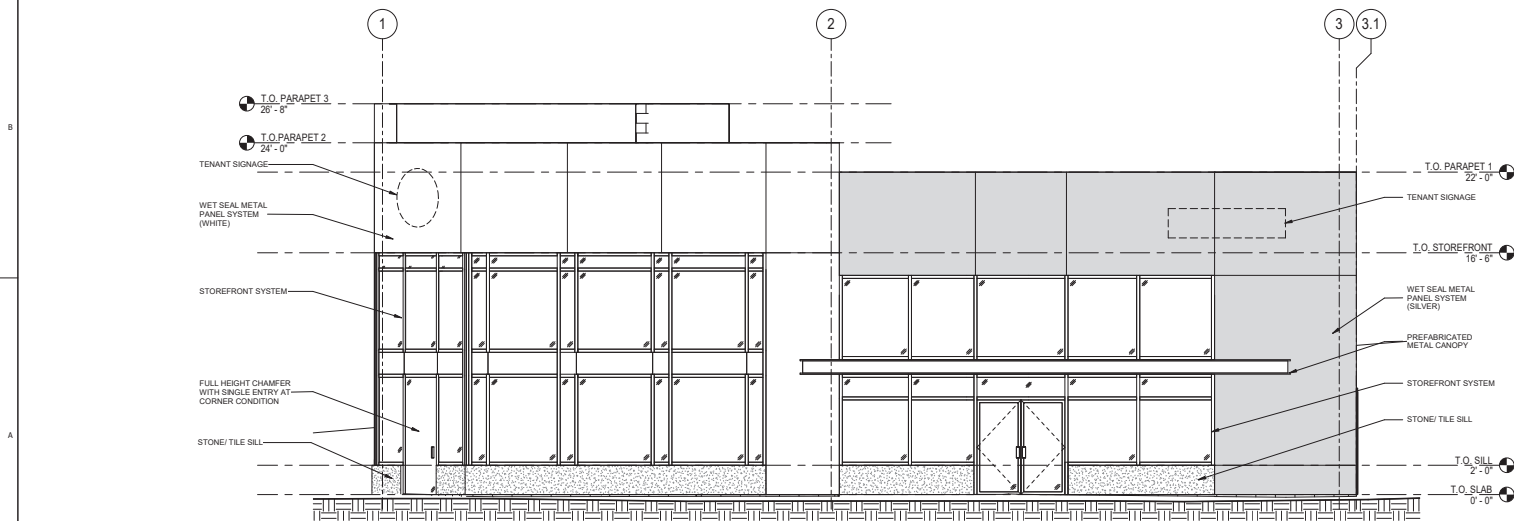
Know what's below. Call before you dig.



EXTERIOR ELEVATIONS // 900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail



② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-2000
(301)333-2883 FAX
WWW.GTMARCHITECTS.COM



Staff

Consultants

Project
ROCKVILLE RETAIL CENTER

300 ROCKVILLE PIKE, ROCKVILLE, MD 20852

Client
J DANSHES, LLC

Developer

REVISION	DATE
TENANT REVISION	5/8/2023
CANOPY REVISION	02/23/2023
PROJECT PLAN	12/13/2022
ISSUE DESCRIPTION	DATE

GTM Project No. 22.0376
Checked By JWJ
Drawn By NL
Scale AS NOTED

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.

A200

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NOT FOR CONSTRUCTION

900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail // PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	04-02406134
Zoning	PD-CB (Champion Billiards) With a Designated Equivalent Zone of Mixed-Use Corridor District (MXCD)
Lot Size Dimensions	230' x 112'
Frontage	230' Rockville Pike

SITE DESCRIPTION

Tract Area	25,862 SF
Row Dedication	6,523 SF
Lot Area	19,339 SF
Parking Spaces	23
Handicap Accessible Spaces	1 (Van Space)
Loading Space	1
Price/SF	\$93
Lot Size Acres	0.59
Price/Acres	\$4,067,796
Allowable Buildable SF	4,400

