



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 \$117,345 and ranks as the 20th wealthiest county in the U.S. as published by the Census Bureau
- 58.9% of the county's population have a Bachelor's degree or better

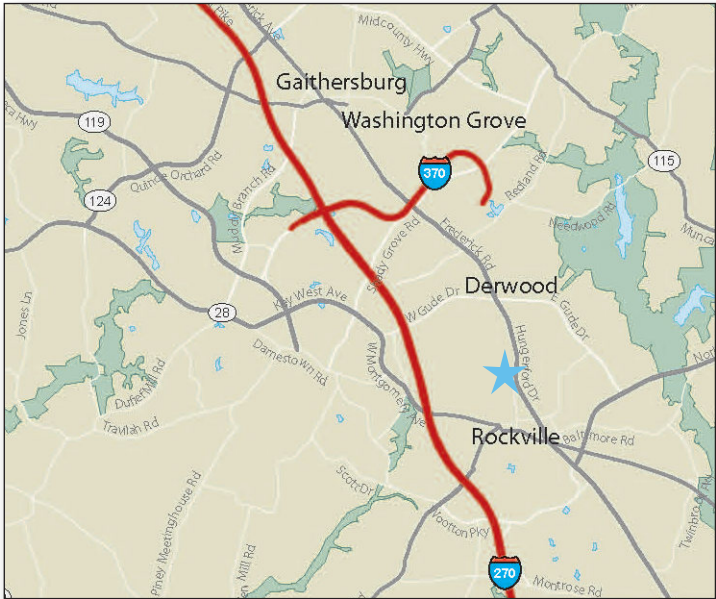
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,880	\$146,243	4,477
3 mile	104,297	\$165,696	40,834
5 mile	318,014	\$171,191	119,265

