

COLLEGE PLAZA Rockville, MD 20850



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 \$117,345 and ranks as the 20th wealthiest county in the U.S. as published by the Census Bureau (2021)
- ▶ 58.9% of the county's population have a Bachelor's degree or better

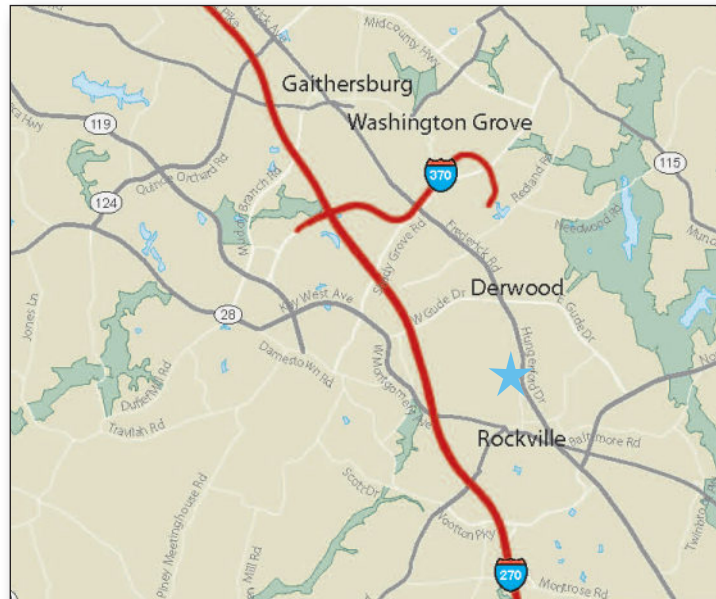
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2022 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	12,423	\$159,378	4,738
3 mile	100,052	\$171,232	39,117
5 mile	316,839	\$171,270	118,363

