



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 \$99,763 and ranks as the 17th wealthiest county in the U.S. as published by the Census Bureau (July 2017)
- ▶ 57% of the county's population have a Bachelor's degree or better

FEATURED TENANTS

New York Mart, The Tile Store, Advance Auto

2018 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,988	\$135,680	4,710
3 mile	99,298	\$137,606	37,331
5 mile	320,116	\$136,876	118,911

2018 ESRI



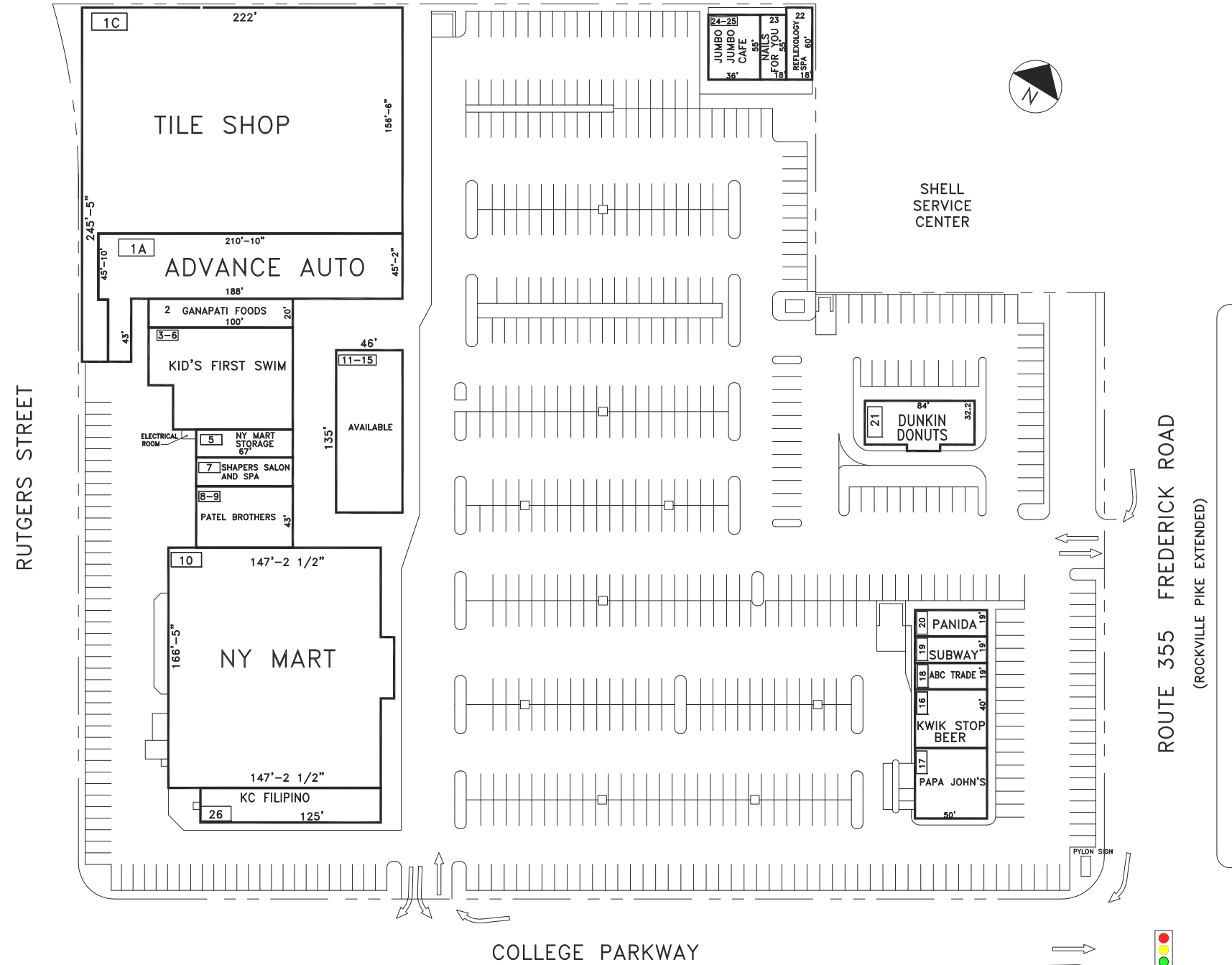
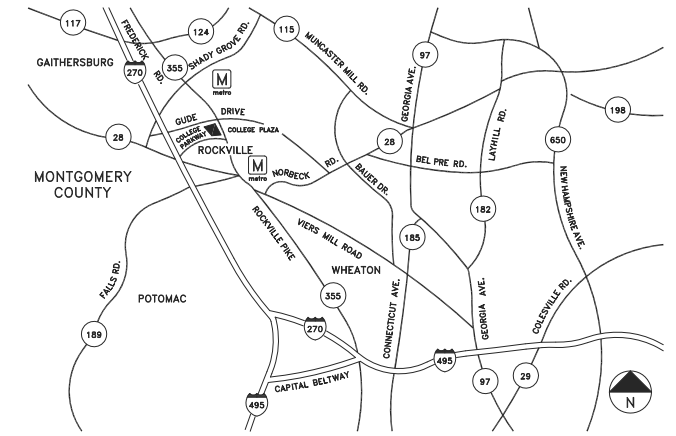
LOCATION
Route 355 & College Parkway - Rockville, MD

LEASING CONTACT
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COLLEGE PLAZA

ROCKVILLE, MARYLAND



TENANT ROSTER

1A	ADVANCE AUTO	9,747 SF	16	KWIK STOP BEER	2,000 SF
1C	TILE SHOP	37,478 SF	17	PAPA JOHN'S PIZZA	2,500 SF
2	GANAPATI FOODS	2,000 SF	18	A.B.C. TRADE	950 SF
3	KID'S FIRST SWIM	6,500 SF	19	SUBWAY	950 SF
5	NY MART STORAGE	1,360 SF	20	PANIDA	950 SF
7	SHAPERS SALON & SPA	1,340 SF	21	DUNKIN DONUTS	2,700 SF
8-9	PATEL BROTHERS	2,848 SF	22	REFLEXOLOGY SPA	1,260 SF
10	NY MART	26,770 SF	23	NAILS FOR YOU	845 SF
11-15	AVAILABLE	5,175 SF	24-25	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 = April 2019
 PLOT DATE = 12.11.18

THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY, TYPES OF BUSINESS OR TENANT SHOWN OR NAME. THIS DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUILDINGS OR STRUCTURES MAY BE REMOVED, DELETED OR OTHERWISE MODIFIED AND THE LANDSCAPING AND PARKING LAYOUT IS SUBJECT TO CHANGE.

25' 50' 100'
 APPROX. SCALE

LEASING PLAN

COLLEGE PLAZA

COLLEGE PARKWAY & FREDERICK ROAD
 ROCKVILLE, MARYLAND 20853



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