

255 N WASHINGTON ST

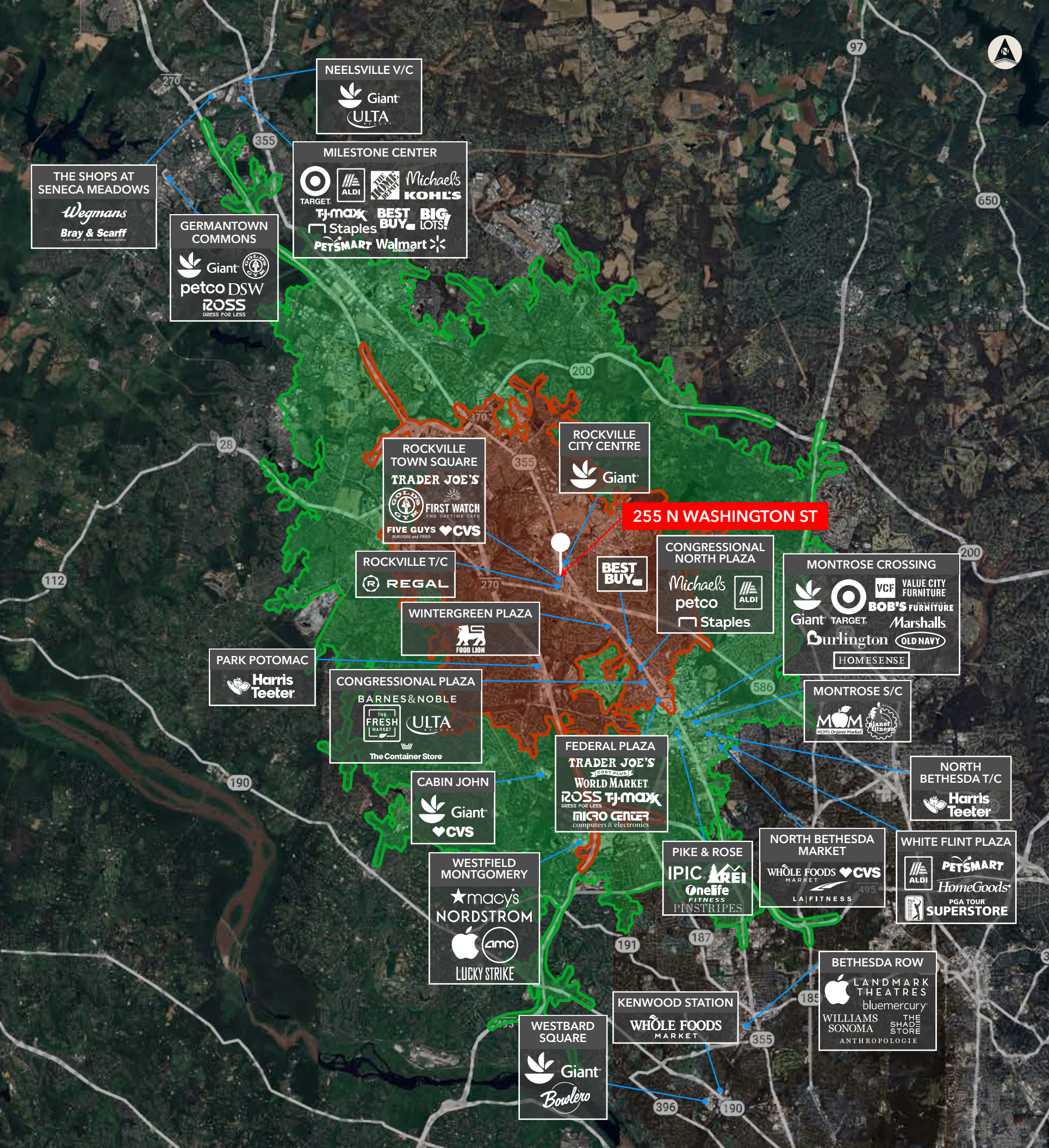
ROCKVILLE, MD 20850





**6,033 SF
RESTAURANT SPACE
AVAILABLE NOW**

OUTDOOR PATIO &
DEDICATED PARKING

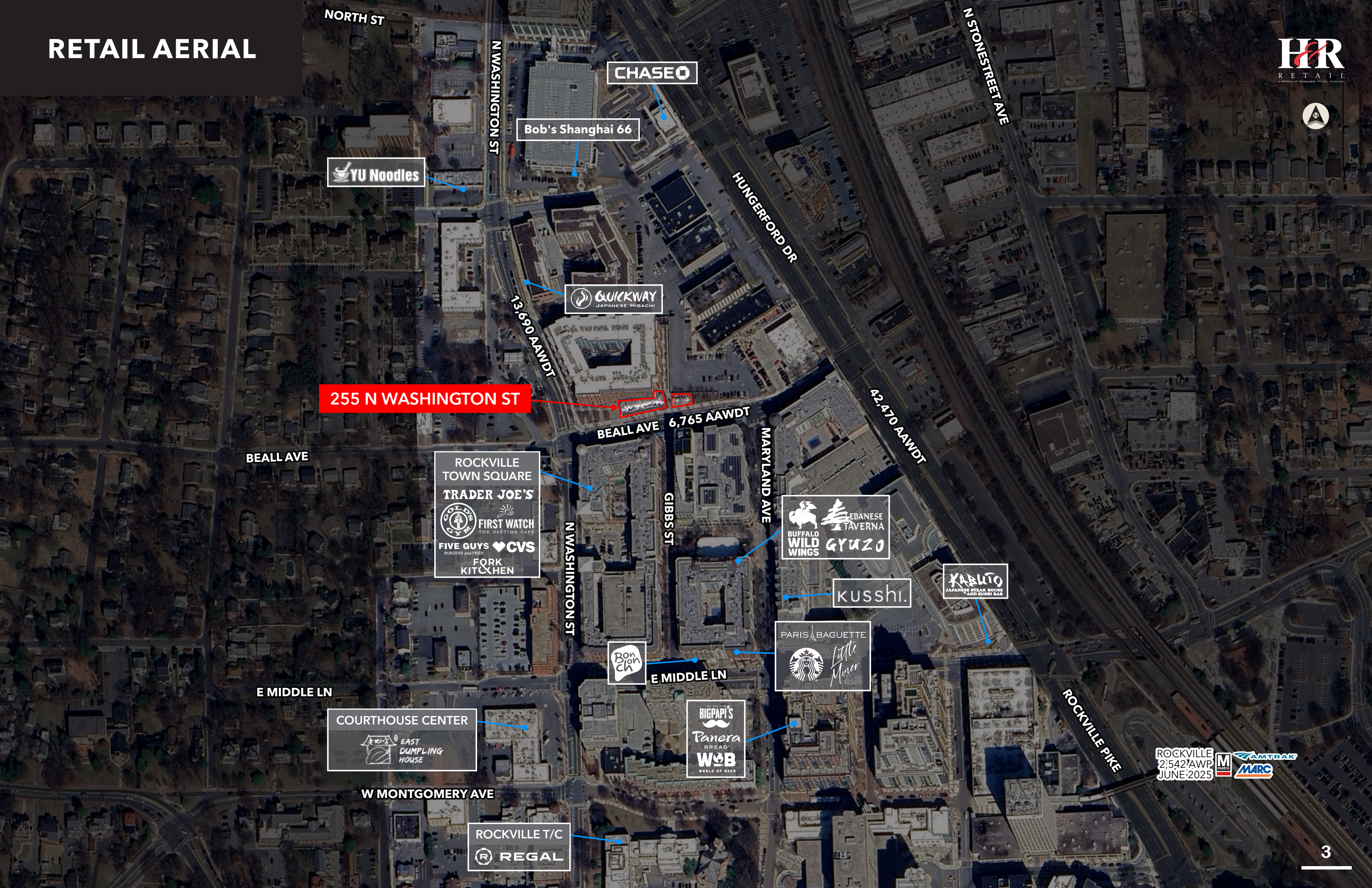


255 N Washington Street is a premier restaurant opportunity with outdoor seating in downtown Rockville. Known for its diverse offerings, downtown Rockville boasts a vibrant mix of attractions, including a Regal movie theater and a wide array of restaurants and bars—featuring both established brands and local favorites—which indicates a proven market for dining experiences. Beyond entertainment and dining, downtown Rockville also serves as a hub for practical needs, with retail shops, the Montgomery County Courthouse, and residential options such as apartments and hotels.