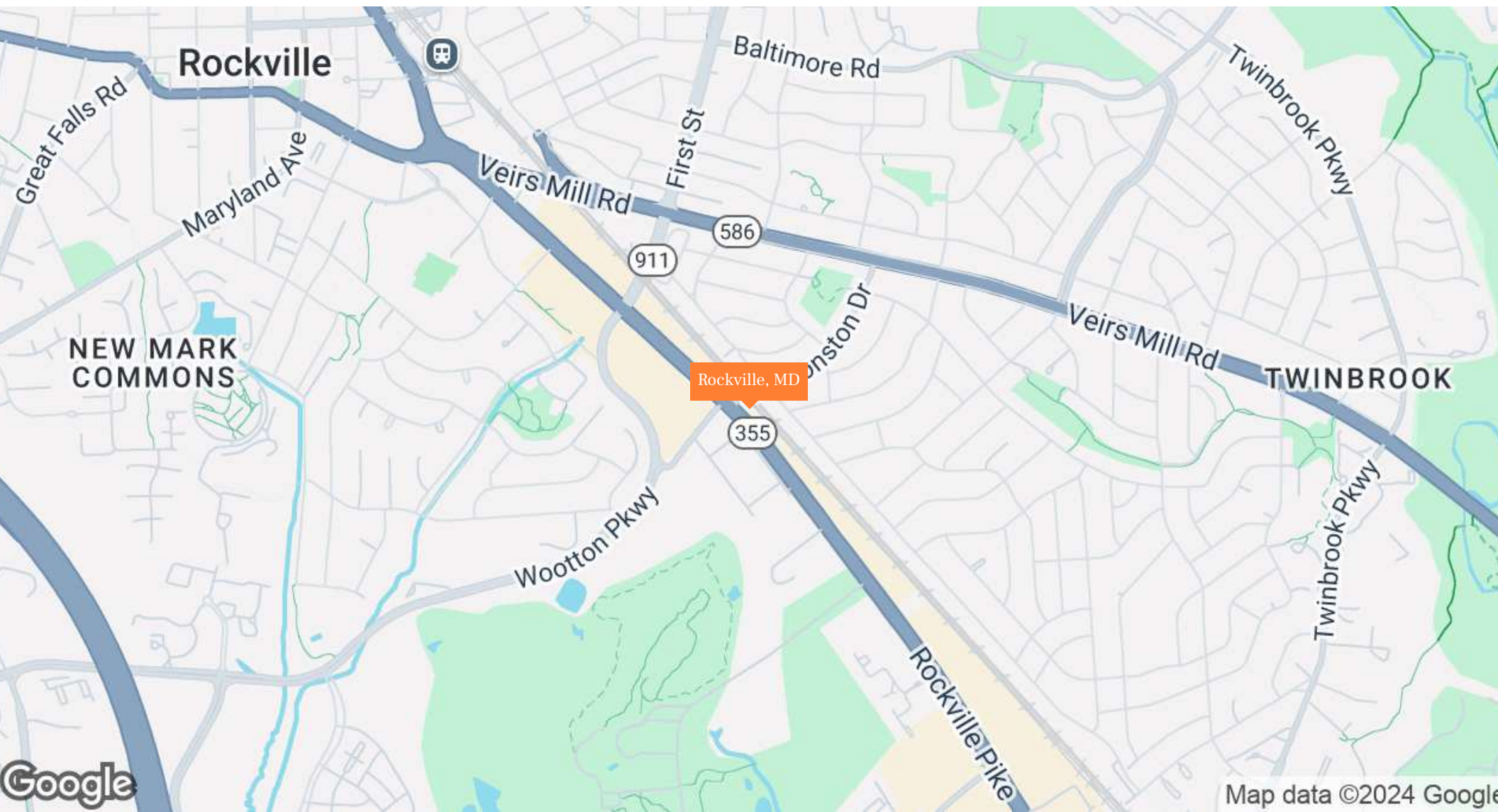
PUBLIC UTILITIES

Sanitary Sewer	Public Available
Potable Water	Public Available

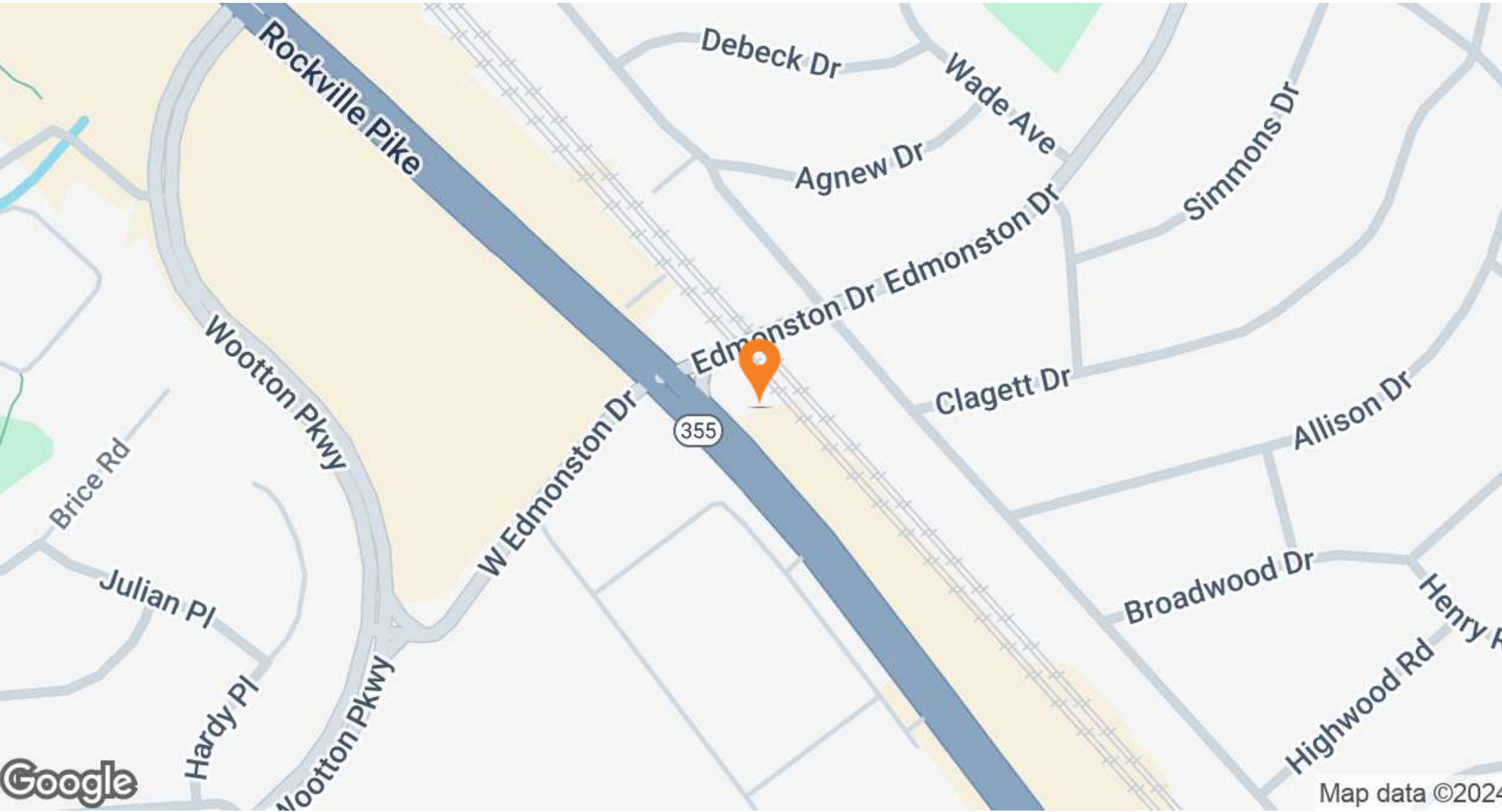
PLANNING STATUS

Project Plan Status	Project Plan Approved by City of Rockville on September 30, 2024
Next Steps	Level 2 Site Plan and Final Record Plat

