

# 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

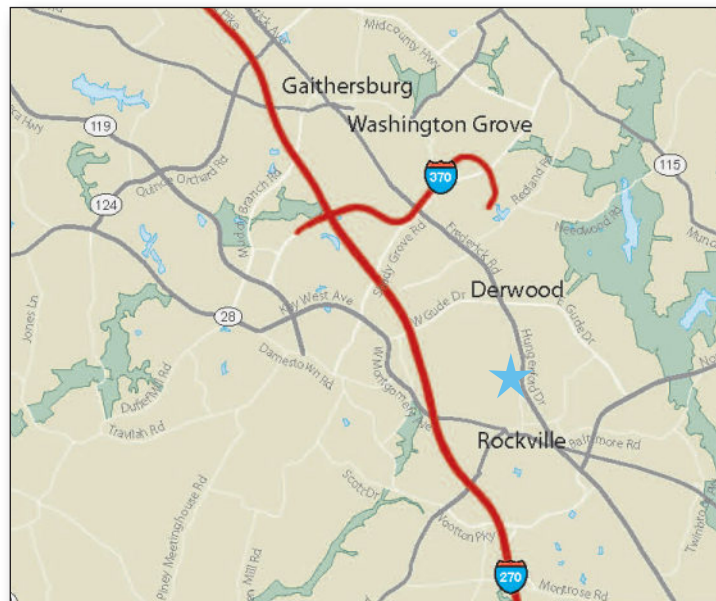
## FEATURED TENANTS

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

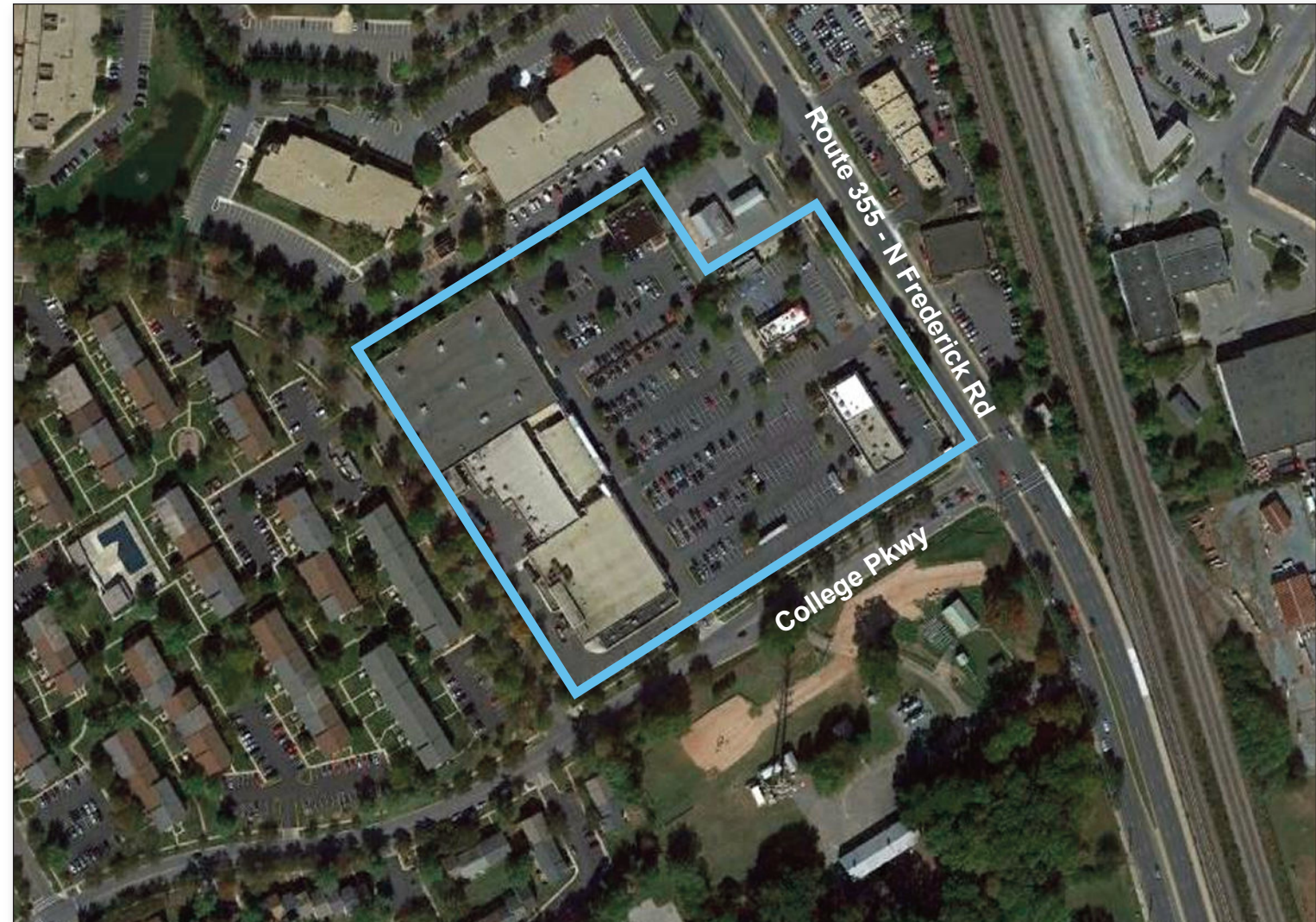


## LOCATION

Route 355 & College Parkway - Rockville, MD

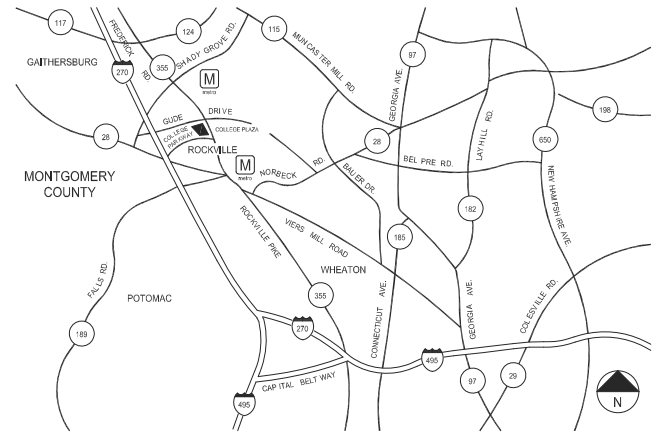
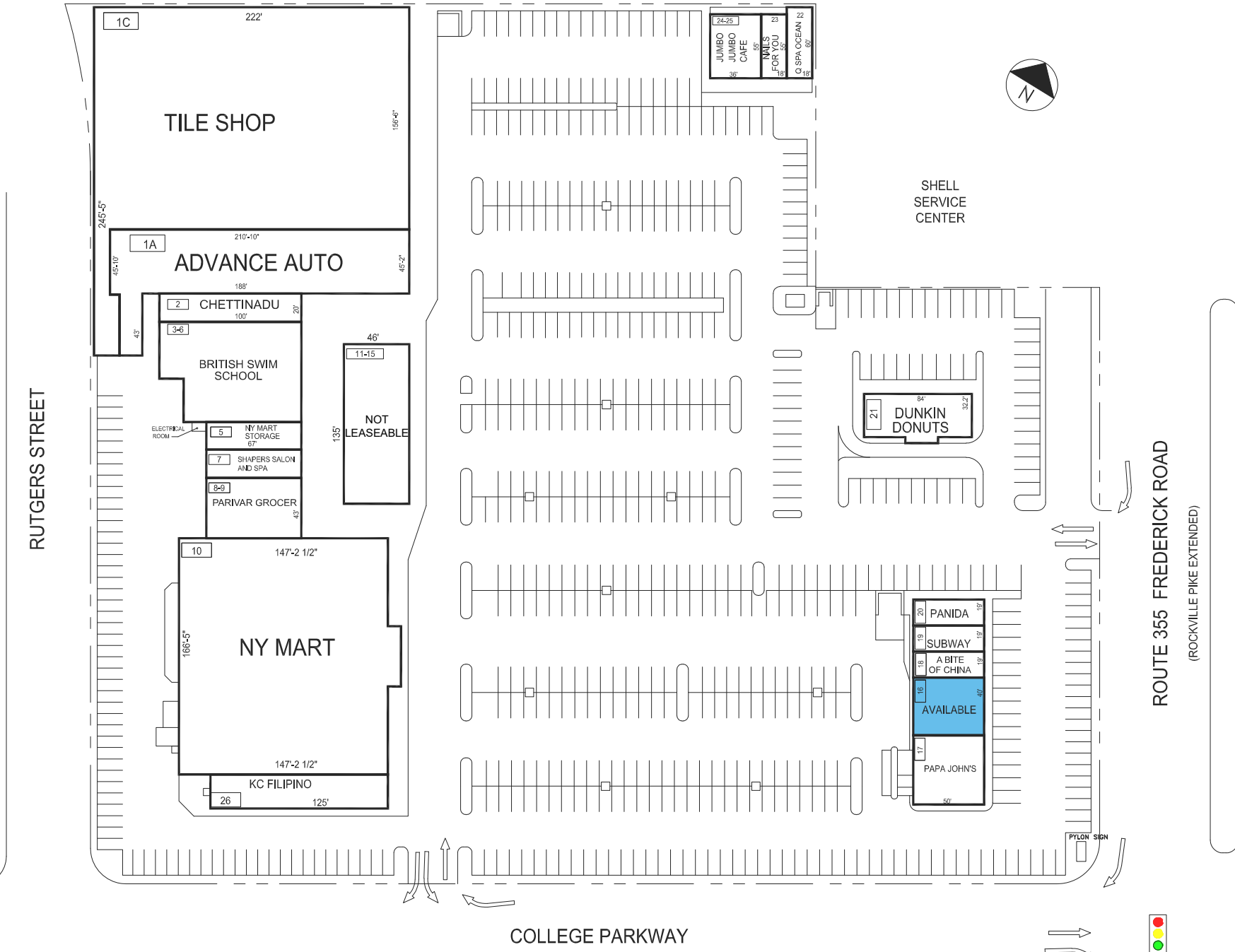
## LEASING CONTACT

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# COLLEGE PLAZA

ROCKVILLE, MARYLAND



## TENANT ROSTER

|       |                     |           |       |                   |          |
|-------|---------------------|-----------|-------|-------------------|----------|
| 1A    | ADVANCE AUTO        | 9,747 SF  | 16    | AVAILABLE         | 2,000 SF |
| 1C    | TILE SHOP           | 37,438 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 = NOV 2023

THE SHAPPING CENTER HAS NOT CONDUCTED THE SURVEY AND IS SUBJECT TO MODIFICATION AND REVISION. NO REPRESENTATION IS MADE AS TO ACCURACY. TYPES OF BUSINESS OR TENANT BUSINESS MUST BE DETERMINED BY ALL GOVERNMENT AGENCIES. ADDITIONAL BUSINESS OR STRUCTURES MAY BE BUILT OR ADDED AND EXISTING BUSINESS OR STRUCTURES MAY BE REMOVED, ALTERED OR OTHERWISE MODIFIED AND THE SHAPPING AND FINING PLAN IS SUBJECT TO CHANGE.

25' 50' 100'  
 APPROX. SCALE

## LEASING PLAN

## COLLEGE PLAZA

COLLEGE PARKWAY & FREDERICK ROAD  
 ROCKVILLE, MARYLAND 20853



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