DRIVE TIME			
		10-minute	15-minute
	POPULATION	83,815 people	290,266 people
	DAYTIME POPULATION	122,072 employees	359,462 employees
	NUMBER OF HOUSEHOLDS	33,145 households	110,385 households
	STRONG INCOME	\$168,537 average hh income	\$180,068 average hh income

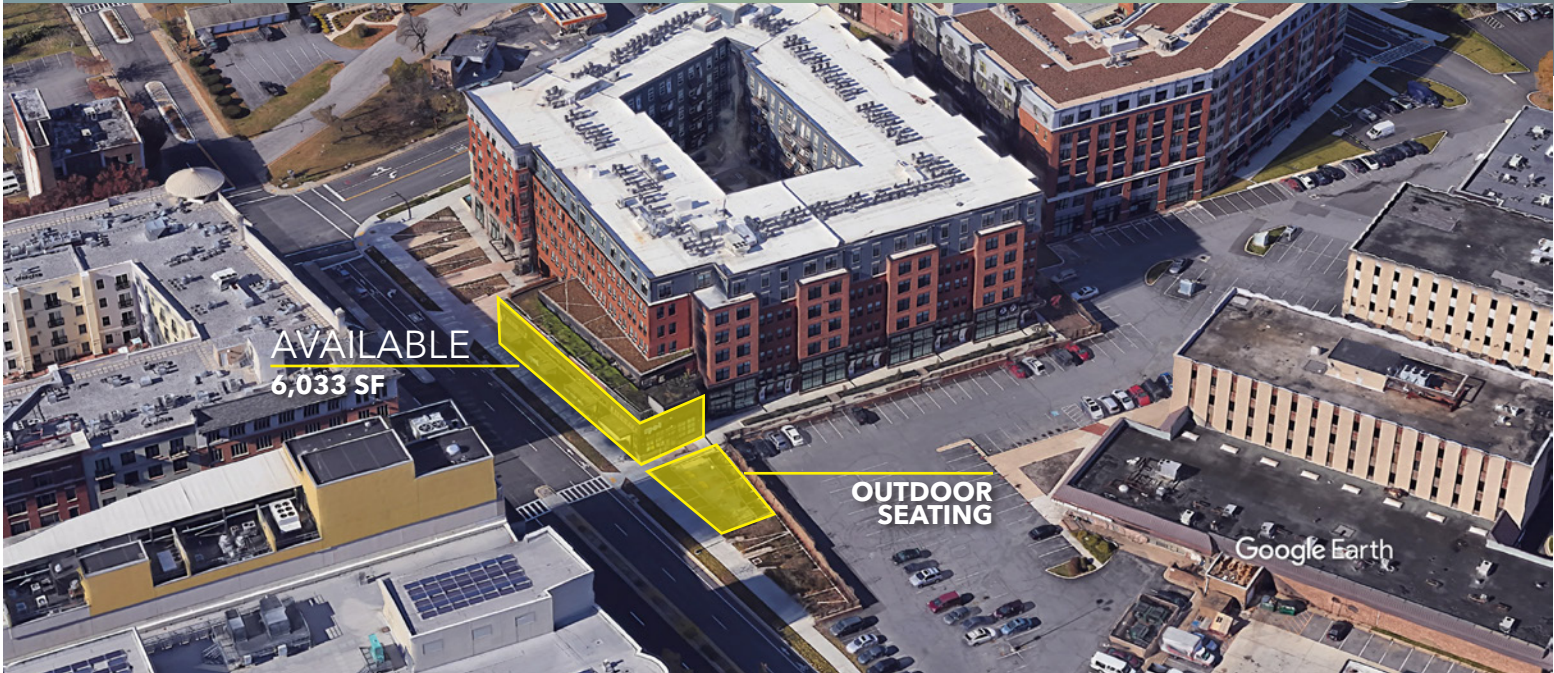
RETAIL AERIAL



ROCKVILLE
2,542 AWP
JUNE 2025



SITE PLAN



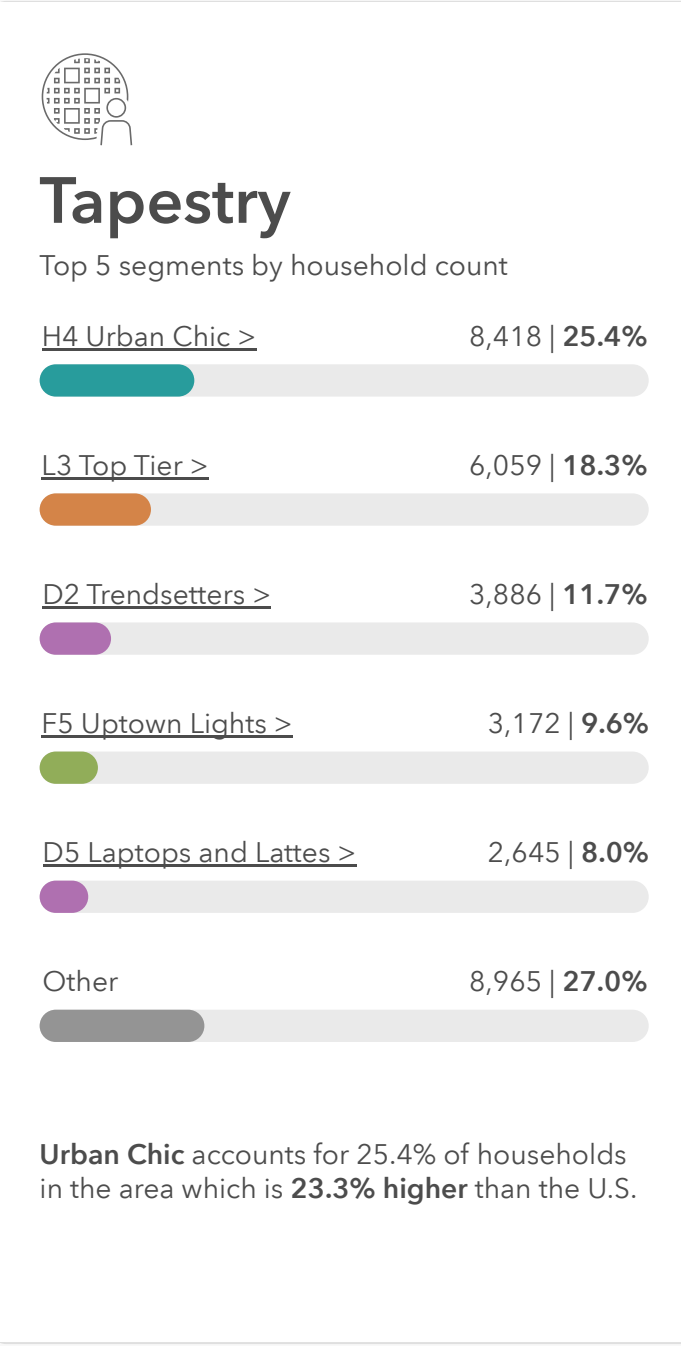
