



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

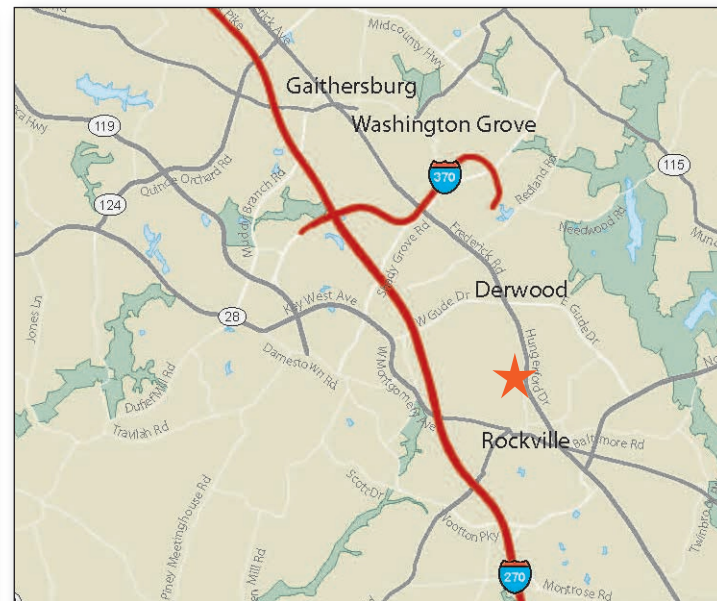
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2019 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,121	\$132,425	4,777
3 mile	98,856	\$143,926	37,504
5 mile	321,725	\$140,911	119,685

2019 ESRI



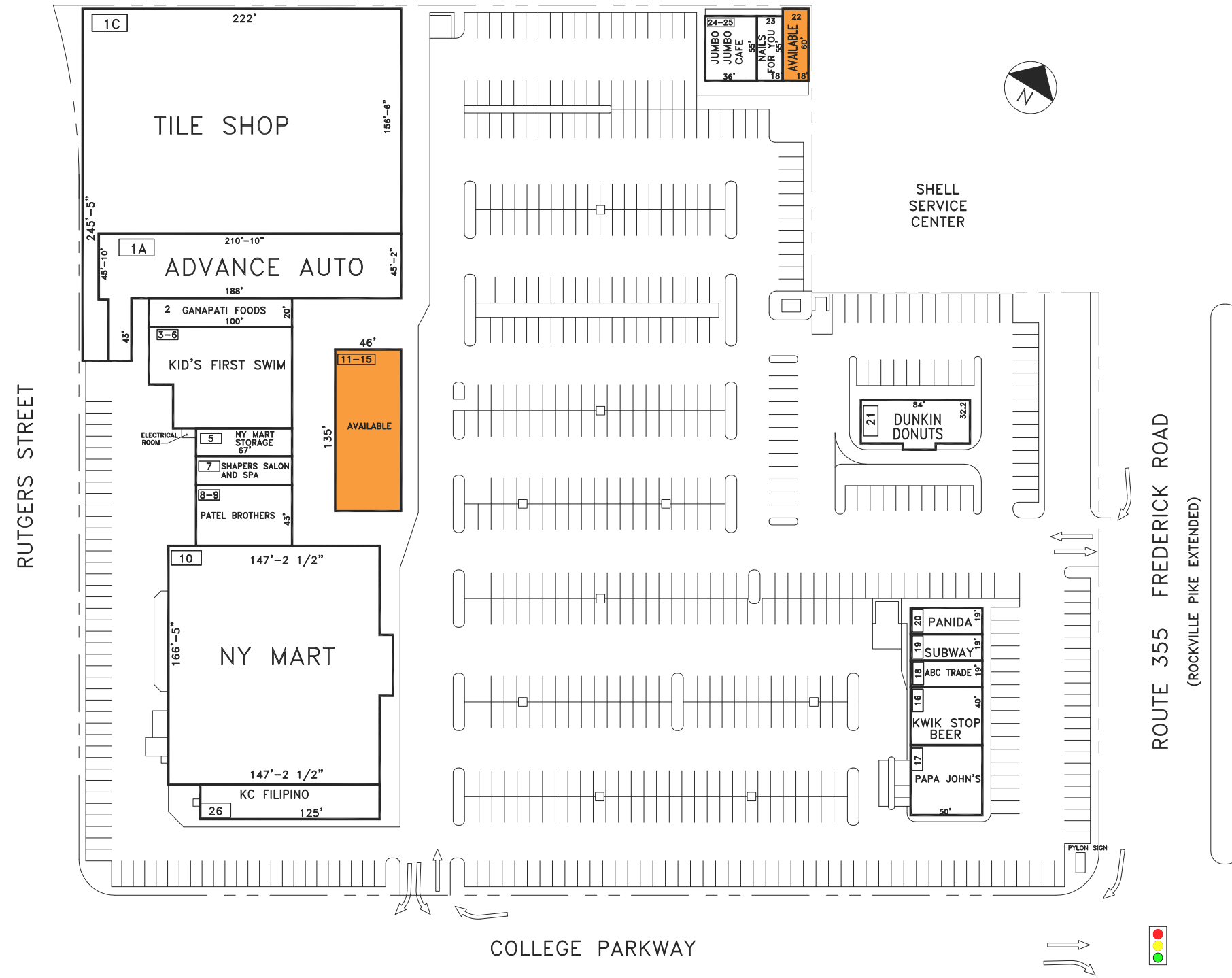
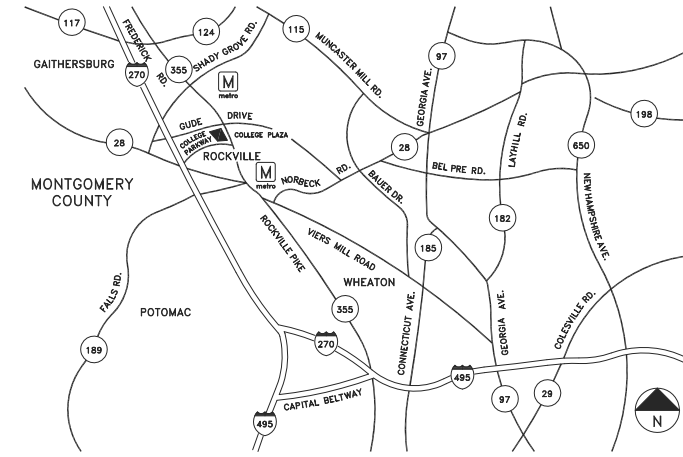
LOCATION
Route 355 & College Parkway - Rockville, MD

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	AVAILABLE	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 = JAN 2020

LEASING PLAN

COLLEGE PLAZA

COLLEGE PARKWAY & FREDERICK ROAD
 ROCKVILLE, MARYLAND 20853



COMBINED PROPERTIES INCORPORATED

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25' 50' 100'

APPROX. SCALE