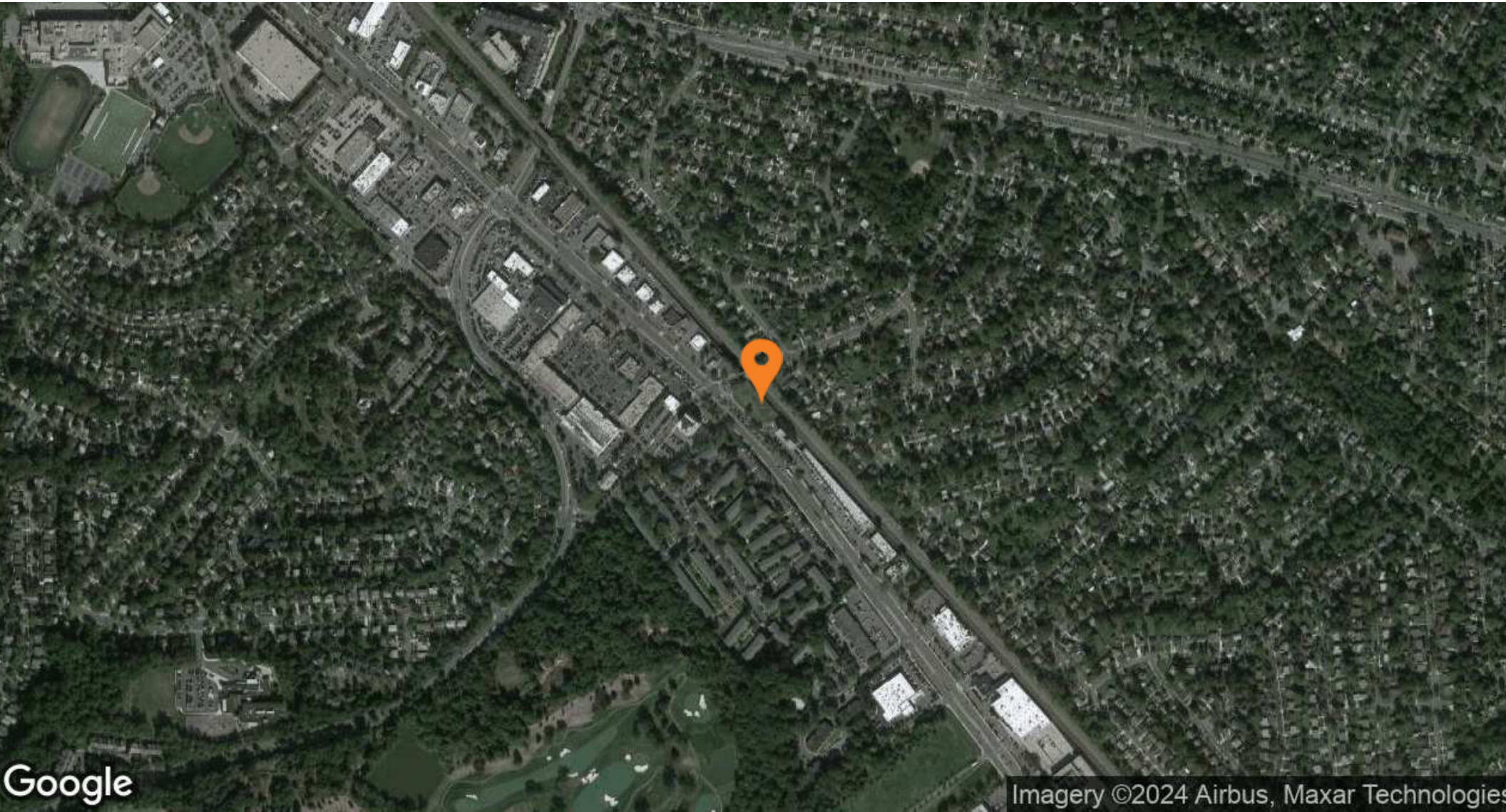
REGIONAL MAP // 900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail



900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail // LOCAL MAP



AERIAL MAP // 900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail

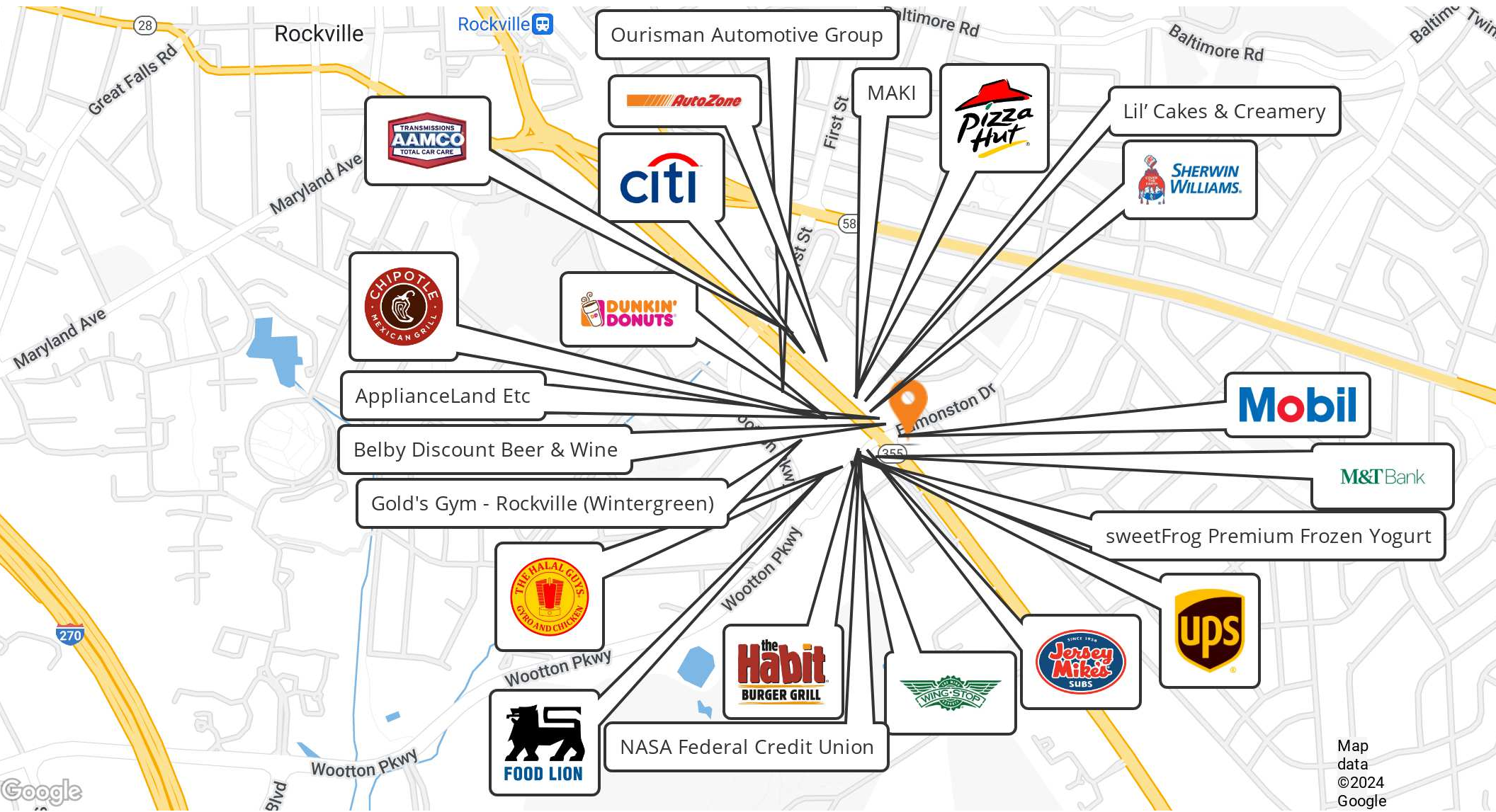


Google

Imagery ©2024 Airbus, Maxar Technologies



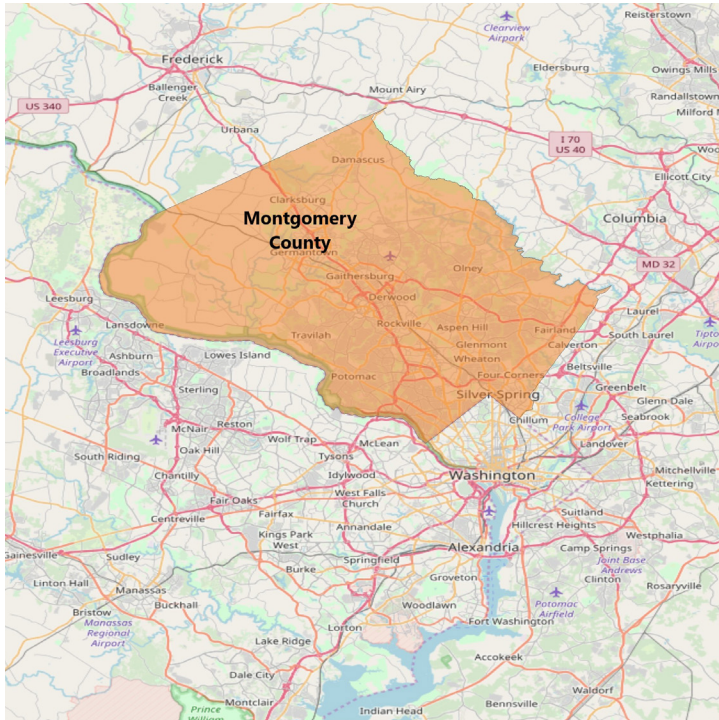
RETAILER MAP // 900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail





MONTGOMERY COUNTY, MD

Montgomery County lies just north of Washington, D.C. and is one of the most affluent counties in the nation. Institutions of higher learning, including Johns Hopkins University - Montgomery County Campus, Montgomery College and the University of Maryland at Shady Grove, provide a highly-educated labor pool that draws employers to the region. Roughly 58 percent of residents hold at least a bachelor's degree, compared with 35 percent for the United States. Due to the highly skilled labor force, the county has become a hub for government entities, biotechnology research and cybersecurity.



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



HOME TO NUMEROUS U.S. GOVERNMENT ENTITIES

The convenient access to Washington, D.C. has resulted in the operation of at least 18 federal facilities in the county.



DIVERSE ARRAY OF INDUSTRIES

Biotechnology, cybersecurity, agribusiness, financial services, hospitality and tourism, health care, and information technology are key sectors of the economy.



HIGHLY-EDUCATED AND SKILLED LABOR POOL

Over 31 percent of residents have earned a graduate or professional degree, well above 12 percent for the nation.

ECONOMY

- The U.S. Department of Energy, U.S. Consumer Product Safety Commission, National Oceanic and Atmospheric Administration, Food and Drug Administration, and Walter Reed National Military Medical Center are among the many federal entities located in the county.
- The large biotechnology cluster that encompasses more than 300 companies is anchored by Johns Hopkins University's Montgomery County Campus, the Howard Hughes Medical Institute and the National Institutes of Health.
- Major employers represent a diverse economic base and include Marriott International, Lockheed Martin, BAE Systems, Kaiser Permanente, Giant Food and GEICO.