2023 ESRI

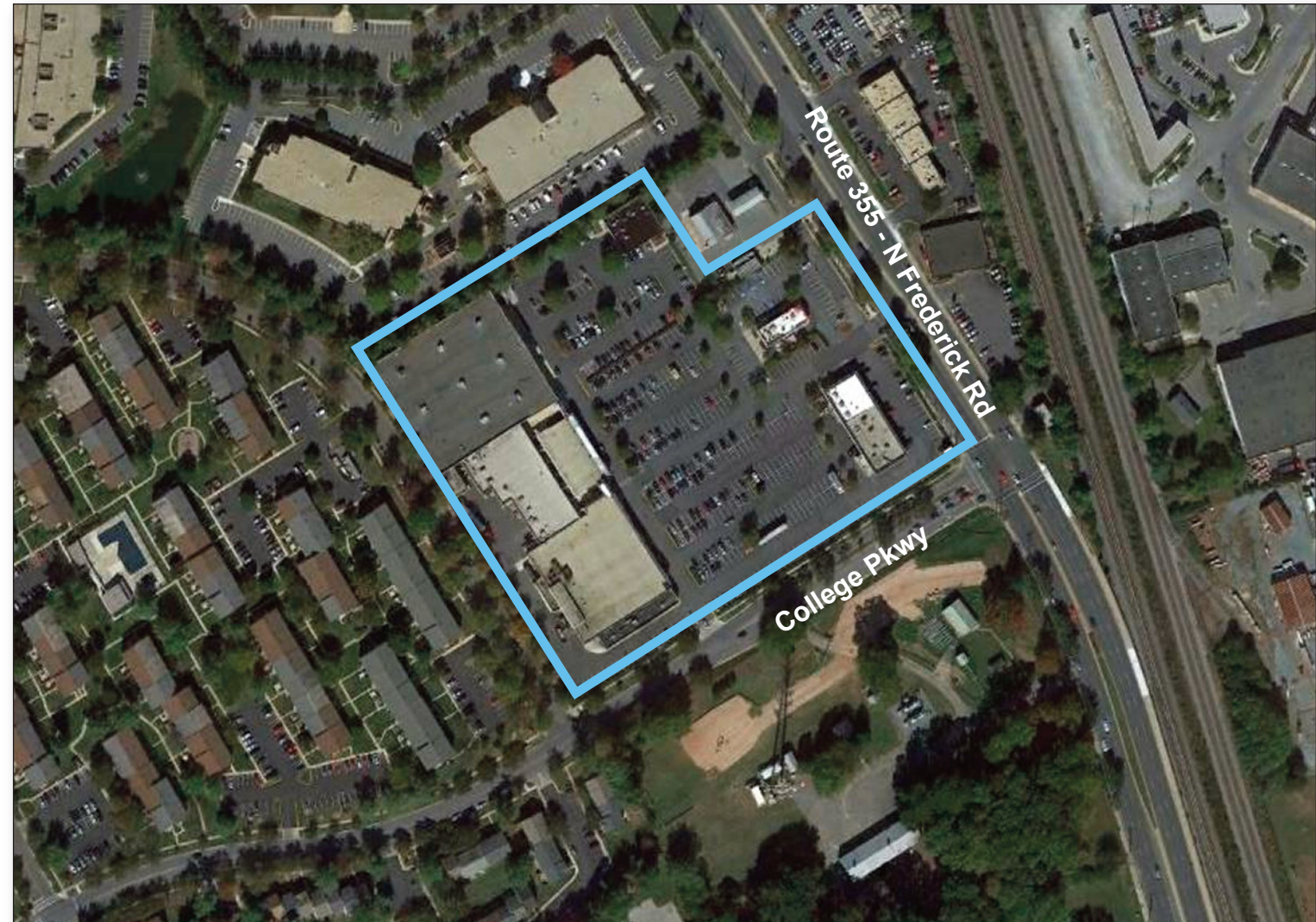


LOCATION

Route 355 & College Parkway - Rockville, MD

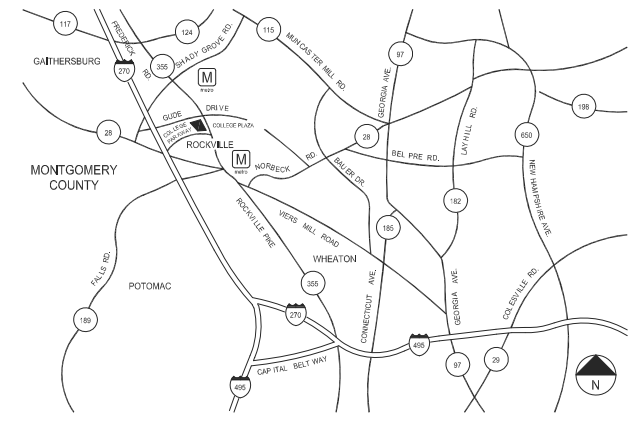
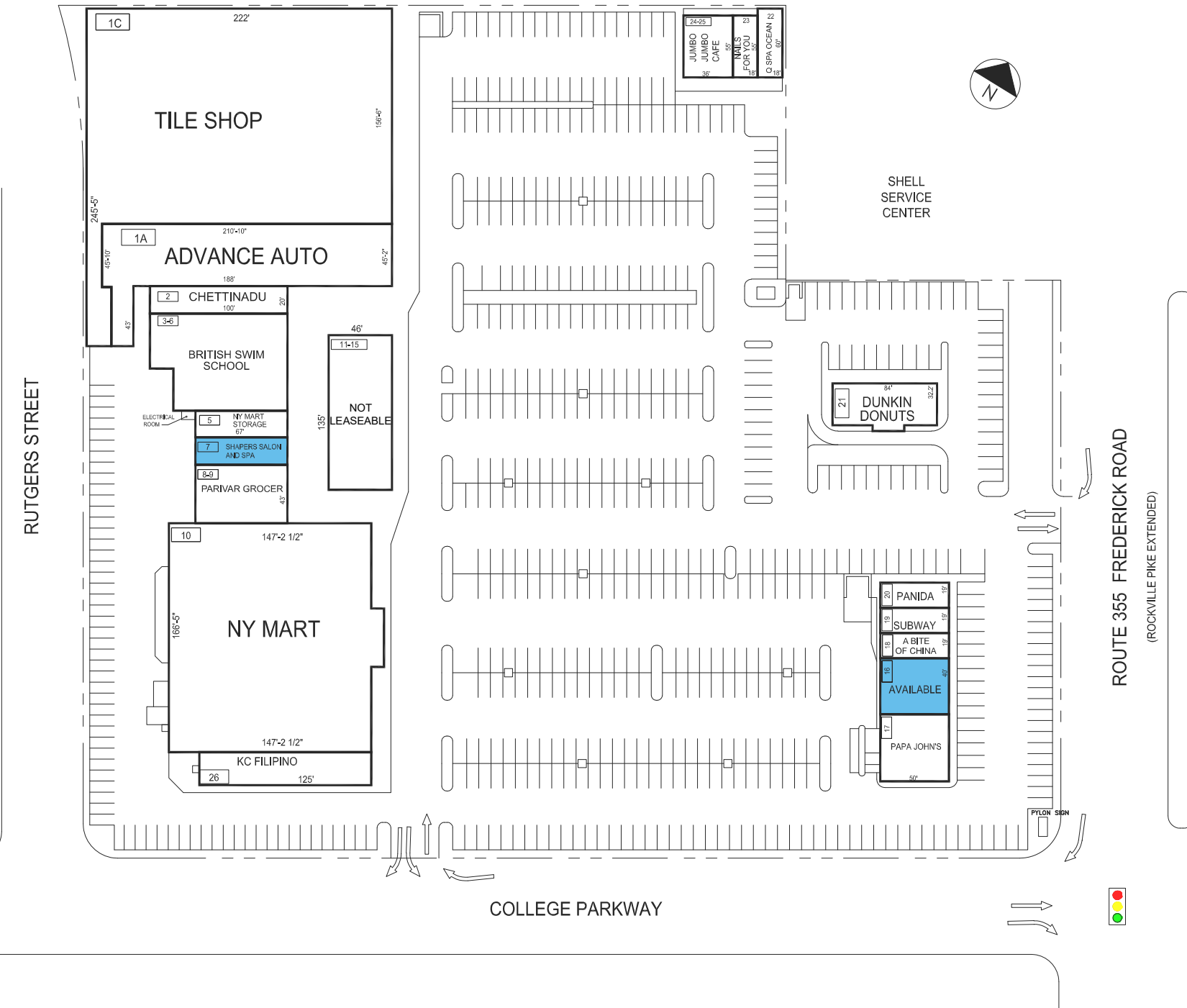
LEASING CONTACT

Andrew Iszard
202.736.2827 | AndrewIszard@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	CHETTINADU	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	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	NOT LEASEABLE	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 = FEB 2023

THE SHOPPING CENTER LAYOUT SHOWN IS PROBABLY
 AND SUBJECT TO VARIATION IN THE FUTURE AND NO
 RESPONSIBILITY IS ASSUMED BY THE ARCHITECT.
 TYPES OF BUSINESS OR TENANT SHOWN ARE ONLY
 CHANGES TO THE LAYOUT SUBJECT TO THE REVIEW AND
 APPROVAL OF ALL GOVERNMENTAL AGENCIES.
 APPROVED FOR THE ARCHITECT BY THE ARCHITECT
 ON BEHALF OF THE ARCHITECT AND SUBJECT TO THE
 ARCHITECT'S REVIEW AND APPROVAL.
 THE LAYOUTING AND PARKING LAYOUT IS SUBJECT
 TO CHANGE.

25' 50' 100'
 APPROX. SCALE

LEASING PLAN

COLLEGE PLAZA

COLLEGE PARKWAY & FREDERICK ROAD
 ROCKVILLE, MARYLAND 20853



COMBINED PROPERTIES INCORPORATED

7315 Wisconsin Ave
 Suite 1000 West
 Bethesda, MD 20814
 (202) 293-4500
 FAX (202) 833-3013