



# 1300-1396 ROCKVILLE PIKE

ROCKVILLE, MD 20852



## PROPERTY HIGHLIGHTS

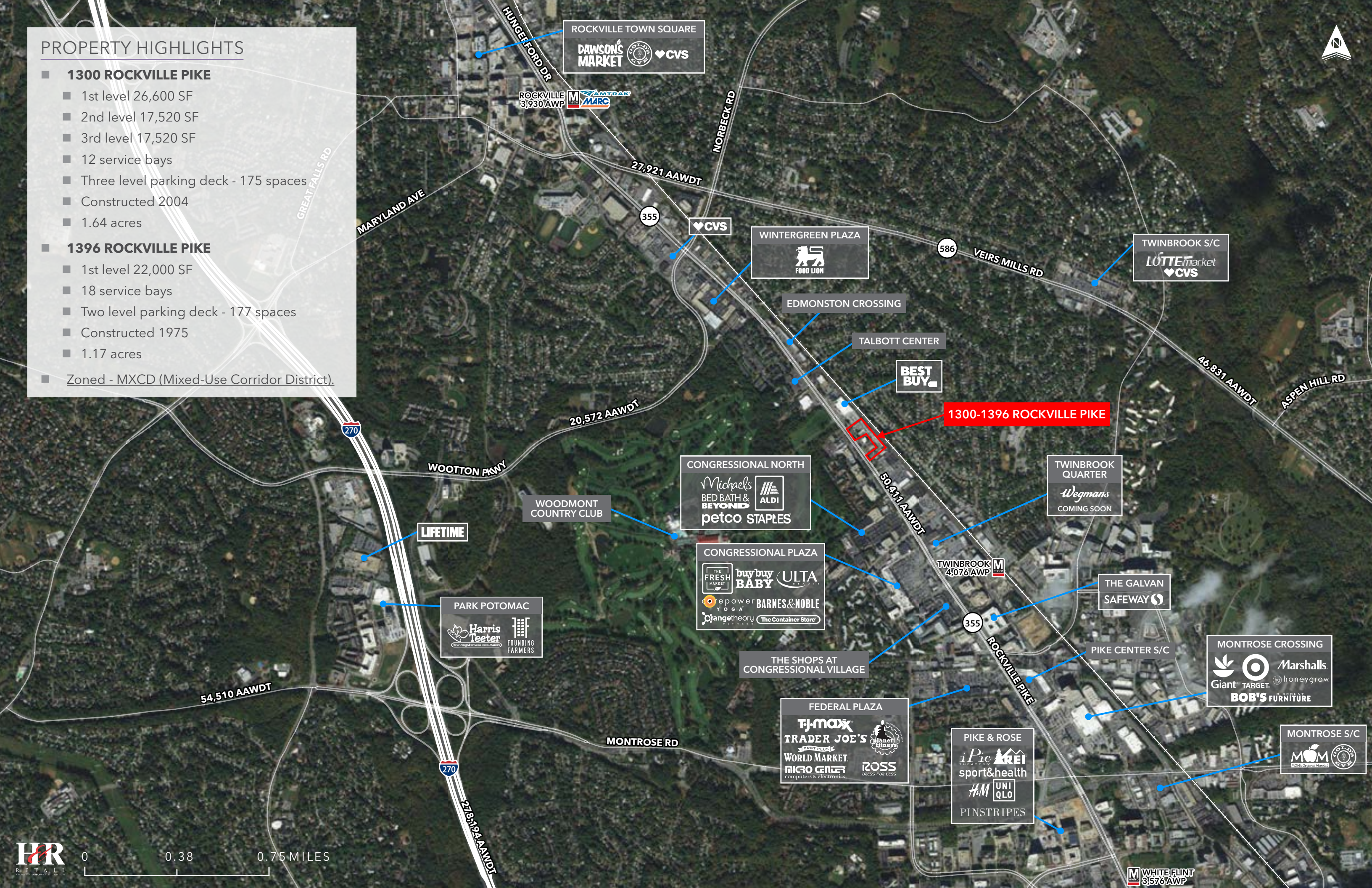
### ■ 1300 ROCKVILLE PIKE

- 1st level 26,600 SF
- 2nd level 17,520 SF
- 3rd level 17,520 SF
- 12 service bays
- Three level parking deck - 175 spaces
- Constructed 2004
- 1.64 acres

### ■ 1396 ROCKVILLE PIKE

- 1st level 22,000 SF
- 18 service bays
- Two level parking deck - 177 spaces
- Constructed 1975
- 1.17 acres

- Zoned - MXCD (Mixed-Use Corridor District).



