

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
- ▶ 58.9% of the county's population have a Bachelor's degree or better

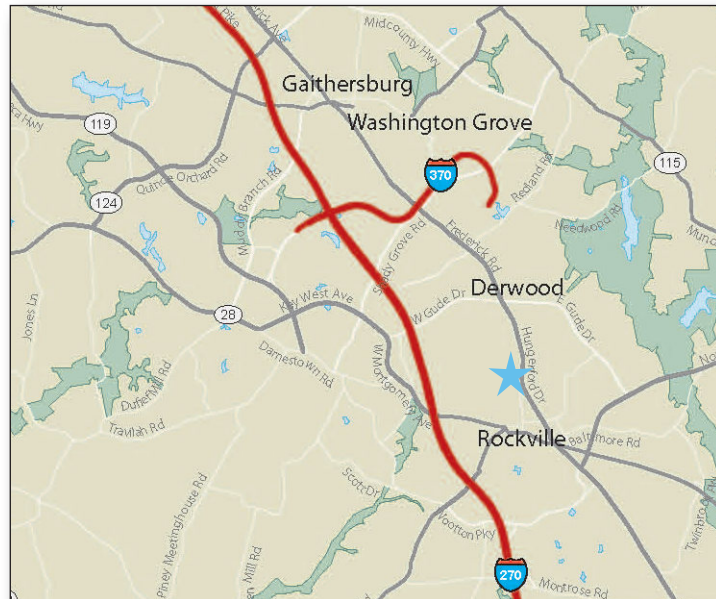
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,880	\$146,243	4,477
3 mile	104,297	\$165,696	40,834
5 mile	318,014	\$171,191	119,265

2025 ESRI



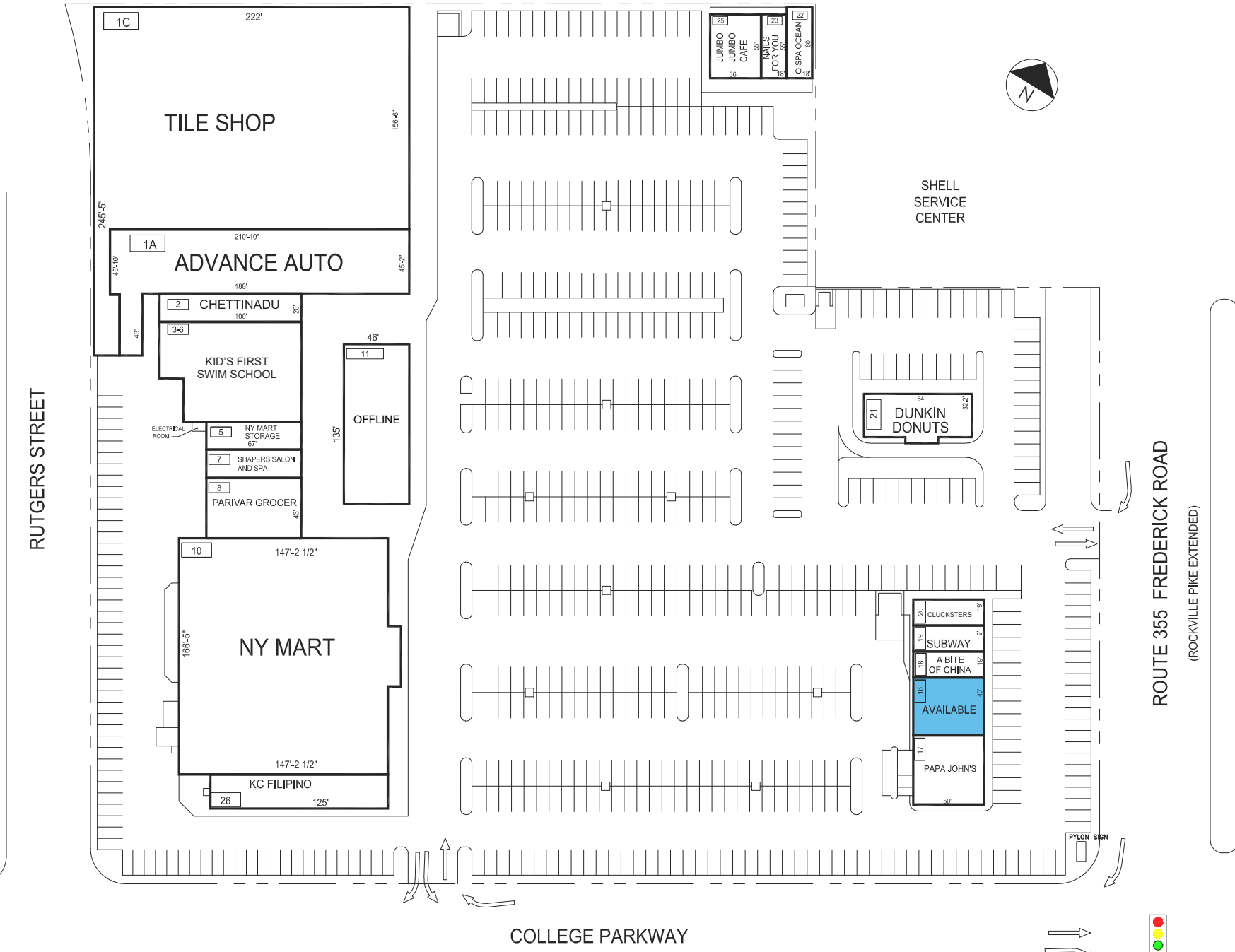
LOCATION
Route 355 & College Parkway - Rockville, MD

