

COLLEGE PLAZA Rockville, MD 20850



PROJECT FACTS

GLA: 110,500 SF

- ▶ Community center located on heavily traveled Route 355 (Rockville Pike)
- ▶ Center is located in affluent Montgomery County where the HH median income is \$117,345 and ranks as the 20th wealthiest county in the U.S. as published by the Census Bureau (2021)
- ▶ 58.9% of the county's population have a Bachelor's degree or better

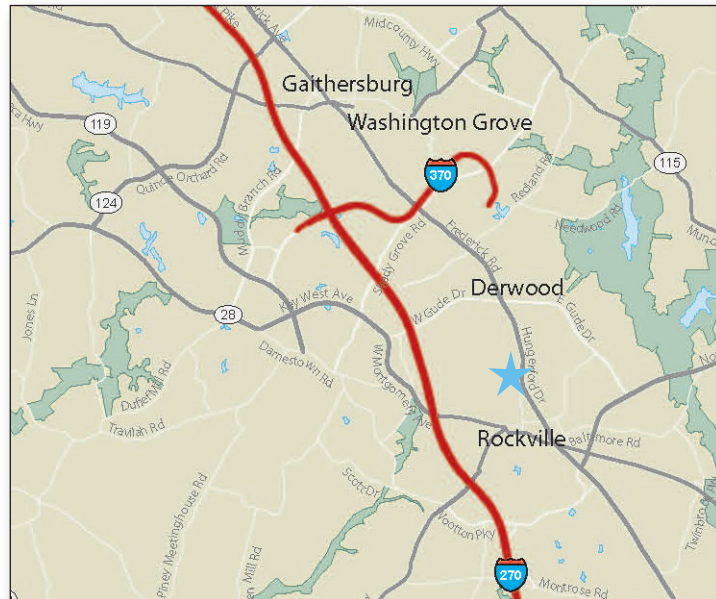
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2024 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,079	\$159,915	4,521
3 mile	103,252	\$175,720	40,310
5 mile	317,002	\$177,364	118,685

2024 ESRI



LOCATION

Route 355 & College Parkway - Rockville, MD

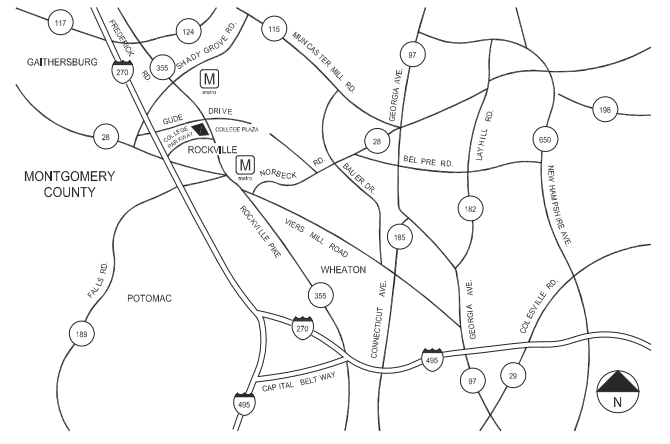
LEASING CONTACT

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COLLEGE PLAZA

ROCKVILLE, MARYLAND



TENANT ROSTER

1A	ADVANCE AUTO	9,747 SF	16	AVAILABLE	2,000 SF
1C	TILE SHOP	37,438 SF	17	PAPA JOHN'S PIZZA	2,500 SF
2	CHETTINADU	2,000 SF	18	A BITE OF CHINA	950 SF
3-6	BRITISH SWIM SCHOOL	6,500 SF	19	SUBWAY	950 SF
5	NY MART STORAGE	1,360 SF	20	PANIDA	950 SF
7	SHAPERS SALON & SPA	1,340 SF	21	DUNKIN DONUTS	2,700 SF
8-9	PARIVAR GROCER	2,848 SF	22	Q SPA OCEAN	1,260 SF
10	NY MART	26,770 SF	23	NAILS FOR YOU	845 SF
11-15	NOT LEASEABLE	5,175 SF	24-25	JUMBO JUMBO CAFE	1,970 SF
			26	KC FILIPINO	3,000 SF

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 110,343 SF
 ZONED = C-2
 REV. DATE = SEPT 2024

THE SHAPPING CENTER HAS NOT CONDUCTED THE SURVEY AND IS SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO ACCURACY. TYPES OF BUSINESS OR TENANT BUSINESS MUST BE DETERMINED BY ALL GOVERNMENT AGENCIES. ADDITIONAL BUSINESS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUSINESS OR STRUCTURES MAY BE REMOVED OR CHANGED OR OTHERWISE MODIFIED AND THE SHAPPING CENTER SHALL NOT BE SUBJECT TO CHANGE.

25' 50' 100'
 APPROX. SCALE

LEASING PLAN

COLLEGE PLAZA

COLLEGE PARKWAY & FREDERICK ROAD
 ROCKVILLE, MARYLAND 20853



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