

# 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

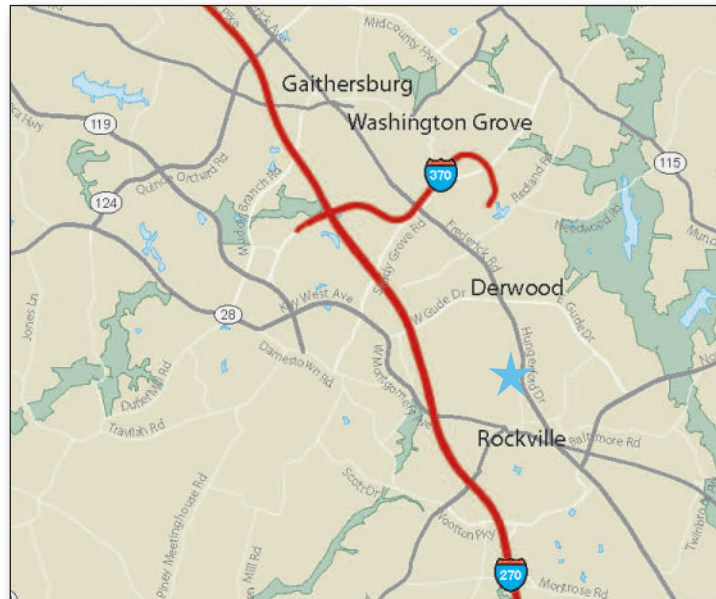
## FEATURED TENANTS

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

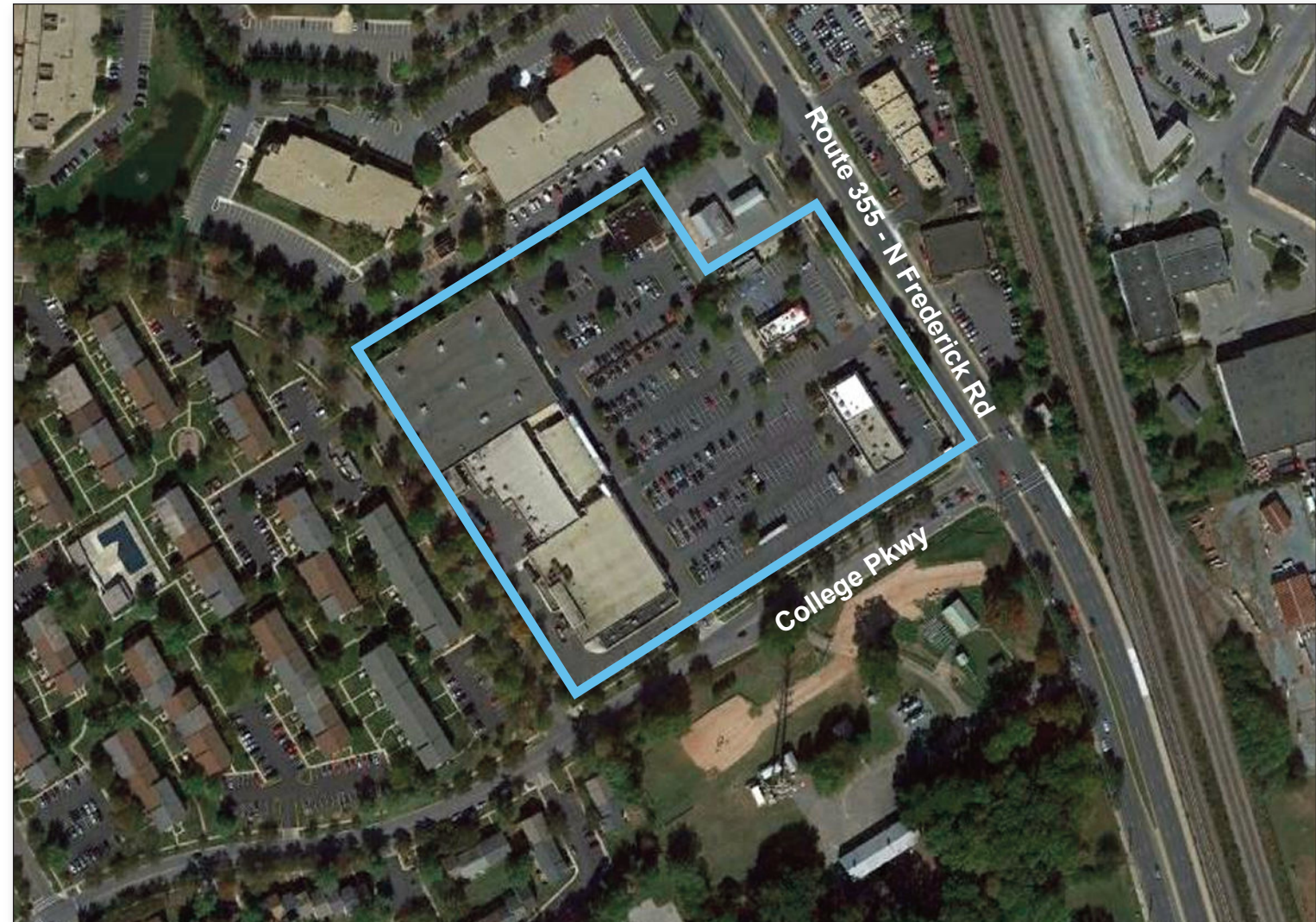


## LOCATION

Route 355 & College Parkway - Rockville, MD

## LEASING CONTACT

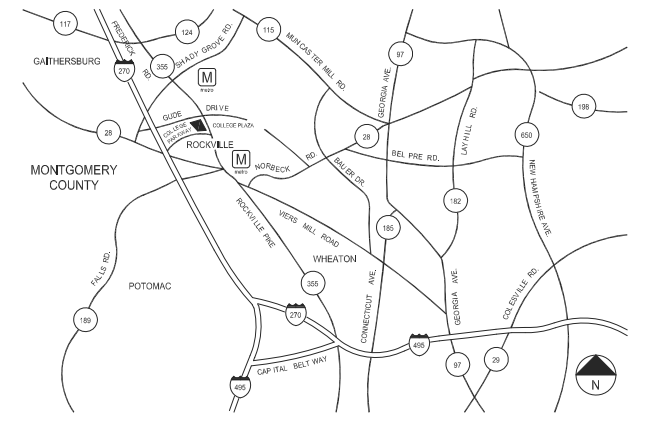
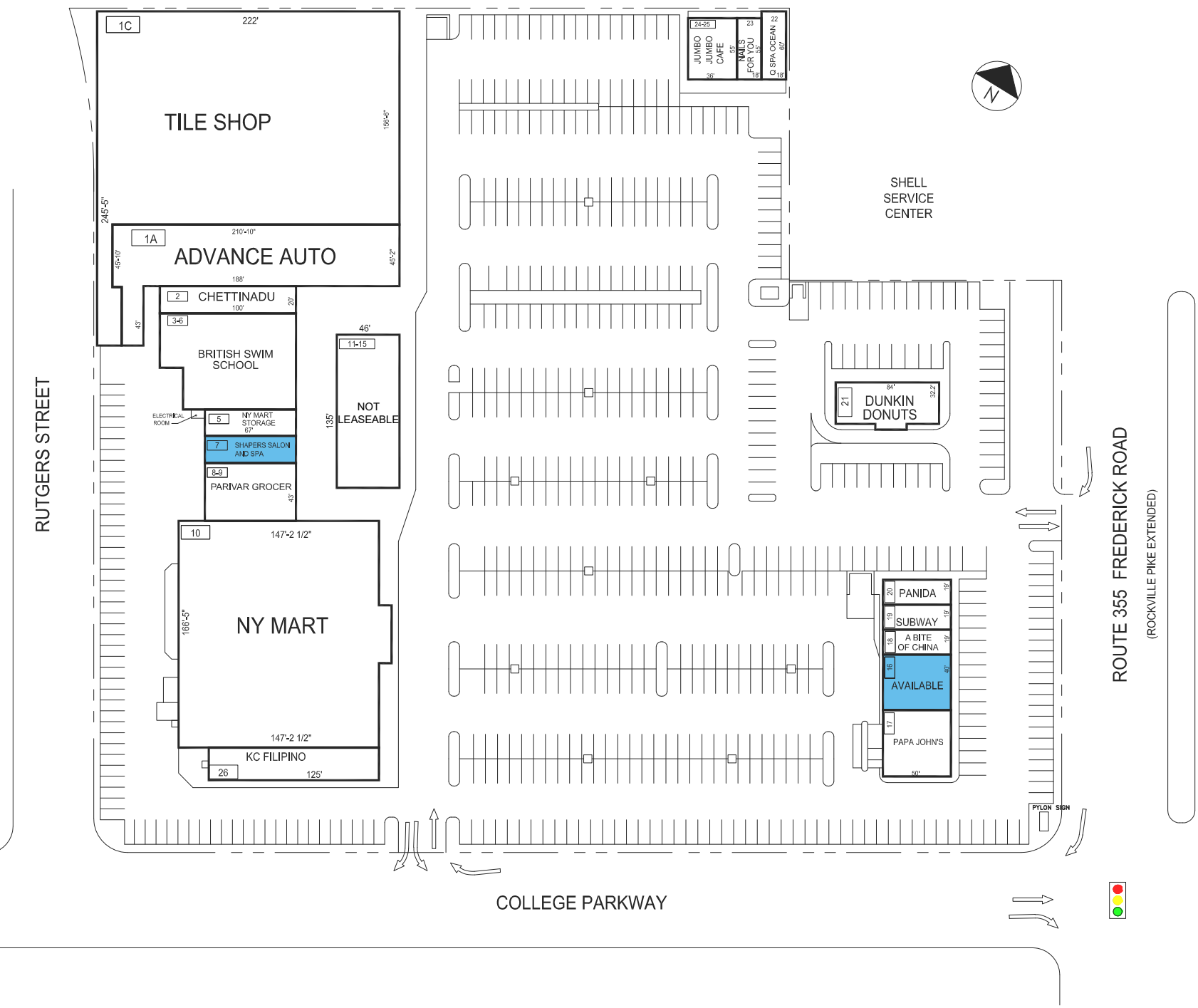
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# COLLEGE PLAZA

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	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 AND REVISIONS AND  
 REPRESENTS A GENERAL INDICATION OF THE  
 TYPES OF BUSINESS OR TYPES OF BUSINESS THAT  
 COULD BE LOCATED IN THE CENTER. HOWEVER, THE  
 OWNER HAS NO OBLIGATION TO CONVEY, HOLD, OR  
 APPROVE OF ANY DEVELOPMENT, AND THE  
 ACCURACY OF THE LAYOUT AND THE TYPES OF  
 BUSINESS OR TYPES OF BUSINESS OR STRUCTURES  
 SHOWN HEREIN IS NOT GUARANTEED. THE  
 LAYOUT AND THE TYPES OF BUSINESS OR STRUCTURES  
 SHOWN HEREIN ARE SUBJECT TO CHANGE WITHOUT  
 NOTICE.

25' 50' 100'  
 APPROX. SCALE

## LEASING PLAN

**COLLEGE PLAZA**  
 COLLEGE PARKWAY & FREDERICK ROAD  
 ROCKVILLE, MARYLAND 20853



COMBINED PROPERTIES INCORPORATED

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