

WHITE FLINT PLAZA Rockville, MD 20895



PROJECT FACTS

GLA: 195,000 SF

- ▶ Center is located in the densely populated and 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 county residents have a Bachelor's degree or higher
- ▶ The shopping center is in the midst of Rockville's Master Plan that consists of several major mixed-use projects including White Flint Mall which is adjacent to the property

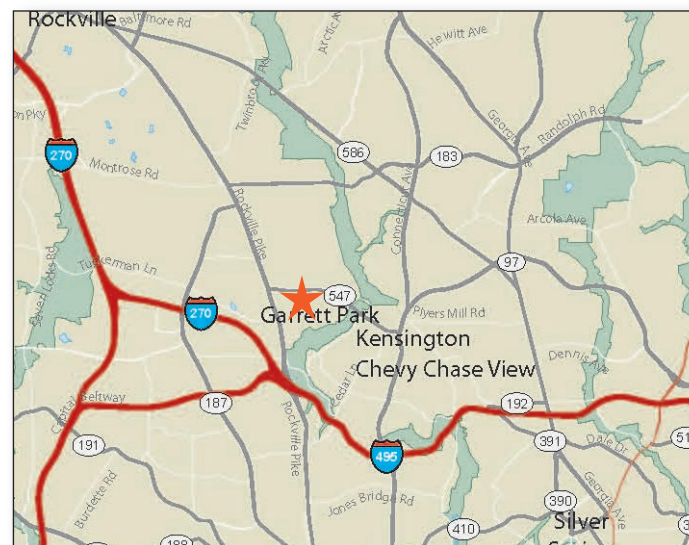
FEATURED TENANTS

HomeGoods, PetSmart

2020 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	21,663	\$141,745	10,088
3 mile	160,721	\$146,112	59,800
5 mile	384,916	\$161,214	146,848

