

NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

3,729 SF OF DIVISIBLE RETAIL SPACE AVAILABLE

RAPPAPORT







NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

- | 3,729 SF of divisible street-front retail available in the heart of Rockville
- | Ample parking options with dedicated retail spaces within the parking garage as well as metered street parking out front
- | Strategically positioned in a densely office area, with nearly 30K employees within just one mile and 2,000 employees at the National Cancer Institute on site



DEMOGRAPHICS 2019

| | 1 MILE | 3 MILES | 5 MILES |
|---|-------------------------------|-----------|-----------|
|  POPULATION | 13,645 | 128,859 | 273,296 |
|  DAYTIME POPULATION | 29,190 | 93,972 | 165,346 |
|  HOUSEHOLD INCOME | \$153,122 | \$161,338 | \$163,522 |
|  TRAFFIC COUNTS | 9,000 on Medical Center Drive | | |

AREA RETAILERS



NATIONAL CANCER INSTITUTE RETAIL

ROCKVILLE, MD

FALLSGROVE VILLAGE CENTER

SAFEWAY
CHIPOTLE MEXICAN GRILL
GameStop
POWER TO THE PLAYERS
palm beach tan
SMOOTHIE KING
Capital One Bank

TRAVILLE VILLAGE CENTER

Giant
Cava
MATTRESS Warehouse
The UPS Store
DUNKIN' DONUTS

NATIONAL CANCER INSTITUTE RETAIL
9613 MEDICAL CENTER DRIVE

TRAVILAH SQUARE SHOPPING CENTER

TRADER JOE'S
7-ELEVEN
Ledo Pizza
Cafe Rio
SUNOCO

Adventist HealthCare
292 BEDS
1,600+ STAFF

JOHNS HOPKINS UNIVERSITY
4,000 + UNDERGRADS

NIH NATIONAL CANCER INSTITUTE
2,000 EMPLOYEES

SHADY GROVE ROAD 26,000 VPD

KEY WEST AVENUE 48,500 VPD

MEDICAL CENTER DRIVE

0.5 MILE RADIUS
50 Office Buildings
13,500 Daytime Workers



NATIONAL CANCER INSTITUTE RETAIL
ROCKVILLE, MD

KEY WEST AVENUE 48,500 VPD

BROCHART ROAD



NATIONAL CANCER INSTITUTE RETAIL
9613 MEDICAL CENTER DRIVE



**SHADY GROVE
HOSPITAL**
292 BEDS
1,600+ STAFF

MEDICAL CENTER DRIVE 9,450 VPD

SHADY GROVE ROAD 26,000 VPD



SITE PLAN

NATIONAL CANCER INSTITUTE RETAIL | ROCKVILLE, MD

3,729 SF OF DIVISIBLE RETAIL SPACE AVAILABLE



49 RETAIL PARKING SPACES

METERED PARKING (12 SPACES)

Oishii Bluefin

SUBWAY

freshii

Shady Grove Cleaners

1,408 SF (Can be Combined with 2,321 SF Space)

2,321 SF (Can be Combined with 1,408 SF Space)

3,729 SF Total Divisible Retail Space

OUTDOOR SEATING

CAPITAL BIKESHARE

MEDICAL CENTER DRIVE 9,450 VPD



RAPPAPORT

NATIONAL CANCER INSTITUTE RETAIL | 9613 MEDICAL CENTER DRIVE, ROCKVILLE, MD

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