ROCKVILLE TOWN SQUARE

DAWSON'S MARKET  
GOLD'S GYM  
CVS

ROCKVILLE 3,930 AWP  
AMTRAK  
MARC

27,921 AAWDT  
355

CVS

WINTERGREEN PLAZA

FOOD LION

EDMONSTON CROSSING

TALBOTT CENTER

BEST BUY

1300-1396 ROCKVILLE PIKE

20,572 AAWDT

CONGRESSIONAL NORTH

Michaels  
BED BATH & BEYOND  
petco  
ALDI  
STAPLES

WOOTTON PKWY

WOODMONT COUNTRY CLUB

LIFETIME

CONGRESSIONAL PLAZA

THE FRESH MARKET  
buybuy BABY  
ULTA  
corepower YOGA  
BARNES & NOBLE  
OrangeTheory Fitness  
The Container Store

PARK POTOMAC

Harris Teeter  
FOUNDING FARMERS

TWINBROOK 4,076 AWP  
M

TWINBROOK QUARTER

Wegmans  
COMING SOON

THE GALVAN  
SAFeway

THE SHOPS AT  
CONGRESSIONAL VILLAGE

FEDERAL PLAZA

TJ-maxx  
TRADER JOE'S  
WORLD MARKET  
MICRO CENTER  
ROSS  
DRESS FOR LESS

PIKE & ROSE

iPic  
THEATERS  
sport&health  
H&M  
UNIQLO  
PINSTRIPES

THE GALVAN  
SAFeway

PIKE CENTER S/C

MONTROSE CROSSING

Giant  
TARGET  
Marshall's  
honeygrow  
BOB'S FURNITURE

MONTROSE S/C

MOM'S Organic Market  
GOLD'S GYM

WHITE FLINT 3,576 AWP  
M



# Site Plan Key

- Leased
- Not a part



WASHINGTON DC METRO RED LINE

23 spaces on 1Lv  
70 spaces on 2Lv  
69 spaces on 3Lv

1300  
ROCKVILLE  
PIKE

33 spaces on 1Lv  
144 spaces on 2Lv