DEMOGRAPHICS



POPULATION

1M

Growth 2023-2028*
0.7%



HOUSEHOLDS

389K

Growth 2023-2028*
0.9%



MEDIAN AGE

40.2

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$115,400

U.S. Median
\$68,500

900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	17,020	118,311	328,092
2023 Estimate			
Total Population	17,081	117,662	326,332
2020 Census			
Total Population	17,766	121,440	334,423
2010 Census			
Total Population	16,781	111,869	307,217
Daytime Population			
2023 Estimate	20,193	173,813	398,760
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	6,620	46,193	127,226
2023 Estimate			
Total Households	6,626	45,861	126,448
Average (Mean) Household Size	2.6	2.5	2.6
2020 Census			
Total Households	6,627	45,706	126,073
2010 Census			
Total Households	6,236	41,772	115,512

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	9.0%	13.5%	14.3%
\$200,000-\$249,999	4.1%	9.5%	9.7%
\$150,000-\$199,999	10.7%	12.6%	12.7%
\$125,000-\$149,999	8.7%	8.5%	8.4%
\$100,000-\$124,999	12.3%	10.9%	10.8%
\$75,000-\$99,999	14.4%	11.5%	11.1%
\$50,000-\$74,999	14.4%	11.7%	12.0%
\$35,000-\$49,999	8.9%	6.9%	7.0%
\$25,000-\$34,999	5.1%	4.5%	4.5%
\$15,000-\$24,999	5.3%	4.5%	4.1%
Under \$15,000	7.1%	5.9%	5.6%
Average Household Income	\$128,293	\$159,794	\$164,618
Median Household Income	\$90,630	\$110,798	\$113,033
Per Capita Income	\$49,942	\$62,497	\$63,975

DEMOGRAPHICS // 900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	17,081	117,662	326,332
0 to 4 Years	6.6%	5.3%	5.4%
5 to 14 Years	11.2%	11.6%	12.0%
15 to 17 Years	3.1%	3.6%	3.8%
18 to 19 Years	1.7%	1.9%	2.0%
20 to 24 Years	5.7%	5.3%	5.2%
25 to 29 Years	6.9%	6.0%	5.8%
30 to 34 Years	8.0%	6.6%	6.3%
35 to 39 Years	8.8%	7.1%	6.9%
40 to 49 Years	14.5%	13.6%	13.3%
50 to 59 Years	13.3%	13.4%	13.4%
60 to 64 Years	5.6%	6.1%	6.2%
65 to 69 Years	4.4%	5.5%	5.5%
70 to 74 Years	3.5%	4.8%	4.8%
75 to 79 Years	2.7%	3.7%	3.7%
80 to 84 Years	2.0%	2.6%	2.6%
Age 85+	2.1%	3.0%	3.1%
Median Age	38.9	41.7	42.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	12,271	84,999	233,741
Elementary (0-8)	8.2%	5.1%	5.5%
Some High School (9-11)	5.9%	4.3%	4.2%
High School Graduate (12)	19.1%	13.5%	13.8%
Some College (13-15)	13.9%	12.5%	12.3%
Associate Degree Only	5.0%	4.4%	4.7%
Bachelor's Degree Only	21.8%	26.4%	26.7%
Graduate Degree	26.2%	33.8%	33.0%
HOUSING UNITS			
Occupied Units			
2028 Projection	6,918	48,077	133,027
2023 Estimate	6,921	47,824	132,406
Owner Occupied	3,906	28,406	81,953
Renter Occupied	2,721	17,455	44,495
Vacant	295	1,963	5,958
Persons in Units			
2023 Estimate Total Occupied Units	6,626	45,861	126,448
1 Person Units	28.8%	28.7%	28.1%
2 Person Units	30.4%	31.9%	31.3%
3 Person Units	16.9%	15.5%	15.6%
4 Person Units	11.8%	13.5%	14.3%
5 Person Units	5.6%	5.8%	5.9%
6+ Person Units	6.5%	4.7%	4.8%



POPULATION

In 2023, the population in your selected geography is 326,332. The population has changed by 6.22 since 2010. It is estimated that the population in your area will be 328,092 five years from now, which represents a change of 0.5 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 38.7. The population density in your area is 4,150 people per square mile.



EMPLOYMENT

In 2023, 177,078 people in your selected area were employed. The 2010 Census revealed that 74.6 percent of employees are in white-collar occupations in this geography, and 8.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 35.00 minutes.



HOUSEHOLDS

There are currently 126,448 households in your selected geography. The number of households has changed by 9.47 since 2010. It is estimated that the number of households in your area will be 127,226 five years from now, which represents a change of 0.6 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$574,273 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 78,176.00 owner-occupied housing units and 37,336.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$113,033, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 18.40 since 2010. It is estimated that the median household income in your area will be \$127,712 five years from now, which represents a change of 13.0 percent from the current year.