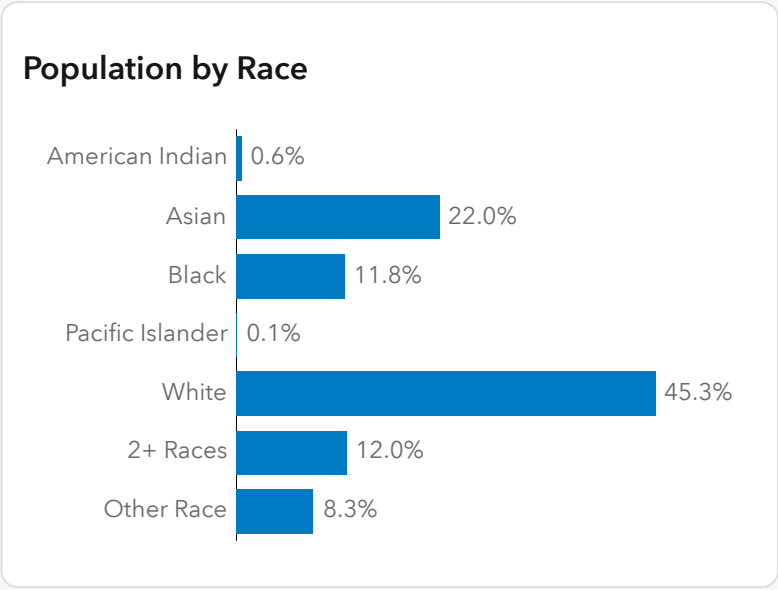
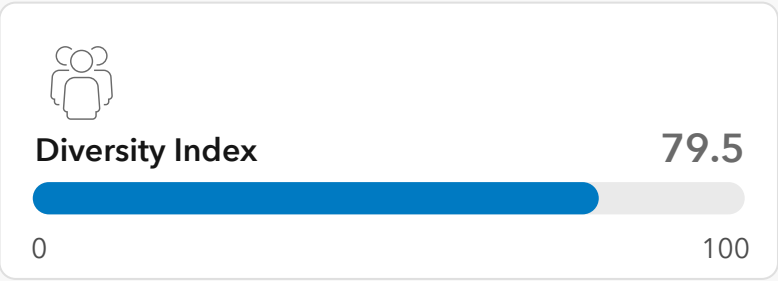
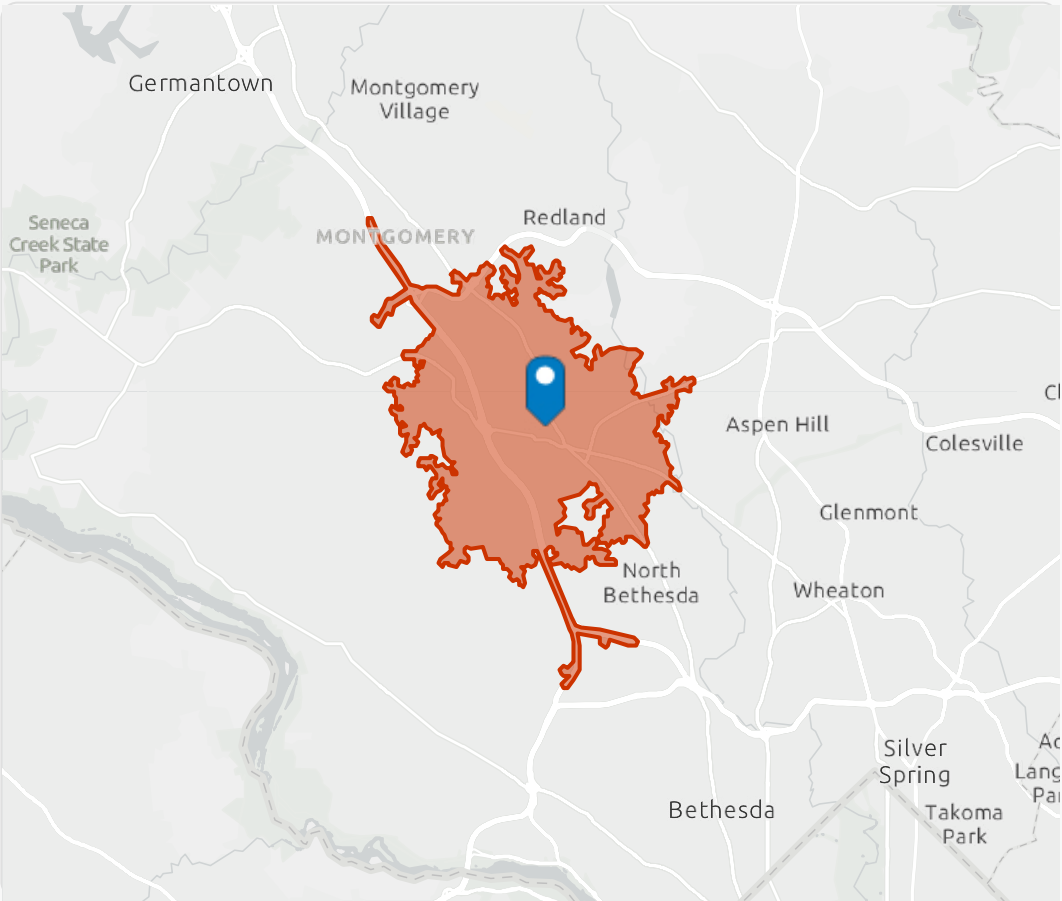
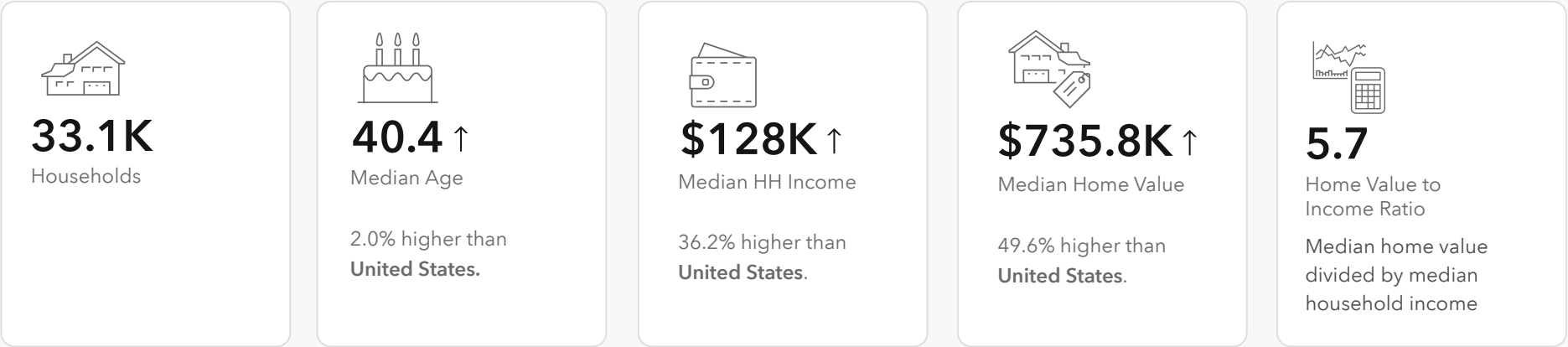
TAPESTRY PROFILE



