



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

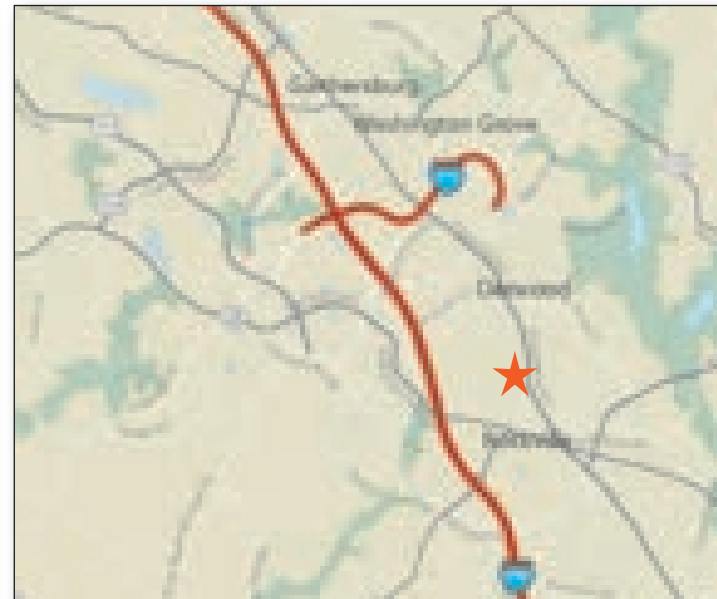
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2021 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,697	\$133,966	4,645
3 mile	98,962	\$150,753	37,779
5 mile	318,864	\$149,157	119,150

2021 ESRI



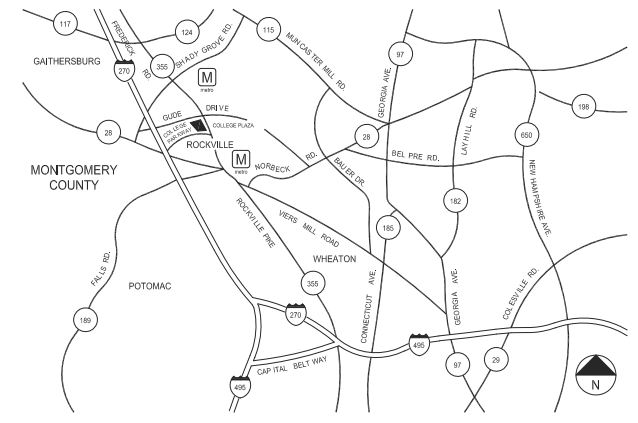
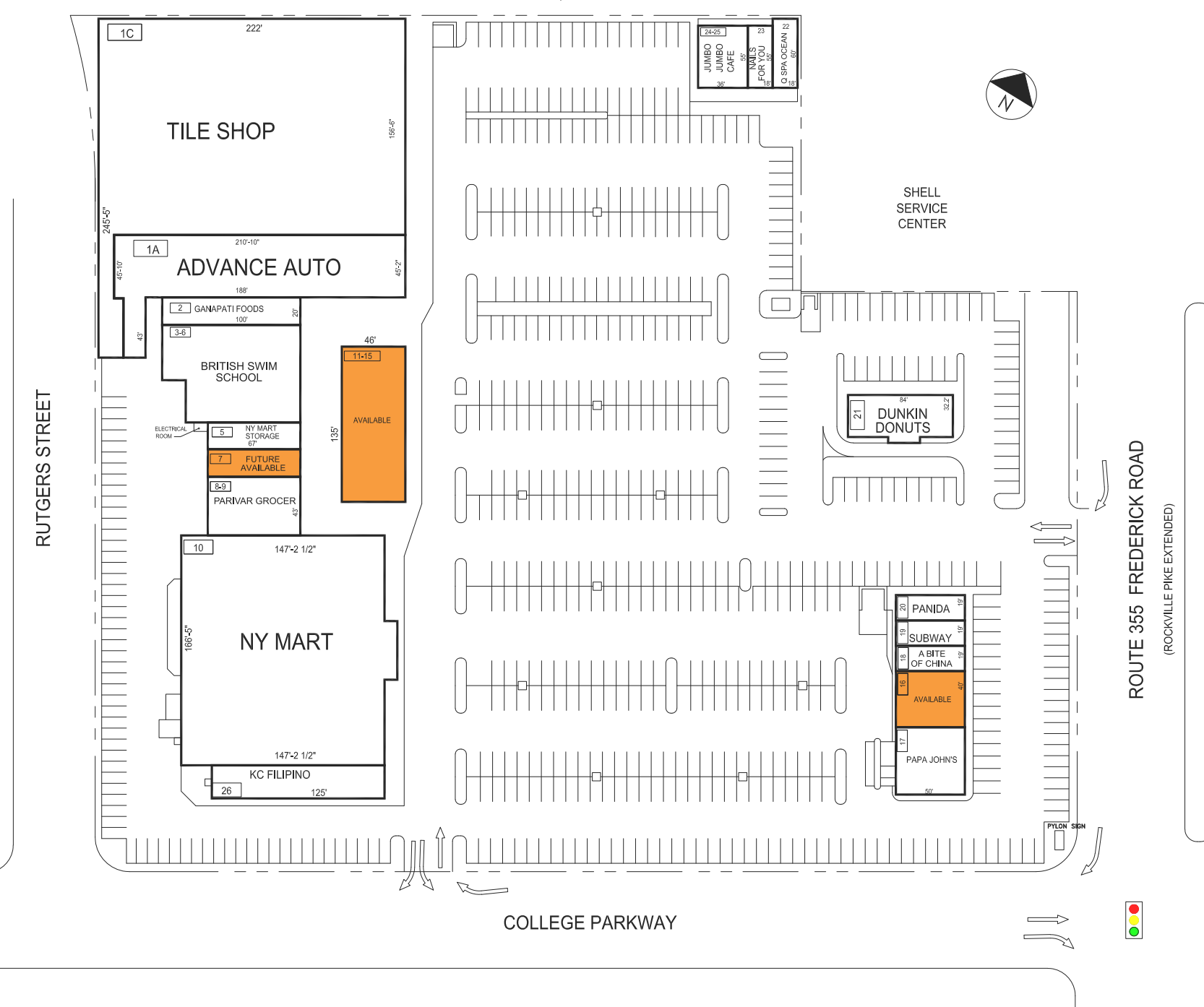
LOCATION
Route 355 & College Parkway - Rockville, MD

LEASING CONTACT
Akiel Pyant
202.736.2804 | APyant@combined.biz



COLLEGE PLAZA

ROCKVILLE, MARYLAND



TENANT ROSTER

1A	ADVANCE AUTO	9,747 SF	16	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	BRITISH SWIM SCHOOL	6,500 SF	19	SUBWAY	950 SF
5	NY MART STORAGE	1,360 SF	20	PANIDA	950 SF
7	FUTURE AVAILABLE	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 SHOPPING CENTER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO VARIATION IN THE FIELD. THE NUMBER OF STORES OR TENANTS SHOWN IN THIS LAYOUT IS ALSO SUBJECT TO CHANGE. THE APPROVAL OF ALL GOVERNMENTAL AUTHORITIES, INCLUDING THE DISTRICT OF COLUMBIA, IS REQUIRED FOR ALL CHANGES TO THE LAYOUT. THE LAYOUT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER. THE LAYOUT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DEVELOPER.

25' 50' 100'
 APPROX. SCALE

LEASING PLAN

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