2025 ESRI

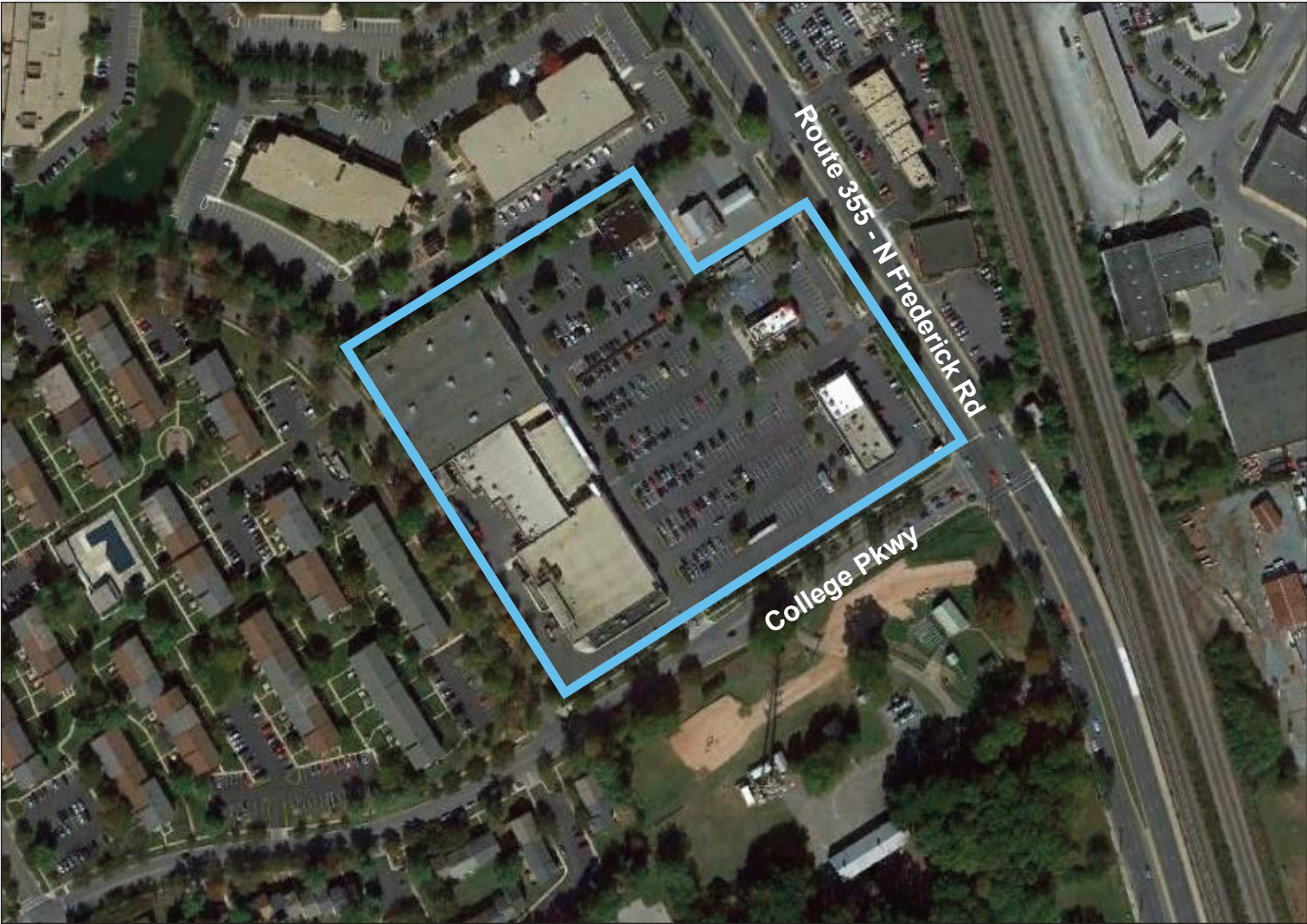


LOCATION

Route 355 & College Parkway - Rockville, MD

LEASING CONTACT

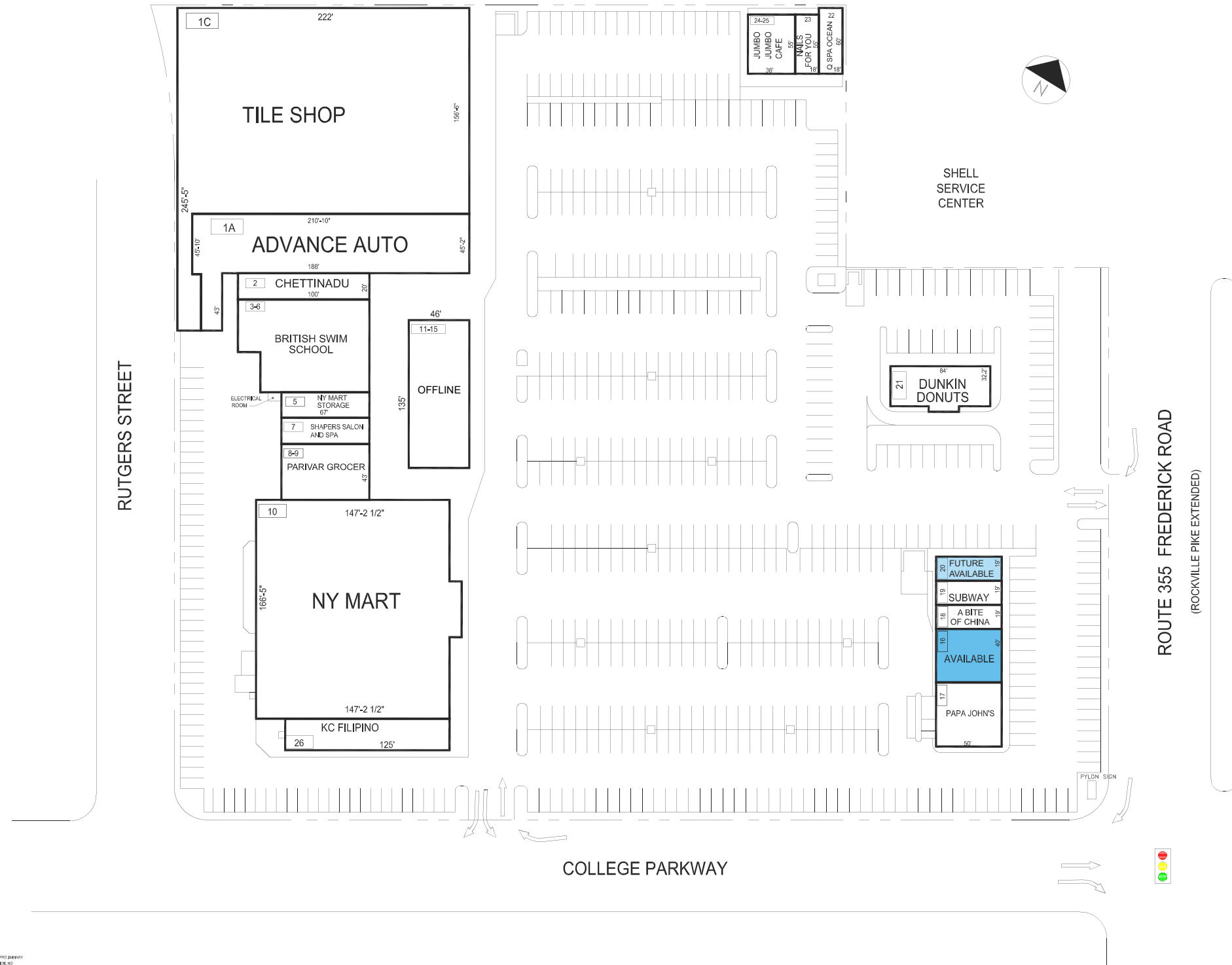
David Paik  
202.736.2804 | DPaik@combined.biz



