

RAPPAPORT

1451 ROCKVILLE PIKE
Rockville, Maryland

10,622-SF of Retail Space Available



RAPPAPORT

1451 ROCKVILLE PIKE
Rockville, Maryland

10,622-SF of Retail Space Available



STATISTICAL SNAPSHOT 3 MILE RADIUS, 2014 DEMOS

POPULATION **130,743**
 AVG HH INCOME **\$118,121**
 TWINBROOK METRO **4,897** RIDERS DAILY
3,604 WEEKEND RIDERS
 TRAFFIC COUNTS **53,352 VPD** (ROCKVILLE PIKE)

NEARBY SHOPPING CENTERS
MID-PIKE PLAZA, CONGRESSIONAL PLAZA, FEDERAL PLAZA, PIKE PLAZA, MONTROSE CROSSING SHOPPING CENTER

1451 ROCKVILLE PIKE FACTS AT-A-GLANCE

- First floor will feature a newly renovated facade
- Abundant parking located in front of building and behind
- Located in a highly under served retail corridor
- Strategically located on the Rockville Pike with 53,352 vehicles passing per day.
- Multiple surrounding residential neighborhoods, where the average household income is \$118,121 (3 mile radius)

DEMOGRAPHIC/SITE FACTS

DEMOGRAPHICS (2014)	1 MILE	3 MILES	5 MILES
POPULATION	19,596	130,743	318,789
AVG HH INCOME	\$86,338	\$118,121	\$129,044
EMPLOYEES	18,072	97,709	204,344

SITE FACTS:
SPACE: 10,622-SF Available
TRAFFIC COUNTS: Rockville Pike: 53,352 VPD

CONTACT INFO:

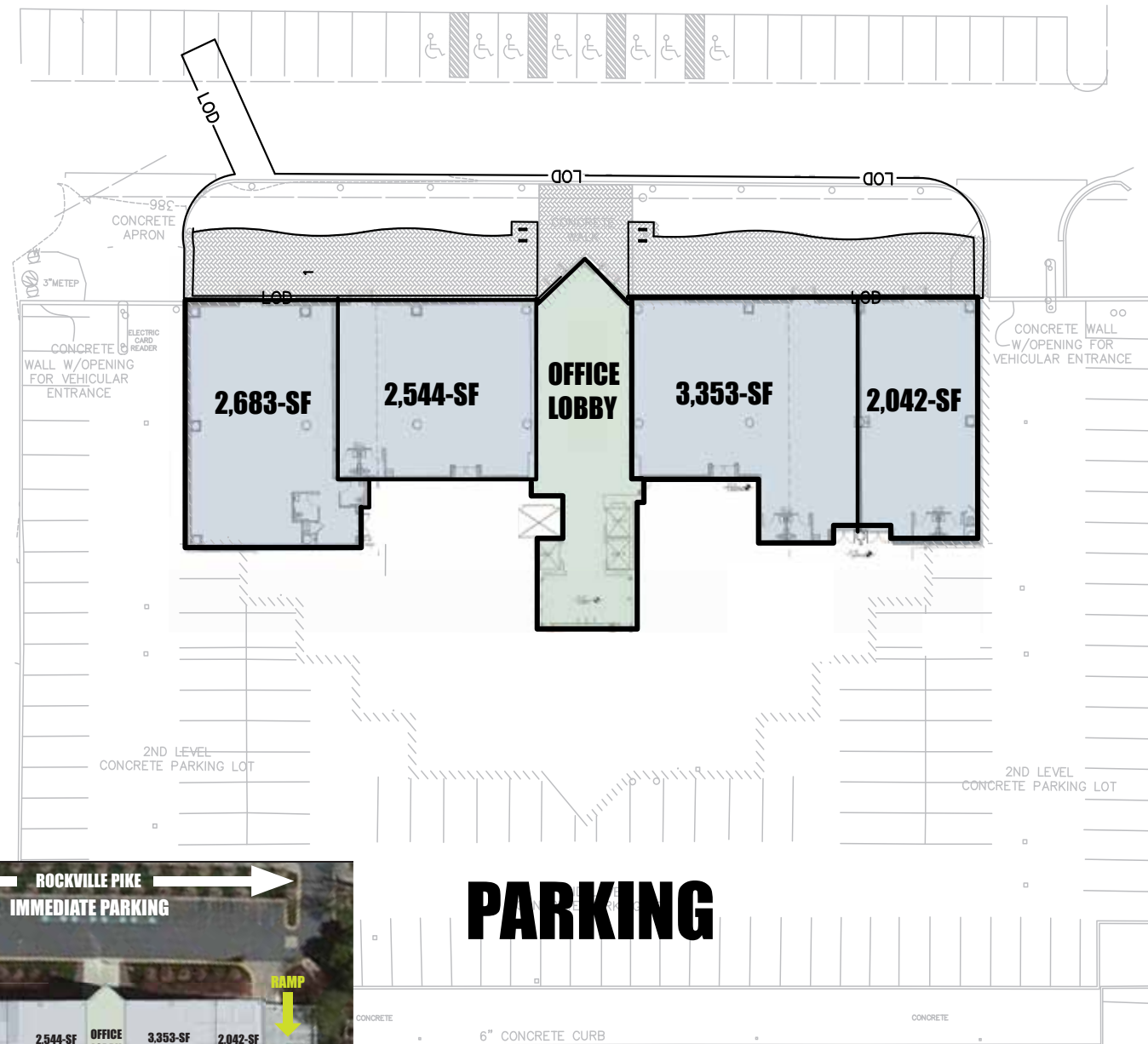
Bill Dickinson
 bdickinson@rappaportco.com
 (T) 703.310.6983

Melissa Webb
 mwebb@rappaportco.com
 (T) 571.382.1227

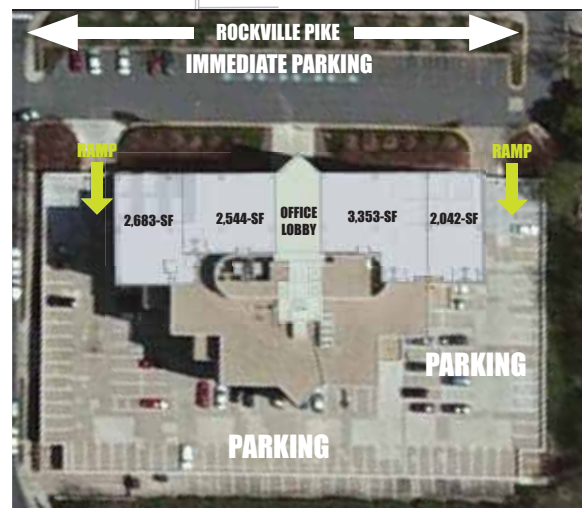
Michael Howard
 mhoward@rappaportco.com
 (T) 571.382.1927

10,622-SF of Retail Space Available

ROCKVILLE PIKE



PARKING



EXISTING BUILDING



FUTURE BUILDING