10 MIN 15 MIN

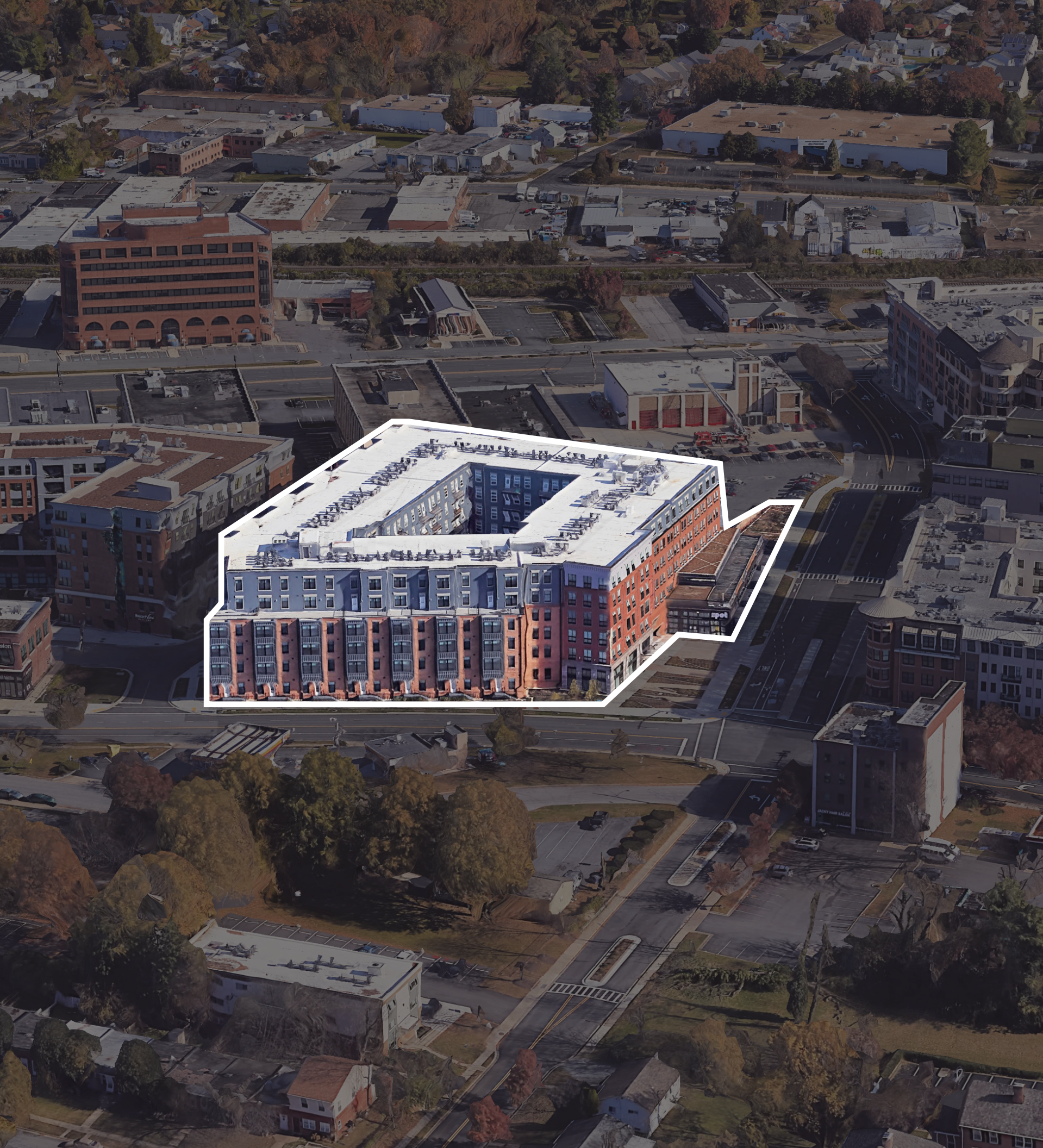
Tapestry Profile

255 N Washington St. | Drive time of 10 minutes



POPULATION		
2010 Total Population	73,767	257,154
2020 Total Population	81,971	284,830
2025 Total Population	83,815	290,266
2030 Total Population	87,312	297,835
2025-2030 Annual Rate	0.82%	0.52%
Median Age	40.4	40.5
HOUSEHOLDS		
2010 Households	28,038	96,382
2020 Households	32,430	108,021
2025 Households	33,145	110,385
2025 Average Household Size	2.50	2.60
INCOME		
Average Household Income	\$168,537	\$180,068
Median Household Income	\$128,031	\$131,141
Per Capita Income	\$66,600	\$68,352
2025 POPULATION BY RACE/ETHNICITY		
White Alone	47.9%	44.1%
Black Alone	11.1%	12.4%
American Indian Alone	0.5%	0.6%
Asian Alone	21.1%	20.3%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	7.9%	11.0%
Two or More Races	11.4%	11.5%
Hispanic Origin	16.7%	20.6%
2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT		
Total	60,362	206,029
Less than 9th Grade	3.6%	4.9%
9th - 12th Grade, No Diploma	2.9%	2.9%
High School Graduate	10.0%	11.1%
GED/Alternative Credential	1.7%	1.3%
Some College, No Degree	9.4%	9.1%
Associate Degree	5.0%	5.7%
Bachelor's Degree	28.1%	27.6%
Graduate/Professional Degree	39.3%	37.3%
BUSINESS		
Total Business	6,956	15,988
Total Employees	76,187	197,049
Employment/Residential Population Ratio	0.910:1	0.680:1

Source: This infographic contains data provided by Esri (2025). © 2025 Esri



255 N WASHINGTON ST

ROCKVILLE, MD 20850

**AVAILABLE NOW
6,033 SF**

RETAIL LEASING



BRADLEY BUSLIK
240.482.3609
bbuslik@hrretail.com

AUSTIN HERSH
240.482.3613
ahersh@hrretail.com

WASHINGTON, DC

3 Bethesda Metro Center | Suite 620
Bethesda, MD 20814
Telephone 301.656.3030

BALTIMORE, MD

2 Hamill Road | Suite 348W
Baltimore, MD 21210
Telephone 410.308.0800

www.hrretail.com

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.