



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
- 58.9% of the county's population have a Bachelor's degree or better

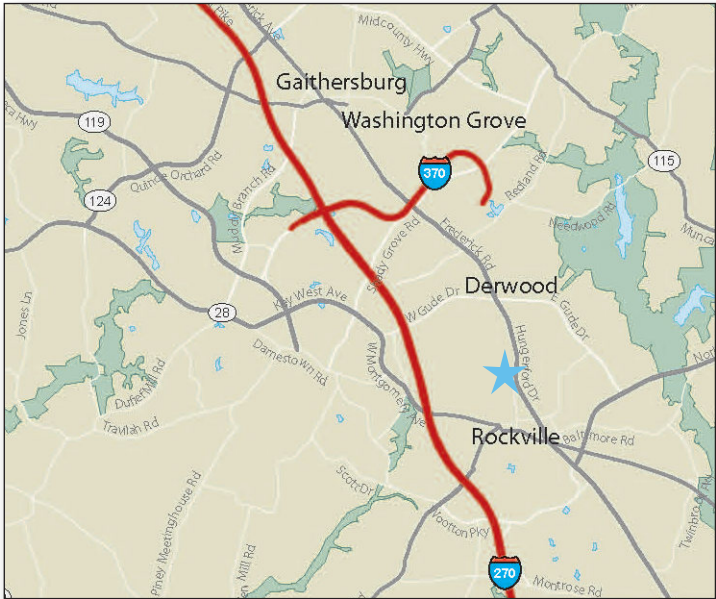
FEATURED TENANTS

New York Mart, The Tile Shop, Advance Auto

2025 DEMOGRAPHICS

	Population	Avg HH Income	Households
1 mile	11,880	\$146,243	4,477
3 mile	104,297	\$165,696	40,834
5 mile	318,014	\$171,191	119,265