LEASING CONTACT
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COLLEGE PLAZA

ROCKVILLE, MARYLAND

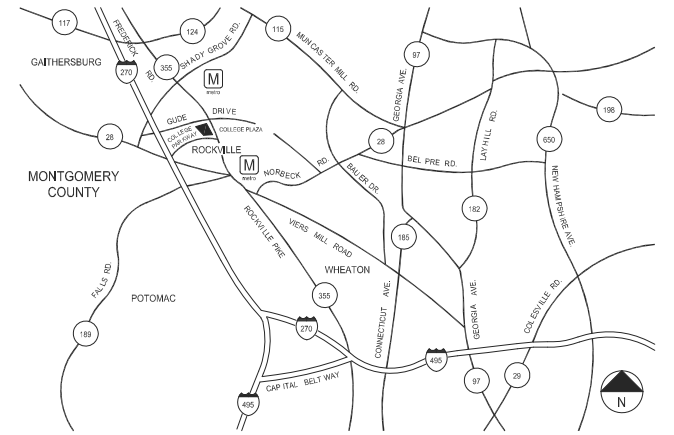


LEASING PLAN

THE SHAPPING CENTER, UNLESS OTHERWISE SPECIFIED, IS SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT BUSINESS MUST BE DETERMINED BY ALL GOVERNMENT AGENCIES. ADDITIONAL BUSINESS OR STRUCTURES MAY BE BUILT ON THESE AND OTHER SUBSITES OR CONTRACTS MAY BE REVISED, ALTERED OR OTHERWISE MODIFIED AND THE UNDERGROUND WORKING UNITS ARE SUBJECT TO CHANGE.

25' 50' 100'

APPROX. SCALE



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	KID'S FIRST SWIM SCHOOL	6,500 SF	19	SUBWAY	950 SF
5	NY MART STORAGE	1,360 SF	20	CLUCKSTERS	950 SF
7	SHAPERS SALON & SPA	1,340 SF	21	DUNKIN DONUTS	2,700 SF
8	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	NOT LEASEABLE	5,175 SF	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 = APR 2026

COLLEGE PLAZA
 COLLEGE PARKWAY & FREDERICK ROAD
 ROCKVILLE, MARYLAND 20853



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