The current year per capita income in your area is \$63,975, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$164,618, compared with the U.S. average, which is \$100,106.



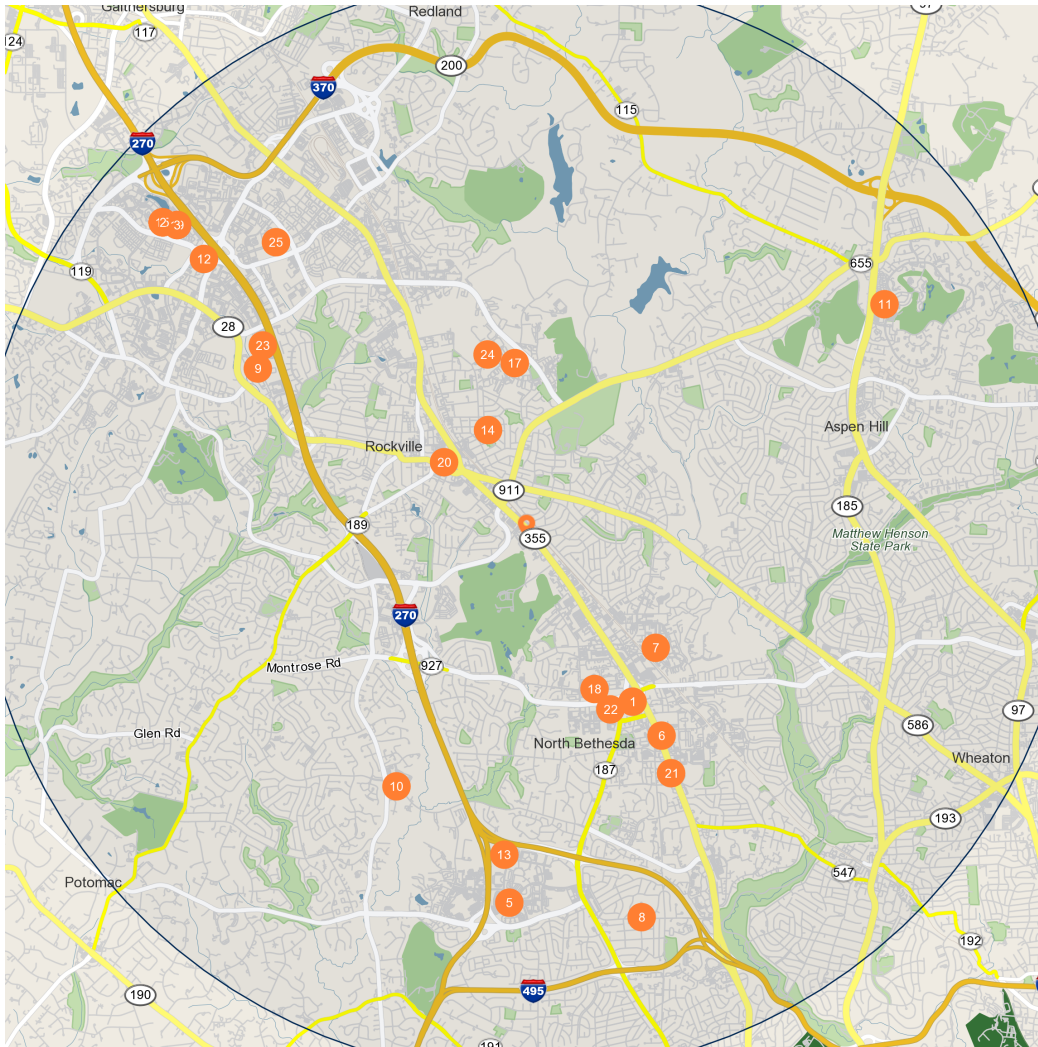
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. 33.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 26.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 4.7 percent vs. 8.5 percent, respectively.

