

WHITE FLINT PLAZA Rockville, MD 20895



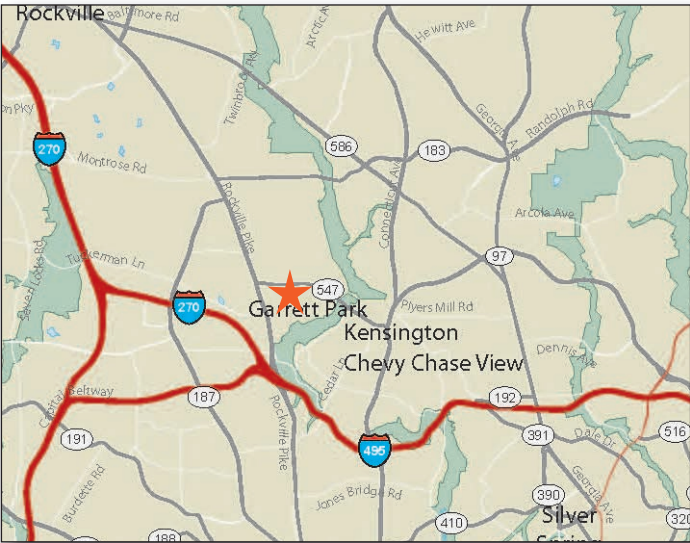
- PROJECT FACTS**
GLA: 195,000 SF
- ▶ Center is located in the densely populated and affluent Montgomery County where the HH median income is \$107,758 and ranks as the 18th wealthiest county in the U.S. as published by the Census Bureau (2019)
 - ▶ 58.9% of county residents have a Bachelor's degree 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



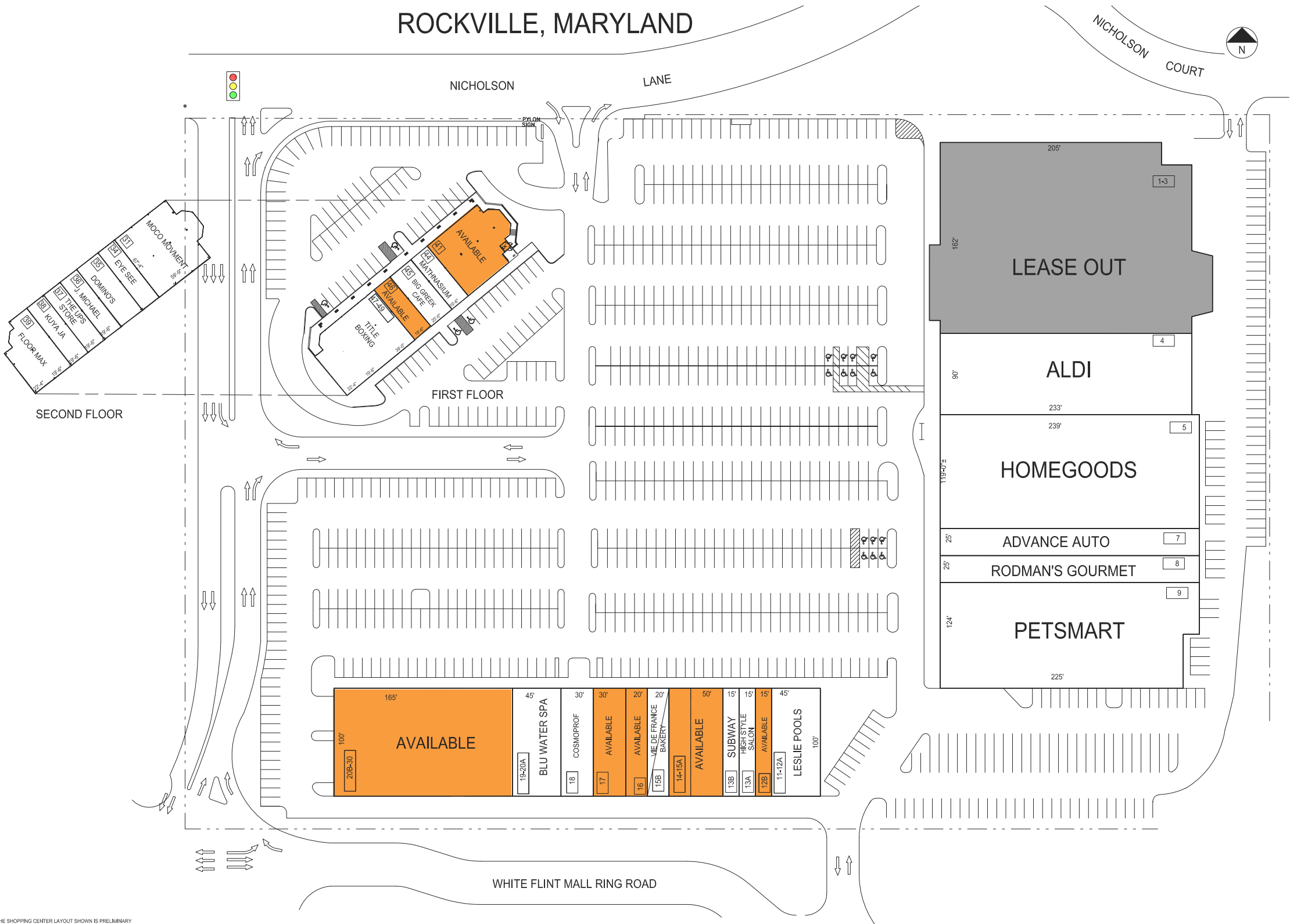
LOCATION
Nicholson Lane near Route 355 - Rockville, MD

LEASING CONTACT
Andrew Iszard
202.736.2827 | AndrewIszard@combined.biz



WHITE FLINT PLAZA

ROCKVILLE, MARYLAND

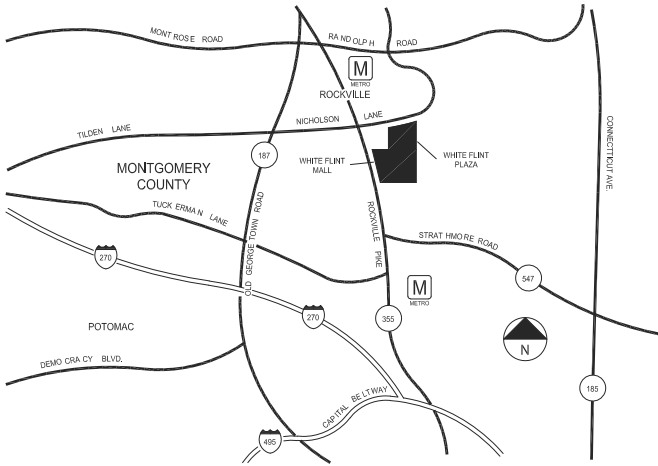


THE SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO OCCUPANCY. TYPES OF BUSINESS OR TENANT SHOWN ON SAME THIS DRAWING IS ALSO SUBJECT TO CHANGE. REVIEW AND APPROVAL OF ALL GOVERNMENTAL AUTHORITIES. ADDITIONAL BUILDINGS OR STRUCTURES 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



TENANT ROSTER

| | | | | | |
|--------|----------------------|-----------|-------|----------------------|----------|
| 1-3 | LEASE OUT | 48,250 SF | 31 | MOCO MOVEMENT | 4,387 SF |
| 4 | ALDI | 25,200 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 | AVAILABLE | 1,165 SF |
| 15B | VIE DE FRANCE BAKERY | 2,000 SF | 47-49 | TITLE BOXING | 4,706 SF |
| 16 | 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
REV. DATE = MAR 2021

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