

# TWINBROOK METRO CENTER

ROCKVILLE, MARYLAND



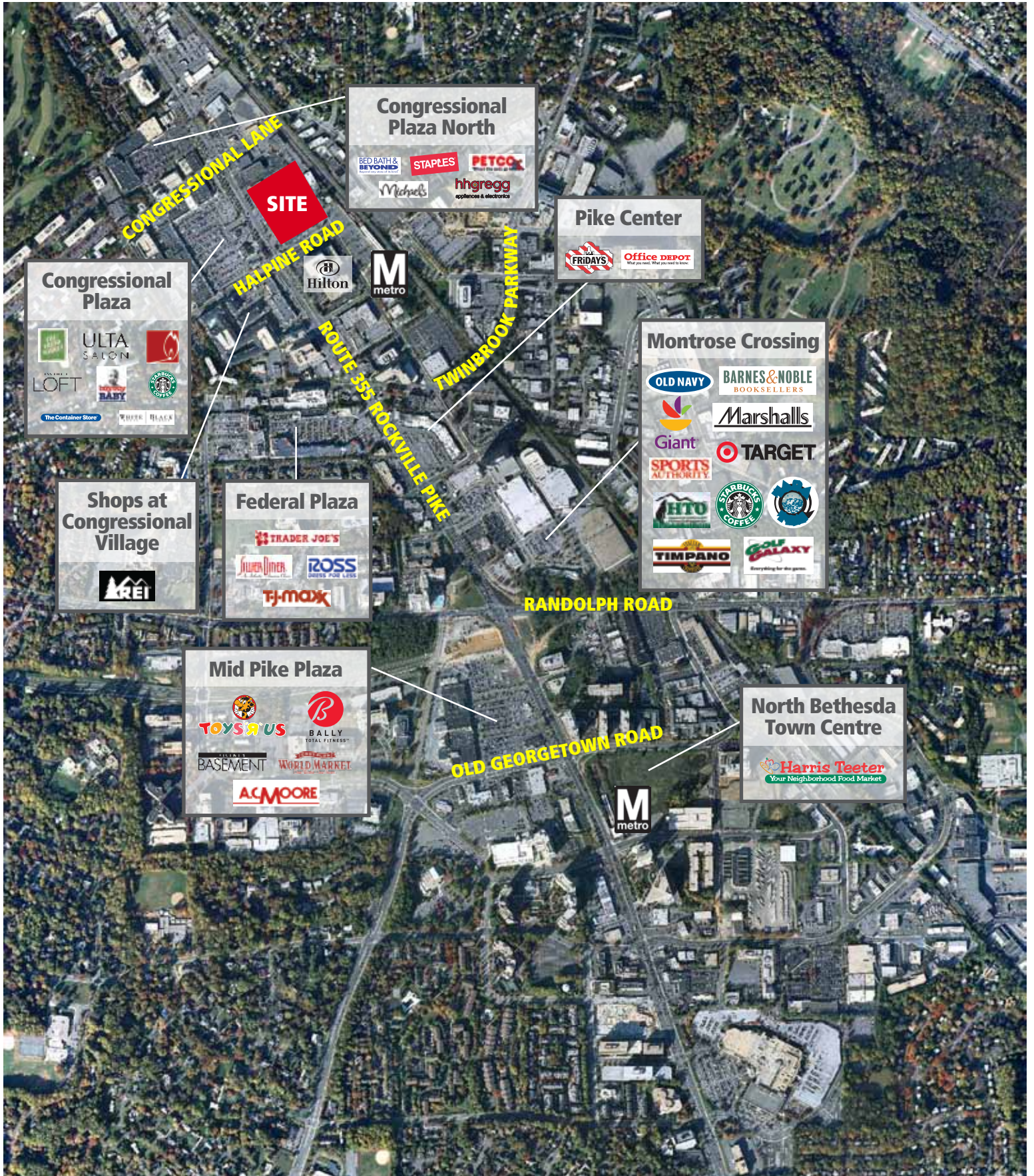
Twinbrook Metro Center is a 99,205-square-foot shopping center located on heavily traveled Rockville Pike. Some 52,000 cars drive by the center each day. Surrounded by a daytime population of 55,309 within two miles, the center includes Pier 1 Imports, Just Tires, Fuddruckers and Calico Corners. The center is within walking distance of the Twinbrook Metro Center station.