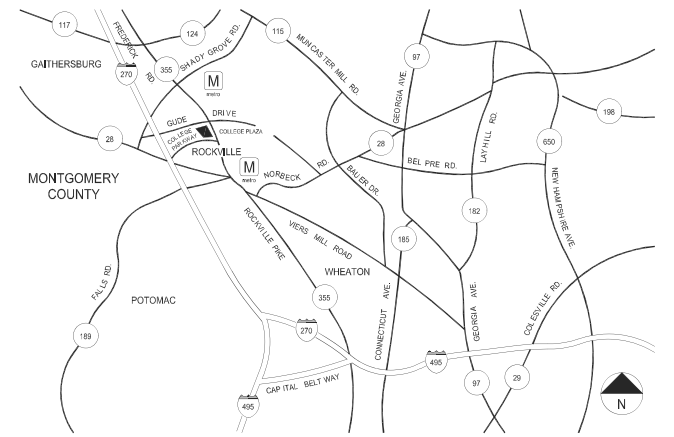
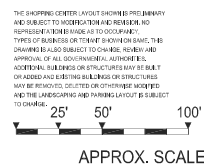


# COLLEGE PLAZA

# ROCKVILLE, MARYLAND



## LEASING PLAN



## 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	BRITISH SWIM SCHOOL	6,500 SF	19	SUBWAY	950 SF
5	NY MART STORAGE	1,360 SF	20	FUTURE AVAILABLE	950 SF
7	SHAPERS SALON & SPA	1,340 SF	21	DUNKIN DONUTS	2,700 SF
8-9	PARIVAR GROCER	2,848 SF	22	Q KAPA OCEAN	1,260 SF
10	NY MART	26,770 SF	23	NAILS FOR YOU	845 SF
11-15	NOT LEASEABLE	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 =	SEPT 2025

## COLLEGE PLAZA

COLLEGE PARKWAY & FREDERICK ROAD  
ROCKVILLE, MARYLAND 20853



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave  
Suite 1000 West  
Bethesda, MD 20814  
(202) 293-4500  
FAX (202) 833-3013