

# RETAIL OPPORTUNITIES

## LOCATION

Prime frontage on heavily traveled Rockville Pike (Route 355), conveniently located between the Rockville and Twinbrook Metro public transit stations.

## AVAILABLE

In-Line Leasing

2,810 rentable sq. ft. storefront space 12246

## OVERVIEW

Towne Plaza is a 60,000 sq. ft. mixed-use center with ground floor retail facing Rockville Pike, and second floor office suites. There is abundant free surface and covered parking. The property is owned and managed by Lerner and has 24-hour security watch.

## MARKET FACTS

Towne Plaza is surrounded by ample convenience and banking services as well as high-end residential apartments and condominium residences. There are numerous major business employers nearby. The average annual household income exceeds \$131,831 within a 3-mile radius and \$133,000 within a 5-mile radius. There is a population of 351,700 that includes 180,000 daytime workers within a 5-mile radius. More than 73,000 passerby vehicles commute Rockville Pike daily.

## TENANTS

Comfort One Shoes

Five Guys Burgers

Gym Source

Navy Federal Credit Union

PM Pediatrics

Savvy Rest Natural Bedroom

Stephen Anthony Hair Salon

## LEASING

For more information about Towne Plaza, to arrange for a visit to the property and for leasing rates please contact:

Gregory C. Hull

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301.692.2206



**LERNER**

*Washington's Address for Business®*

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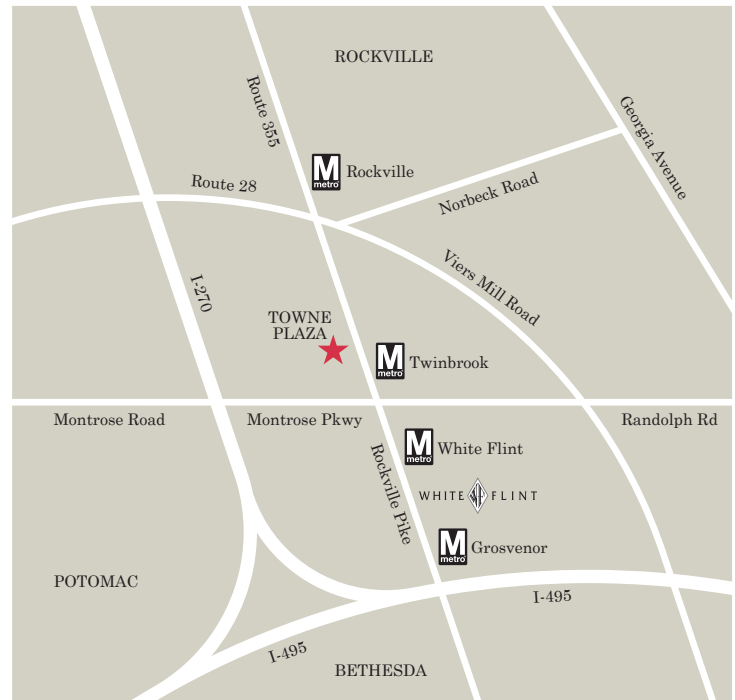
Rockville, Maryland 20852

Lerner.com



**TOWNE PLAZA**

12250 Rockville Pike | Rockville, Maryland



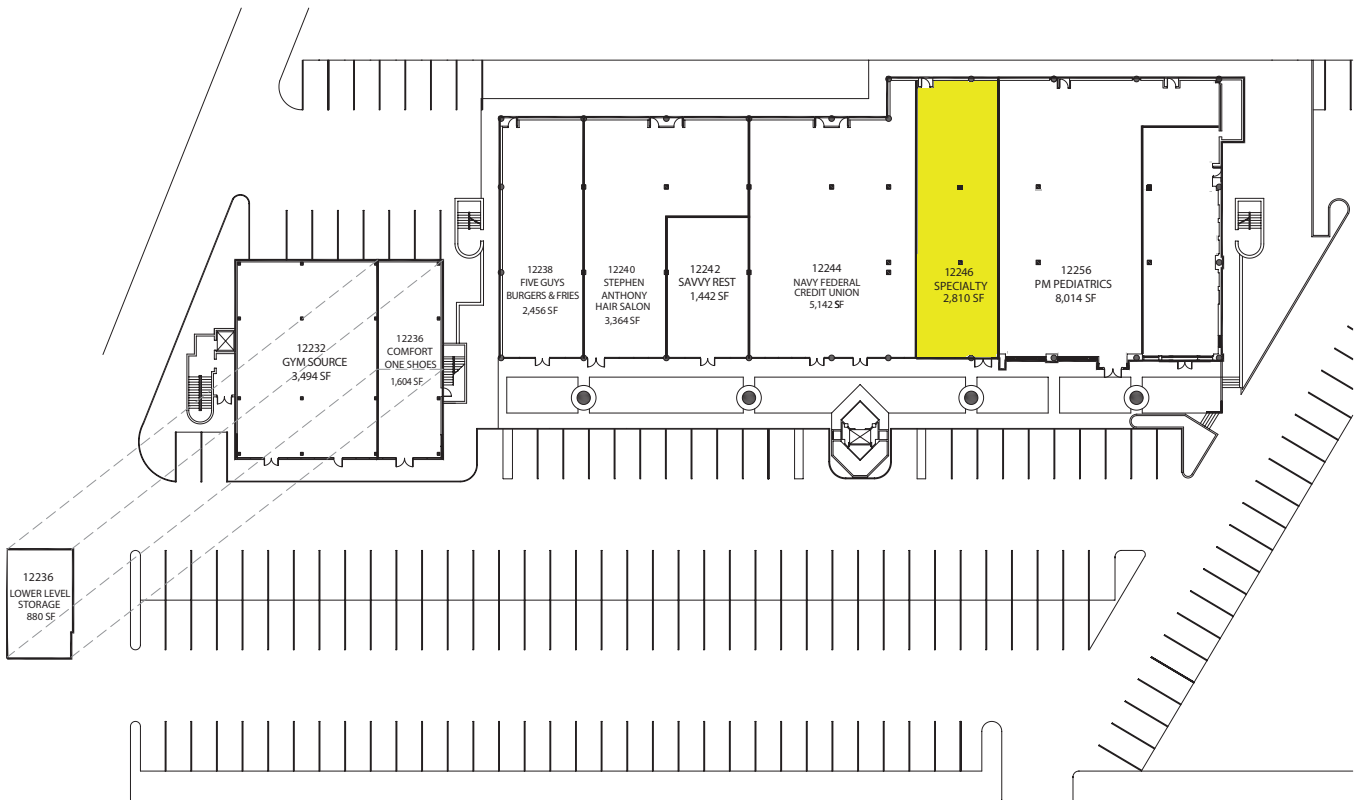
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# TOWNE PLAZA

12250 Rockville Pike | Rockville, Maryland



ROCKVILLE PIKE (ROUTE 355)