2025 ESRI

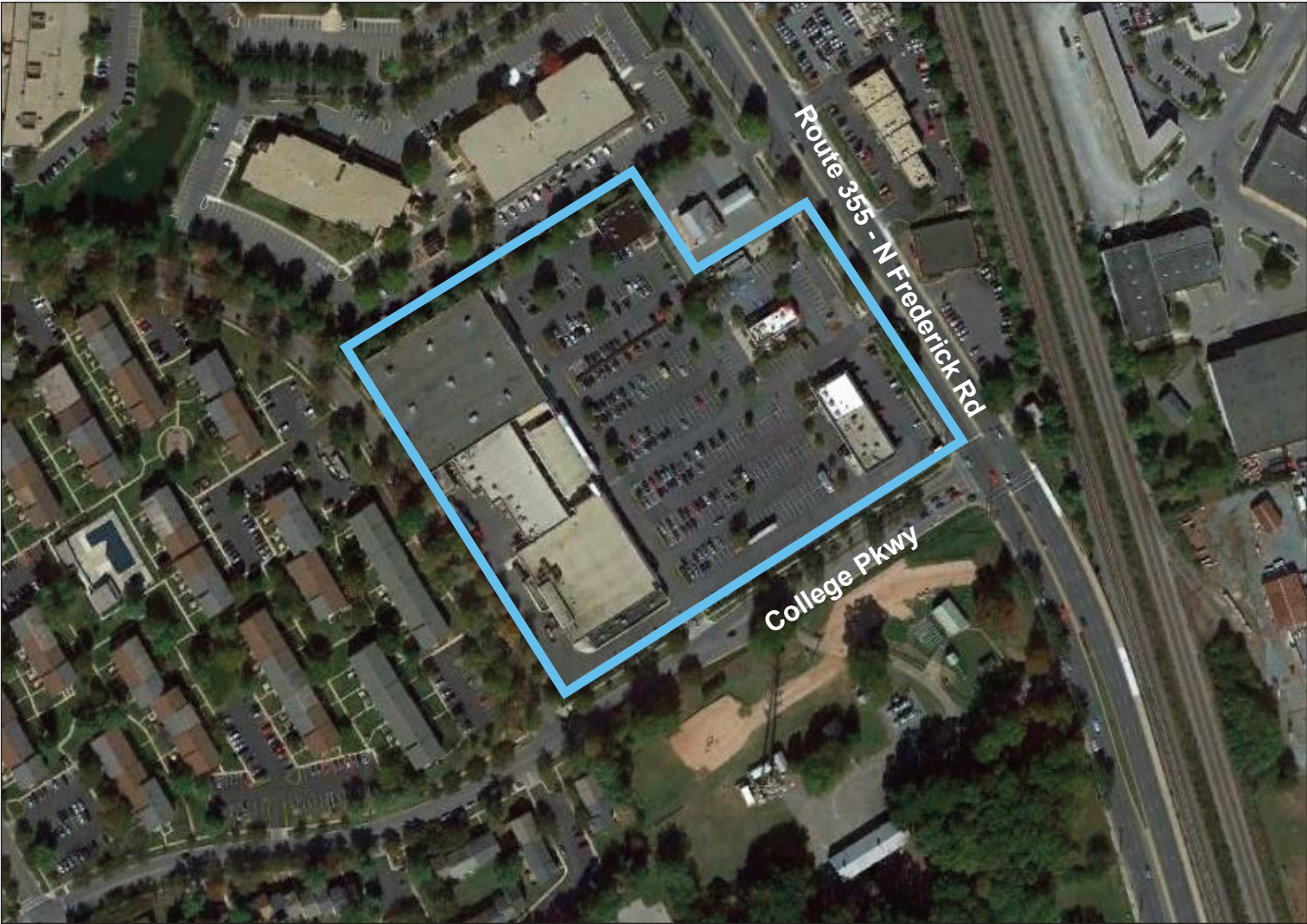


LOCATION

Route 355 & College Parkway - Rockville, MD

LEASING CONTACT

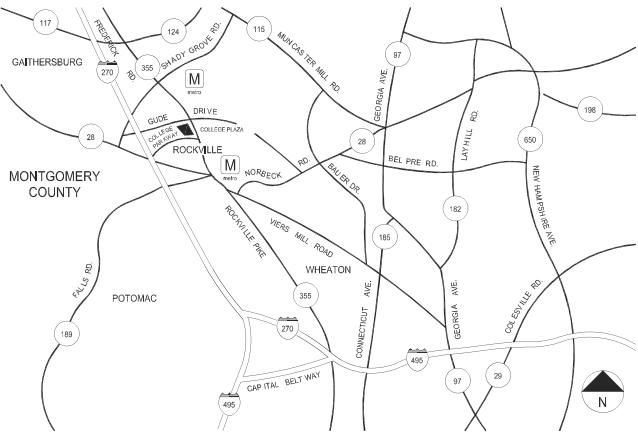
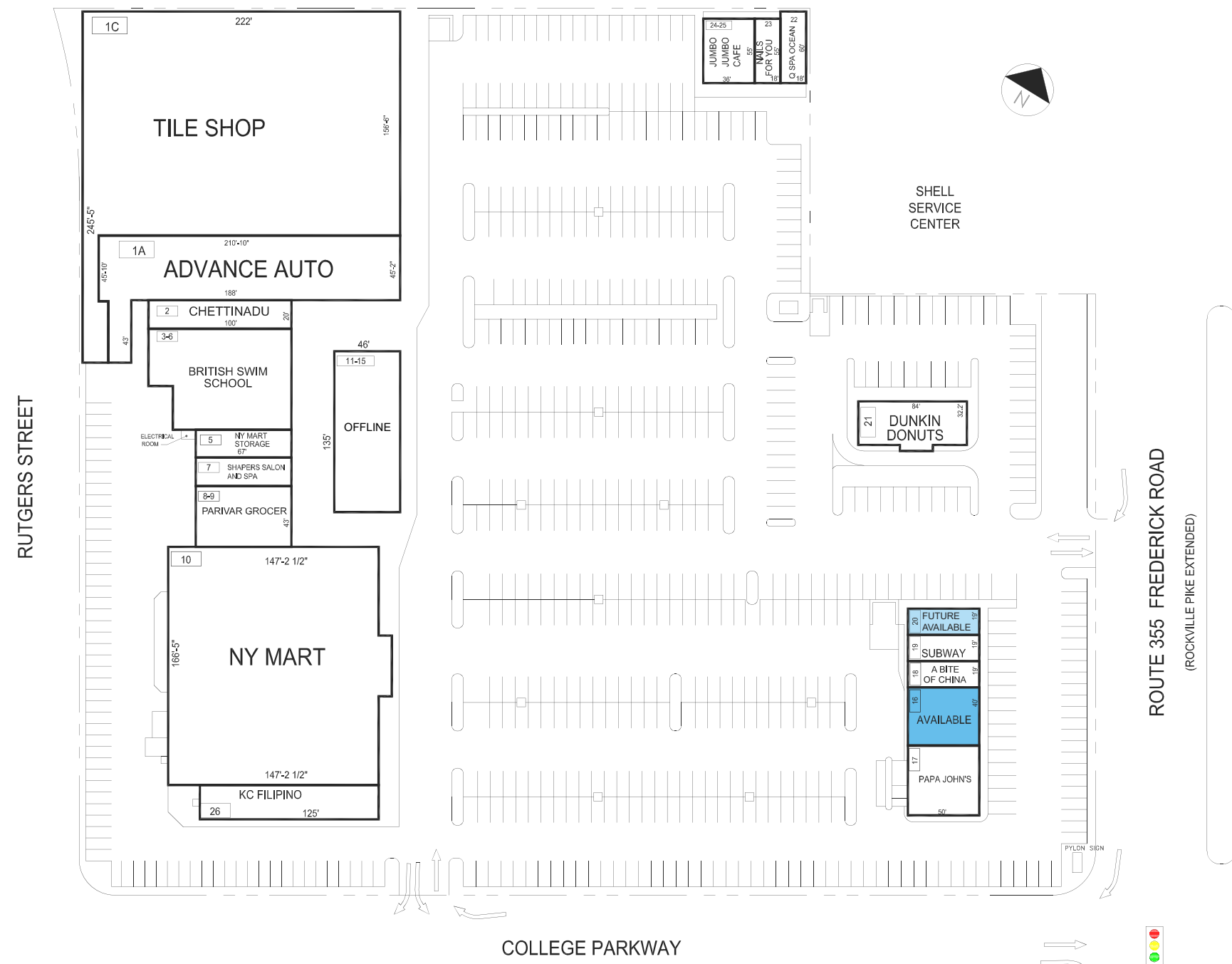
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# COLLEGE PLAZA

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	FUTURE AVAILABLE	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 = DEC 2025

## 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

THE SHAPPING CENTER, LOCATED SHOWN PRELIMINARY  
AND SUBJECT TO MODIFICATION AND REVISION, NO  
REPRESENTATION IS MADE AS TO ACCURACY.  
TYPED OF BUSINESS OR TENANT IN OWNERSHIP, THE  
DRAWING IS ALSO SUBJECT TO CHANGE, NUMBER AND  
APPROVAL, OF ALL GOVERNMENT, AGENCIES,  
ADDITIONAL, BUILDERS OR STRUCTURES MAY BE BUILT  
OR ADDED AND EXISTING BUILDINGS OR STRUCTURES  
MAY BE REMOVED, LOCATED OR OTHERWISE MODIFIED  
AND THE SHAPPING AND PARKING LAYOUT IS SUBJECT  
TO CHANGE.  
25' 50' 100'  
APPROX. SCALE

## LEASING PLAN