



### 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 \$107,758 and ranks as the 18th wealthiest county in the U.S. as published by the Census Bureau (2019)
- ▶ 58.9% of the county's population have a Bachelor's degree or better

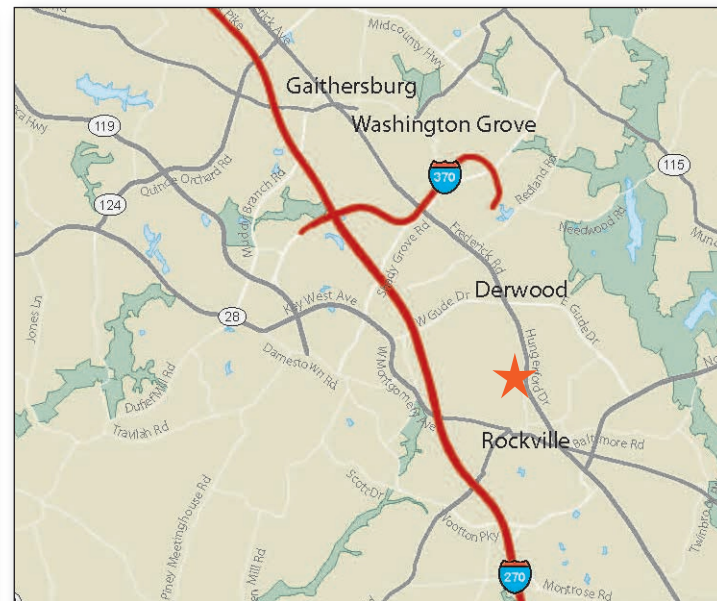
### FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

### 2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	13,013	\$132,267	4,748
3 mile	99,766	\$148,525	37,998
5 mile	321,027	\$145,993	119,651

2020 ESRI



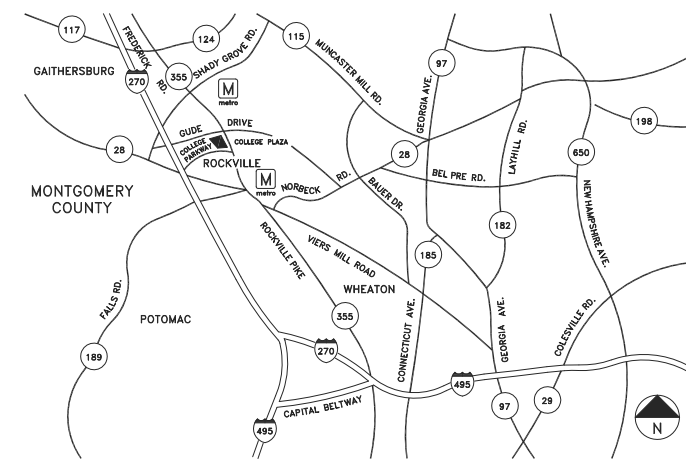
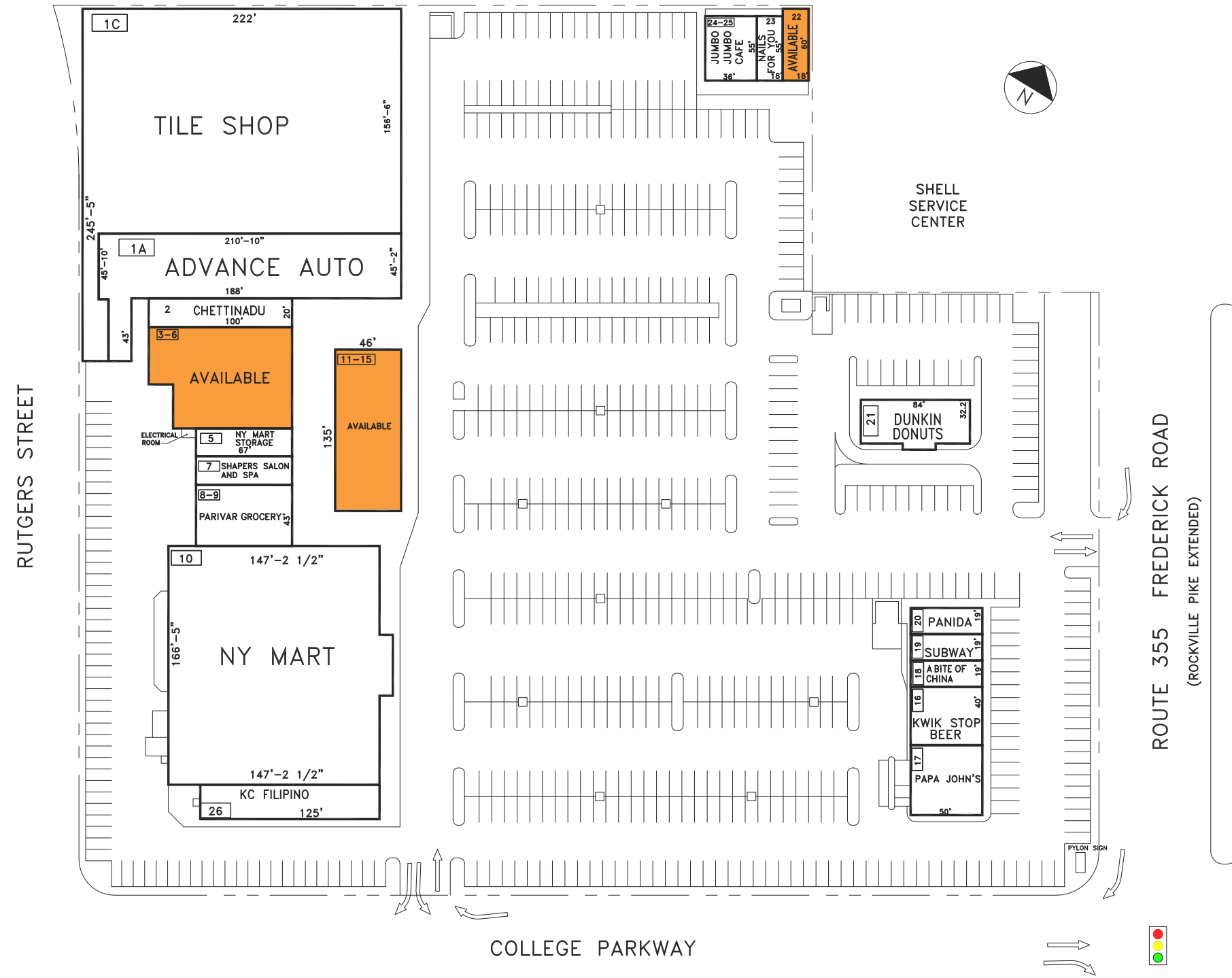
**LOCATION**  
Route 355 & College Parkway - Rockville, MD

**LEASING CONTACT**  
Akiel Pyant  
202.736.2804 | APyant@combined.biz



# 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	CHETTINADU	2,000 SF	18	A BITE OF CHINA	950 SF
3	AVAILABLE	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	PARIVAR GROCERY	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

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 SAME. 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

**COLLEGE PLAZA**  
 COLLEGE PARKWAY & FREDERICK ROAD  
 ROCKVILLE, MARYLAND 20853



COMBINED PROPERTIES INCORPORATED  
 1025 Thomas Jefferson Street NW  
 Suite 700 East  
 Washington, DC 20007  
 (202) 293-4500  
 FAX (202) 833-3013