BMW  
Pre-Owned  
Sales



1396  
ROCKVILLE  
PIKE

Obsession Motorsports

SUBWAY

Limitless  
Garage

355

ROCKVILLE PIKE 50,411 AAWDT

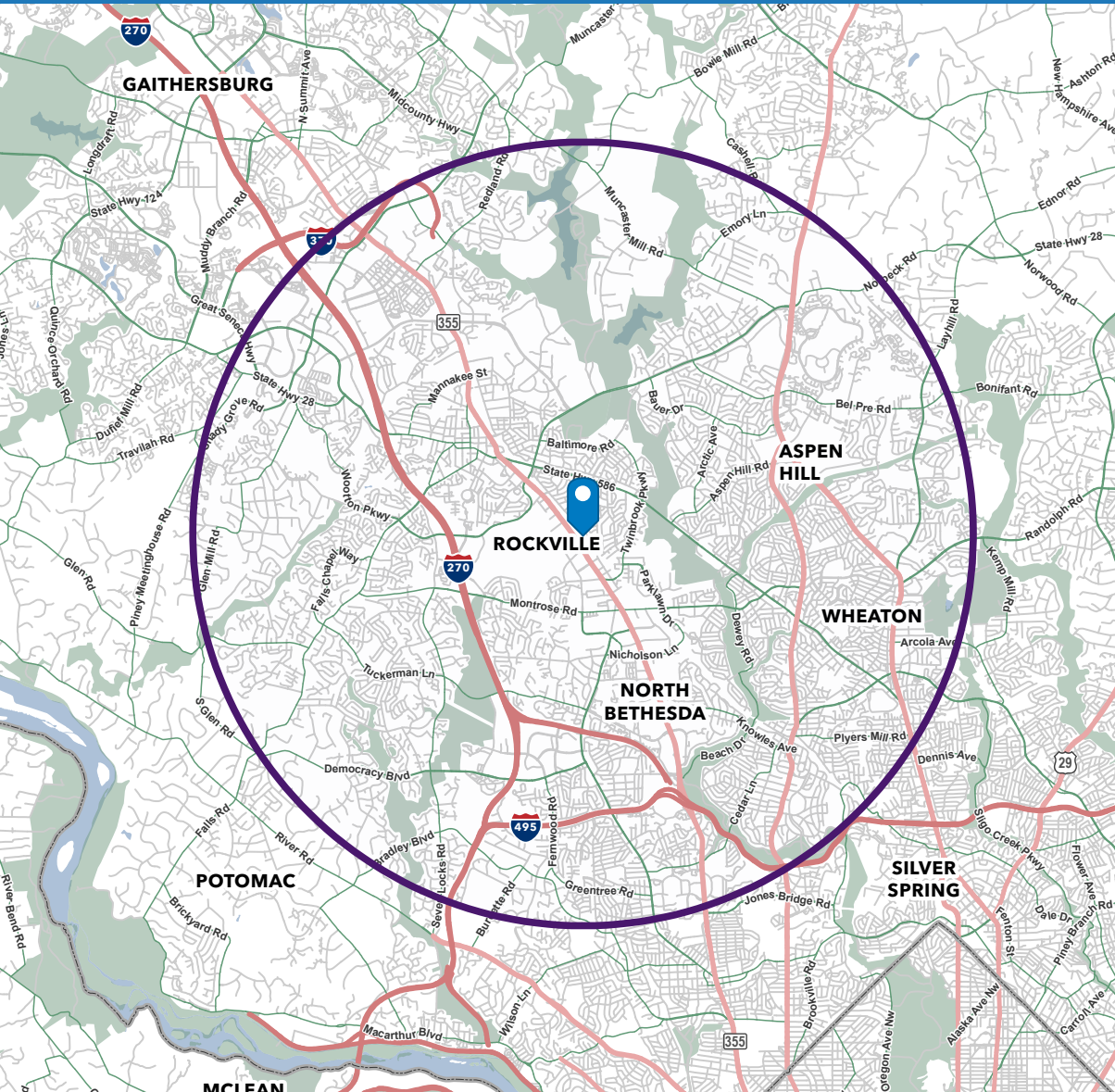




# ROCKVILLE, MD

## DEMOGRAPHIC PROFILE (2021)

1300-1396 Rockville Pike  
5 mile ring



### KEY FACTS

334,478

Population

42.1

Median Age

126,134

Households

### EDUCATION



12%

High School Diploma



27%

Bachelor's Degree



34%

Graduate/Professional Degree

### INCOME



\$108,465

Median Household Income

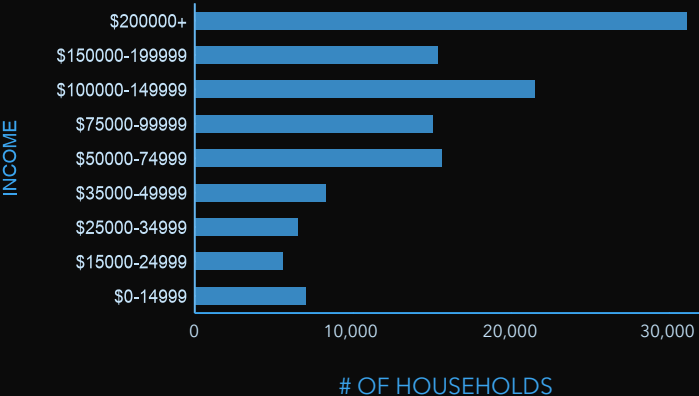


\$60,444

Per Capita Income

\$160,235

AVERAGE HH INCOME (\$)



### BUSINESS



15,713

Total Businesses



359,262

Daytime Population



820

Food Srv & Drinking Places

### TAPESTRY SEGMENTS



1A

Top Tier

25,736 (20.4%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.



2D

Enterprising Professionals

17,138 (13.6%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.



2B

Pleasantville

14,042 (11.1%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth (Index 400). Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Many professionals in finance, information/technology, or management.



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