2020 ESRI



LOCATION

Nicholson Lane near Route 355 - Rockville, MD

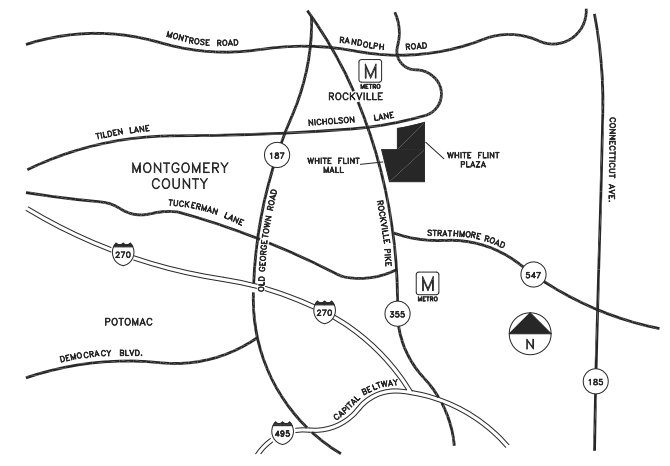
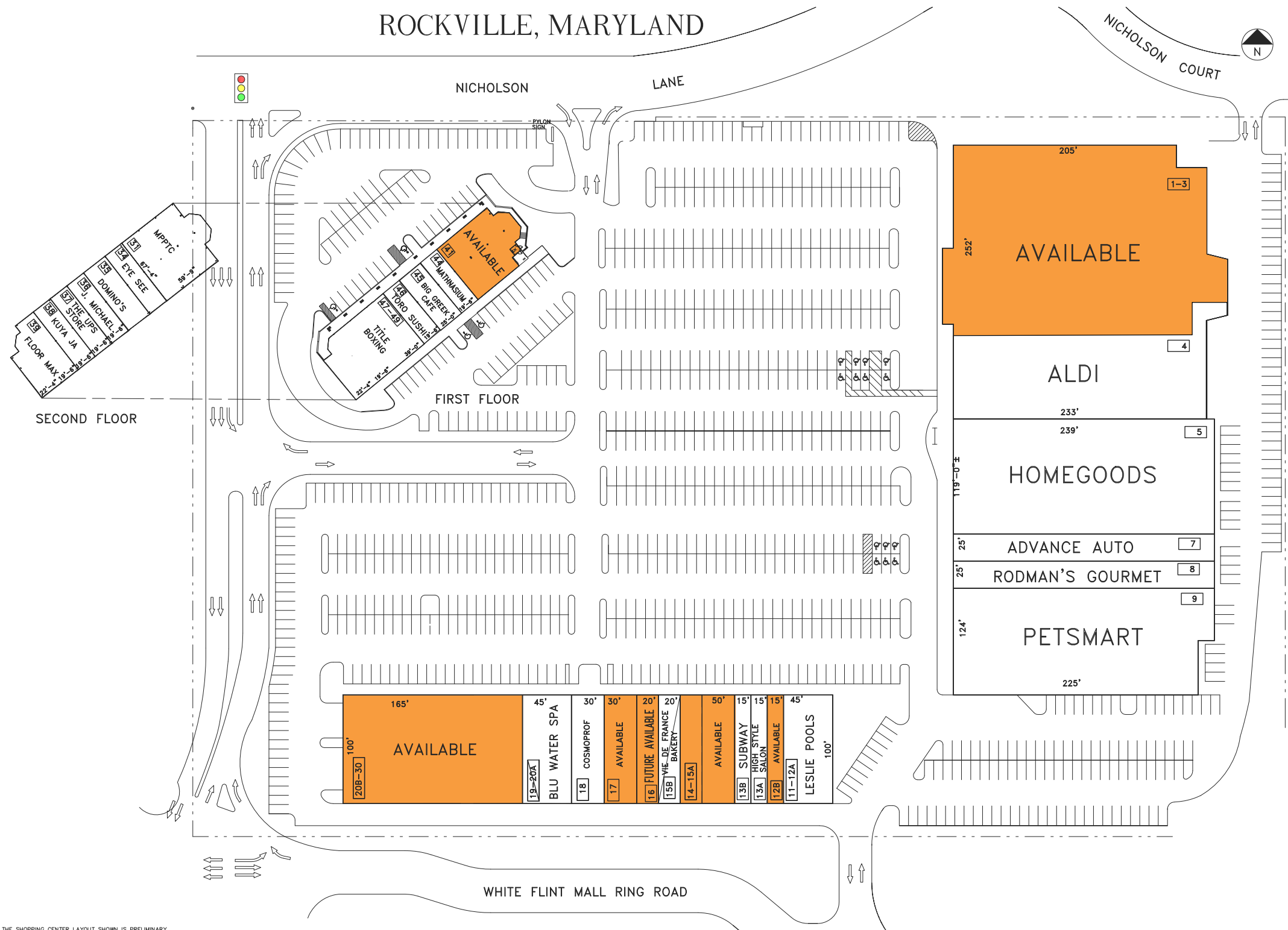
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



WHITE FLINT PLAZA

ROCKVILLE, MARYLAND



TENANT ROSTER

1-3	AVAILABLE	38,119 SF	31	MPPTC	4,387 SF
4	ALDI	21,644 SF	34	EYE SEE	1,313 SF
5	HOMEGOODS	28,768 SF	35	DOMINO'S	1,683 SF
7	ADVANCE AUTO	6,000 SF	36	J. MICHAEL THE SALON	1,313 SF
8	RODMANS	6,000 SF	37	THE UPS STORE	1,313 SF
9	PETSMART	23,455 SF	38	KUYA JA	1,313 SF
11-12A	LESLIE POOLS	4,500 SF	39	FLOOR MAX	2,508 SF
12B	AVAILABLE	1,500 SF	41	AVAILABLE	3,798 SF
13A	HIGH STYLE SALON	1,500 SF	44	MATHNASIUM	1,165 SF
13B	SUBWAY	1,500 SF	45	BIG GREEK CAFE	1,494 SF
14-15A	AVAILABLE	5,000 SF	46	TORO SUSHI	1,165 SF
15B	VIE DE FRANCE	2,000 SF	47-49	TITLE BOXING	4,706 SF
16	FUTURE AVAILABLE	2,000 SF			
17	AVAILABLE	3,000 SF			
18	COSMOPROF	3,000 SF			
19-20A	BLU WATER SPA	4,500 SF			
20B-30	AVAILABLE	16,331 SF			

PARKING PROVIDED =
 PARKING REQUIRED =
 GLA AS PER RENT ROLL = 194,975 SF
 ZONED = C-2, R-90

WHITE FLINT PLAZA

NICHOLSON LANE & WHITE FLINT MALL DRIVE
 ROCKVILLE, MARYLAND 20895



COMBINED PROPERTIES INCORPORATED

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

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 ON 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.

50' 100'
 APPROX. SCALE

LEASING PLAN