

*OFFICE/WAREHOUSE FOR LEASE*

# ROCKVILLE WAREHOUSE

ROCKVILLE COMMERCE CENTER | ROCKVILLE, VA | 23146





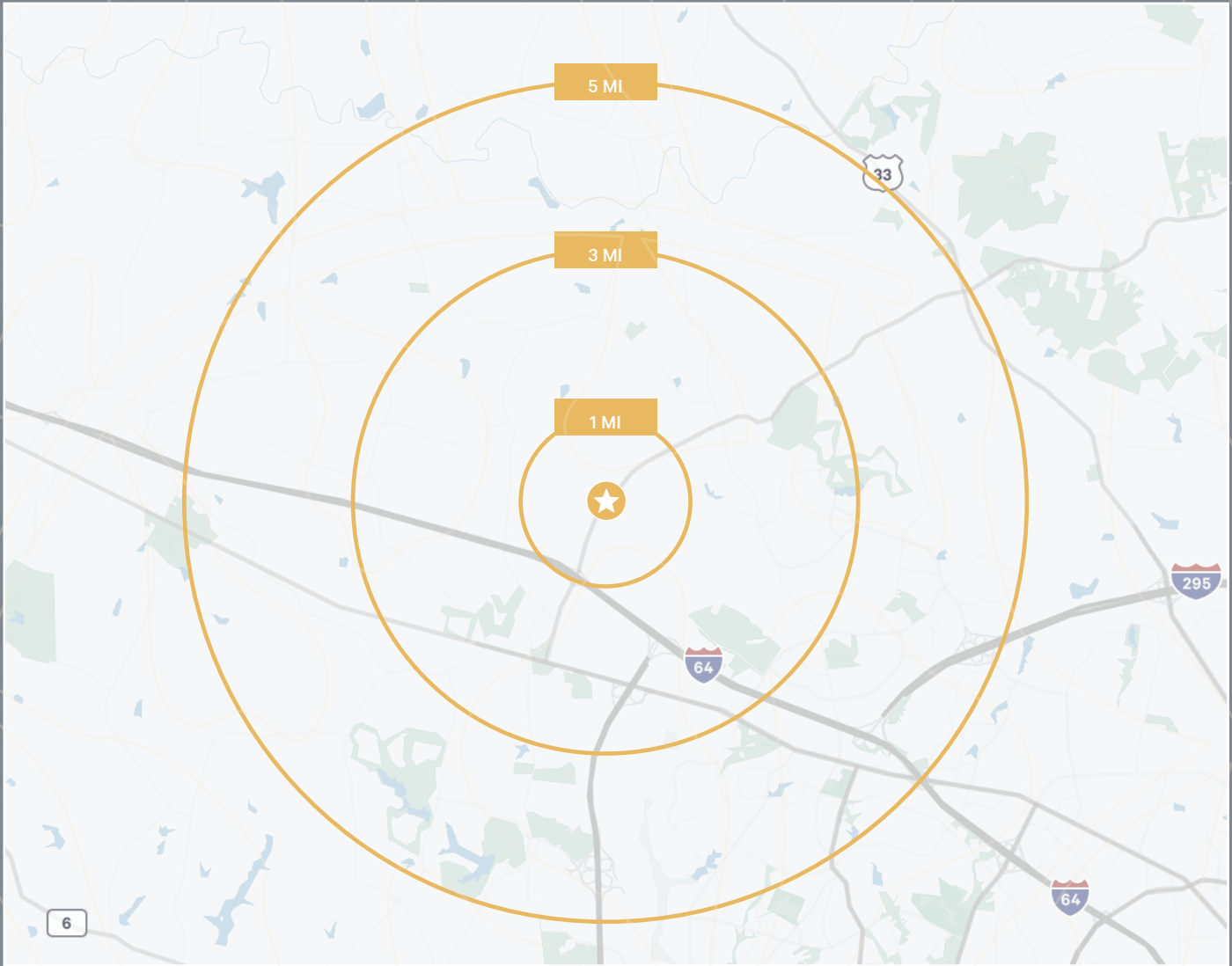
# PROPERTY OVERVIEW

## ROCKVILLE WAREHOUSE

- + 11,500 SF office/warehouse
- + 4,500 SF for lease, delivery Q4 2025
- + 1 mile north of I-64 interchange, 2 miles from West Broad Street
- + Drive in doors
- + Close proximity to \$350 million Amazon Fulfillment Center
- + 12,949 VPD (I-64 at Ashland Road), 6,853 VPD (Ashland Road at Lanier Road)
- + Nearby proposed Crescent Development is 2 industrial buildings totaling 350,000 SF



# AREA DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	142	14,830	58,030
Daytime Population	1,469	17,675	62,375
Median Age	54.4	42.9	40.8
2024 Households	58	5,769	21,004
Average Household Income	\$137,088	\$88,397	\$80,850



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