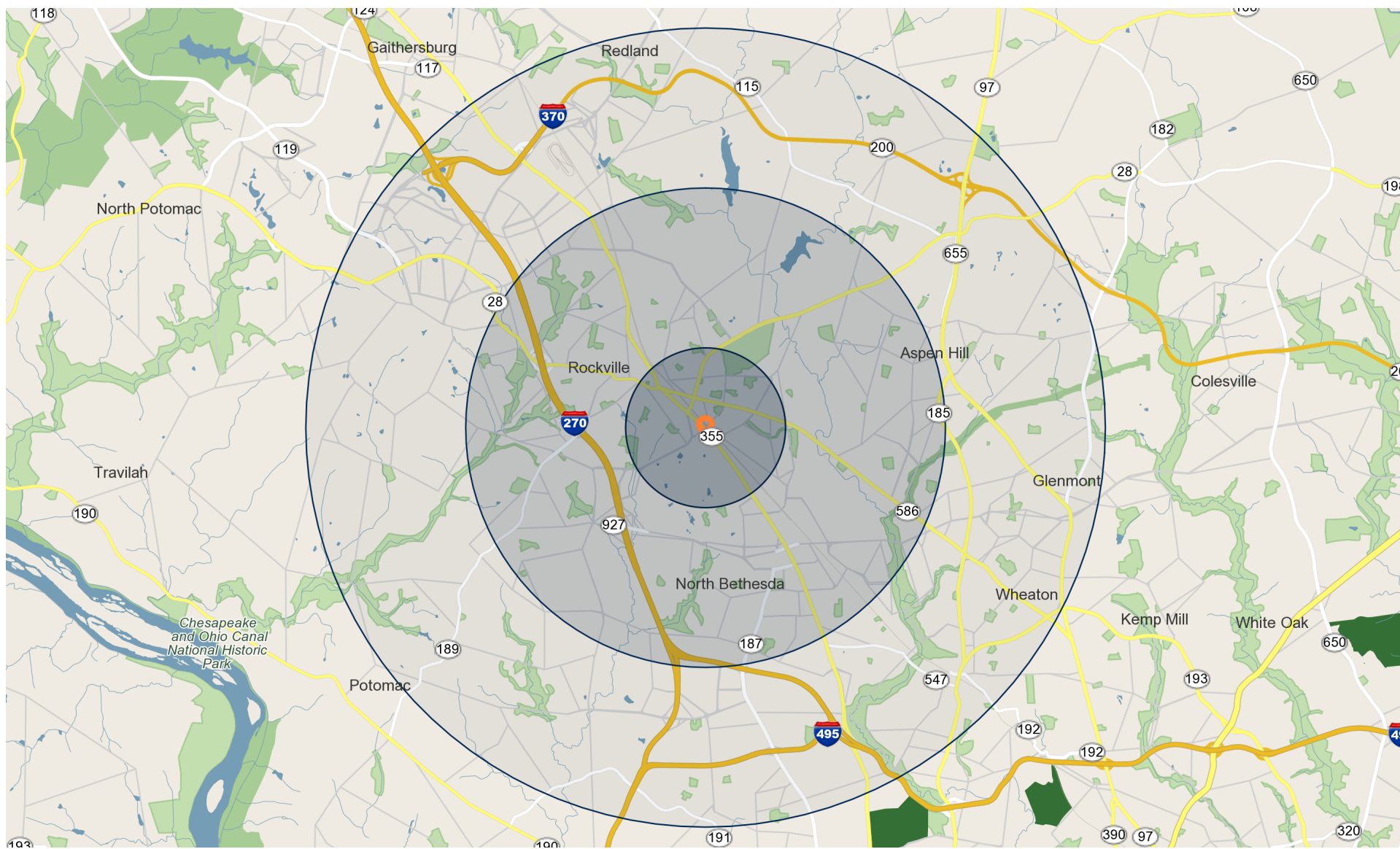
The area had fewer high-school graduates, 13.8 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 12.3 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS // 900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail



Major Employers		Employees
1	ESAB Corporation	8,548
2	Sodexomagic LLC	4,890
3	Leidos Integrated Tech LLC	4,400
4	Sdh Education West LLC	3,892
5	Marriott Worldwide Sls Mktg Inc-Marriott	3,000
6	Nuclear Regulatory Comm US-USnrc	3,000
7	Integrated Service MGT LLC	3,000
8	Healthcare Services Group Inc	2,374
9	Westat Inc	1,750
10	Cava Group Inc	1,662
11	Sodexo Management Inc	1,502
12	Lower LLC	1,491
13	Eagle Group International LLC-Eagle Group	1,338
14	Reliability Incorporated	1,299
15	Sodexo Laundry Services LLC	1,211
16	Smo Finance Corp	1,112
17	Bae Systems Tech Sltions Svcs I	1,062
18	Hebrew Home of Greater Wash-Charles E Smith Lf Communities	1,000
19	Leidos Aspen Systems Corp	1,000
20	Montgomery County MD	900
21	Medical Science & Cmpt LLC	875
22	Constella Group LLC-Sra International	810
23	Mar Range Services LLC	800
24	Jjk Group Inc-John J Kirlin	800
25	Mid Atlantic Medical Svcs LLC	800

900 Rockville Pike | 0.59 Acre | Approved Project Plan For 4,400 SF Retail // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

Brian Hosey

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