

TWINBROOK ROCKVILLE PIKE

Rockville, Maryland 20852

MONTGOMERY COUNTY

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Party City	Rockville Barber
Your Eyes	Rockville Porsche Audi
Aras Jewelers	Placido Design Center
Video Editor	BMW of Rockville

(view full tenant list on the other side)

Twinbrook Rockville Pike is comprised of four properties

- 1500 Rockville Pike
- 1580 Rockville Pike
- 1582 Rockville Pike
- 1584 Rockville Pike.

The properties are located on the east side of Rockville Pike, situated just north of the Twinbrook red line Metro Station. 1500 Rockville Pike contains three 1-story and one 2-story buildings. The four properties comprise 10.3 acres which are zoned for development potential of up to 1.1 million square feet of mixed-use space. The Company is actively engaged in master planning the properties for redevelopment in the future. The zoning, in close proximity to the Twinbrook Metro, will allow multi-story, mixed-use development including retail, office and residential uses.



Location:

1500 Rockville Pike

Rockville, MD 20852

Total SF: 52,681

Land Area: 6.7 acres

Location:

1580 Rockville Pike (CVS)

Rockville, MD 20852

Total SF: 12,100

Land Area: 1.2 acres

Location:

1582 Rockville Pike (Sheffield Furniture)

Rockville, MD 20852

Total SF: 40,647

Land Area: 1.33 acres

Location:

1584 Rockville Pike (Hooters Restaurant)

Rockville, MD 20852

Total SF: 4,700

Land Area: 1.08 acre

TRAFFIC

Rockville Pike

+/- 53,000 ADT

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2015	20,763	131,709	324,076
2020	21,678	137,358	340,067

AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2015	\$97,371	\$128,815	\$133,734
2020	\$112,159	\$145,926	\$151,163

* Source: ESRI, 2015 estimates

TENANT LIST

1. Party City	13,256 s.f.	6. Available	1,121 s.f.	11. BMW of Rockville	14,514 s.f.
2. Your Eyes	1,610 s.f.	7. Available	5,000 s.f.	12. CVS	12,100 s.f.
3. Aras Jewelers	1,600 s.f.	8. Available	4,800 s.f.	13. Sheffield Furniture	40,647 s.f.
4. Video Editor	1,600 s.f.	9. Rockville Porsche Audi	5,250 s.f.	14. Hooters Restaurant	4,700 s.f.
5. Rockville Barber	530 s.f.	10. Placido Design Center	3,400 s.f.	Total	110,128 s.f.