Rappaport Retail Brokerage

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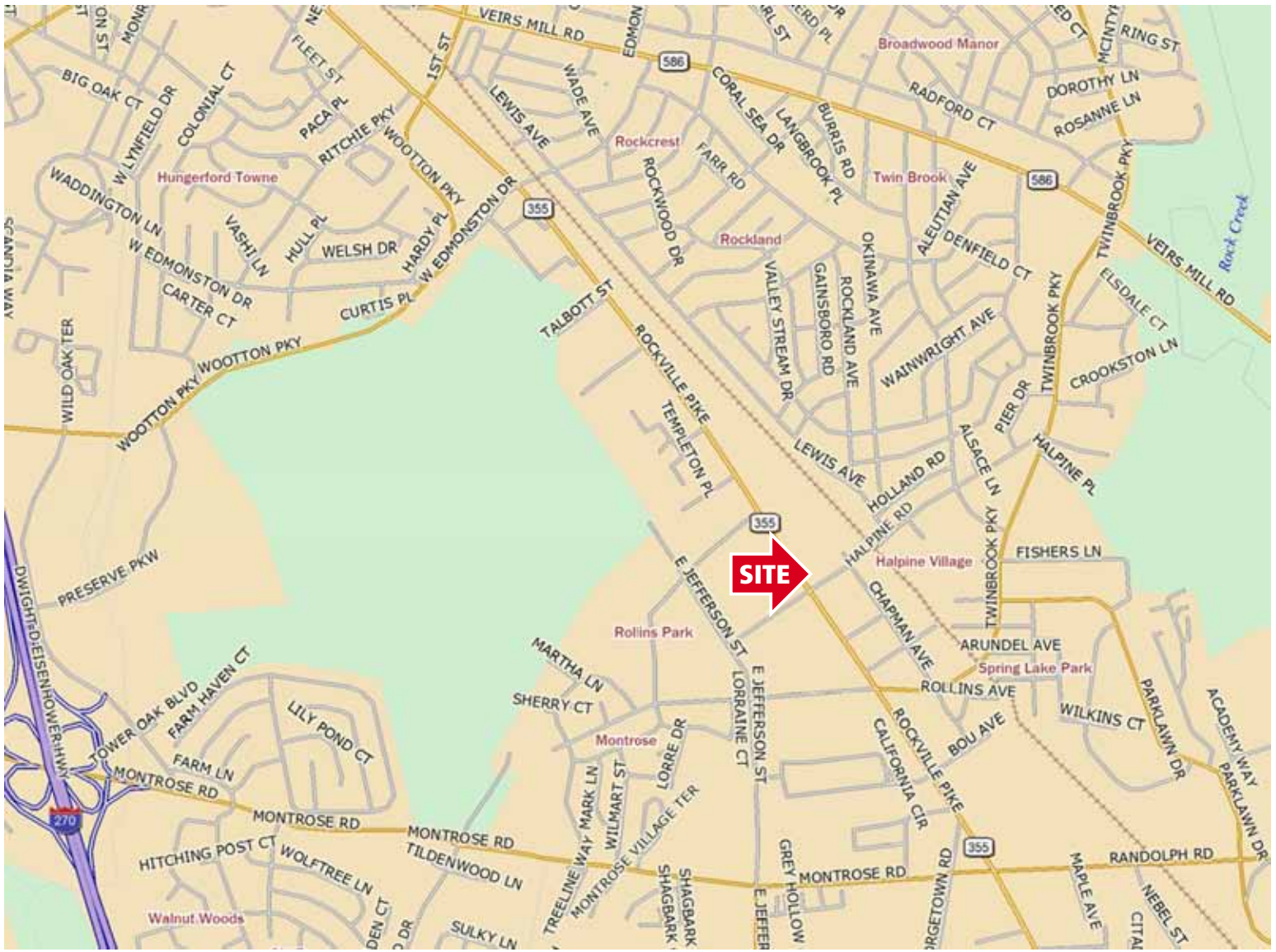
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Space	Sq. Ft.	Tenant Name
1	8,400	Just Tires
2	11,345	Pier One Imports
3	6,500	Fuddruggers
4	4,000	NASA Federal Credit Union
5	2,200	Jerald Hawk, DDS
6	2,300	Available
7	9,600	Fisher Bio Services
8	5,400	Fisher Bio Services
9	7,800	Signs by Tomorrow
10	8,980	Plaza Artist Materials
11	5,000	Duron Paints
12	3,250	Taipei Tokyo Village
13	3,250	Pizza CS
14	2,200	Allstate Insurance
15	2,500	Contemporary Watercrafters
16	5,680	Calico Corners
17	5,000	Radio Shack
18	2,500	Available
19	3,300	Leisure Fitness

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DEMOGRAPHICS 2011	1 MILE	2 MILES	3 MILES
POPULATION	18,920	61,676	133,689
AVERAGE HOUSEHOLD INCOME	\$98,740	\$111,918	\$119,670
DAYTIME POPULATION	21,922	55,309	94,238

## TRAFFIC COUNTS

ROCKVILLE PIKE AT CONGRESSIONAL LANE -51,982 CARS PER DAY

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