



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

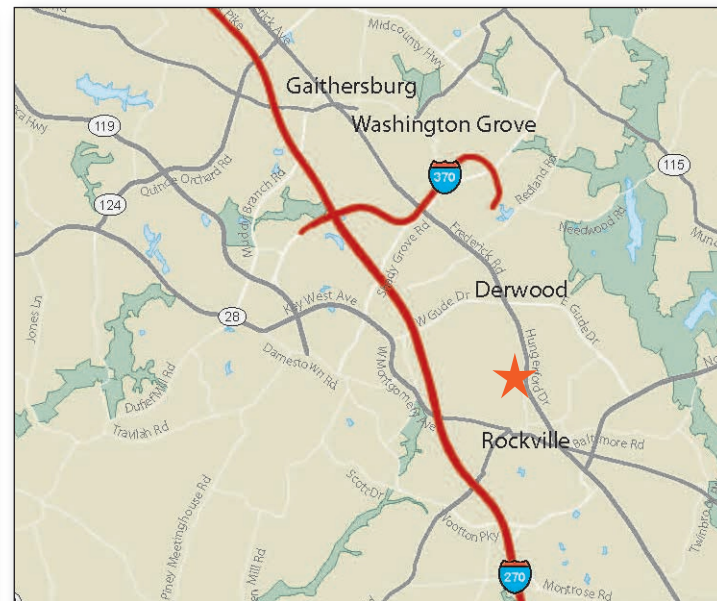
FEATURED TENANTS

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



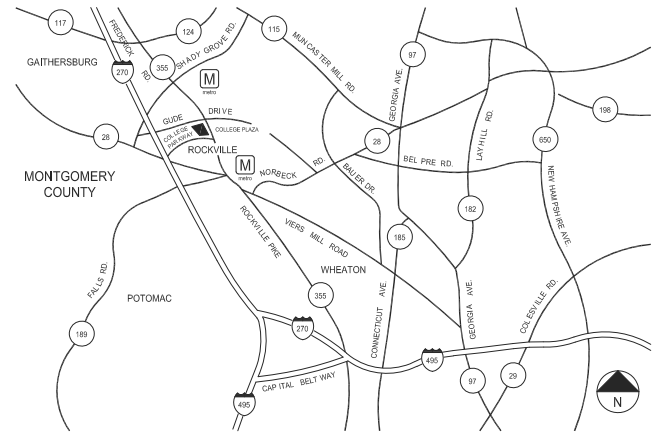
LOCATION
Route 355 & College Parkway - Rockville, MD

LEASING CONTACT
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COLLEGE PLAZA

ROCKVILLE, MARYLAND



TENANT ROSTER

1A	ADVANCE AUTO	9,747 SF	16	AVAILABLE	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 BITE OF CHINA	950 SF
3-6	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 GROCER	2,848 SF	22	Q SPA OCEAN	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 = MAR 2021

THE SHOWN LAYOUT IS FOR INFORMATION PURPOSES ONLY AND IS SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT INDUSTRY WITH THE DRAWING IS ALSO SUBJECT TO CHANGE, REVIEW AND APPROVAL OF ALL GOVERNMENT AGENCIES. ADDITIONAL RULES OR REGULATIONS MAY BE SUIT OR APPLIED AND CHANGES IN SPACE OR STRUCTURES MAY BE REQUIRED. CLIENTS OF OTHER PROJECTS MAY BE REQUIRED TO CHANGE THE LAYOUT AND THIS 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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