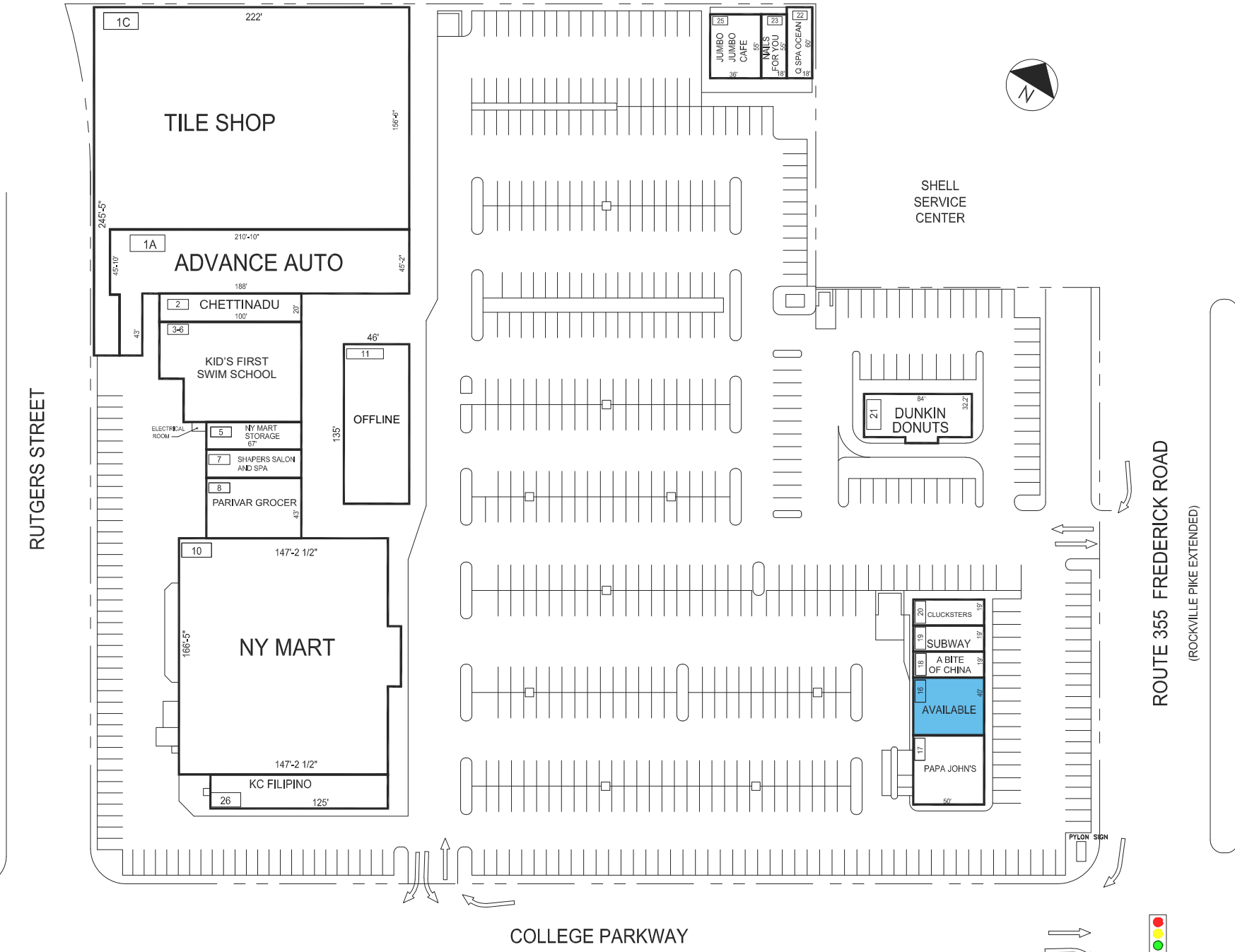


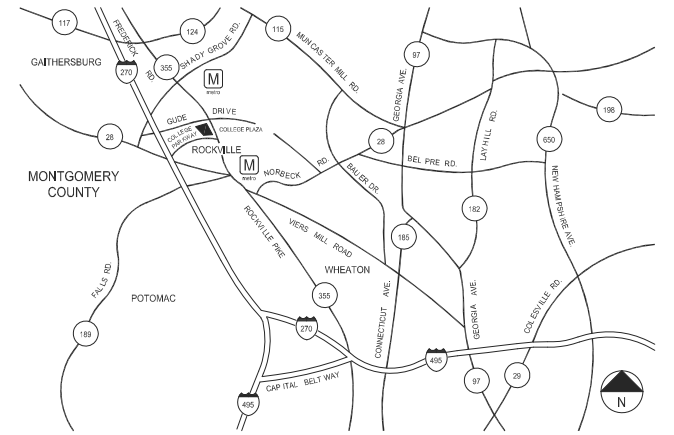
COLLEGE PLAZA

ROCKVILLE, MARYLAND



LEASING PLAN

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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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