

# Nicholson Corner

Nicholson Lane & Rockville Pike  
North Bethesda, MD 20852

## OVERVIEW

Nicholson Corner is strategically located in the heart of North Bethesda at the crossroads of Rockville Pike and Nicholson Lane. The property offers great visibility and access to both Rockville Pike and Nicholson Lane with convenient surface parking, and the space affords pylon signage on Rockville Pike and Nicholson Lane.

SPACE AVAILABLE  
1,280 Sq. Ft.

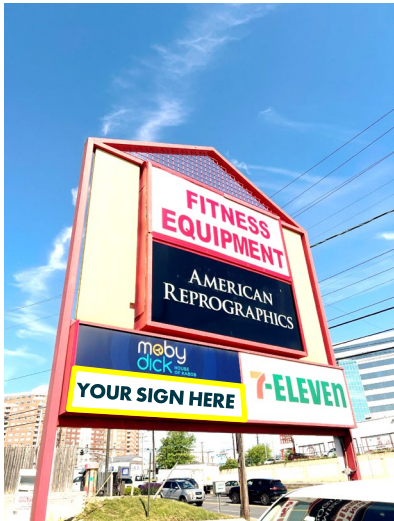
CENTER TYPE  
Neighborhood

GROSS LEASABLE AREA  
23,093 sq. ft.

COUNTY  
Montgomery

TRAFFIC COUNT  
Rockville Pike – 53,262 VPD

## NEARBY RETAILERS



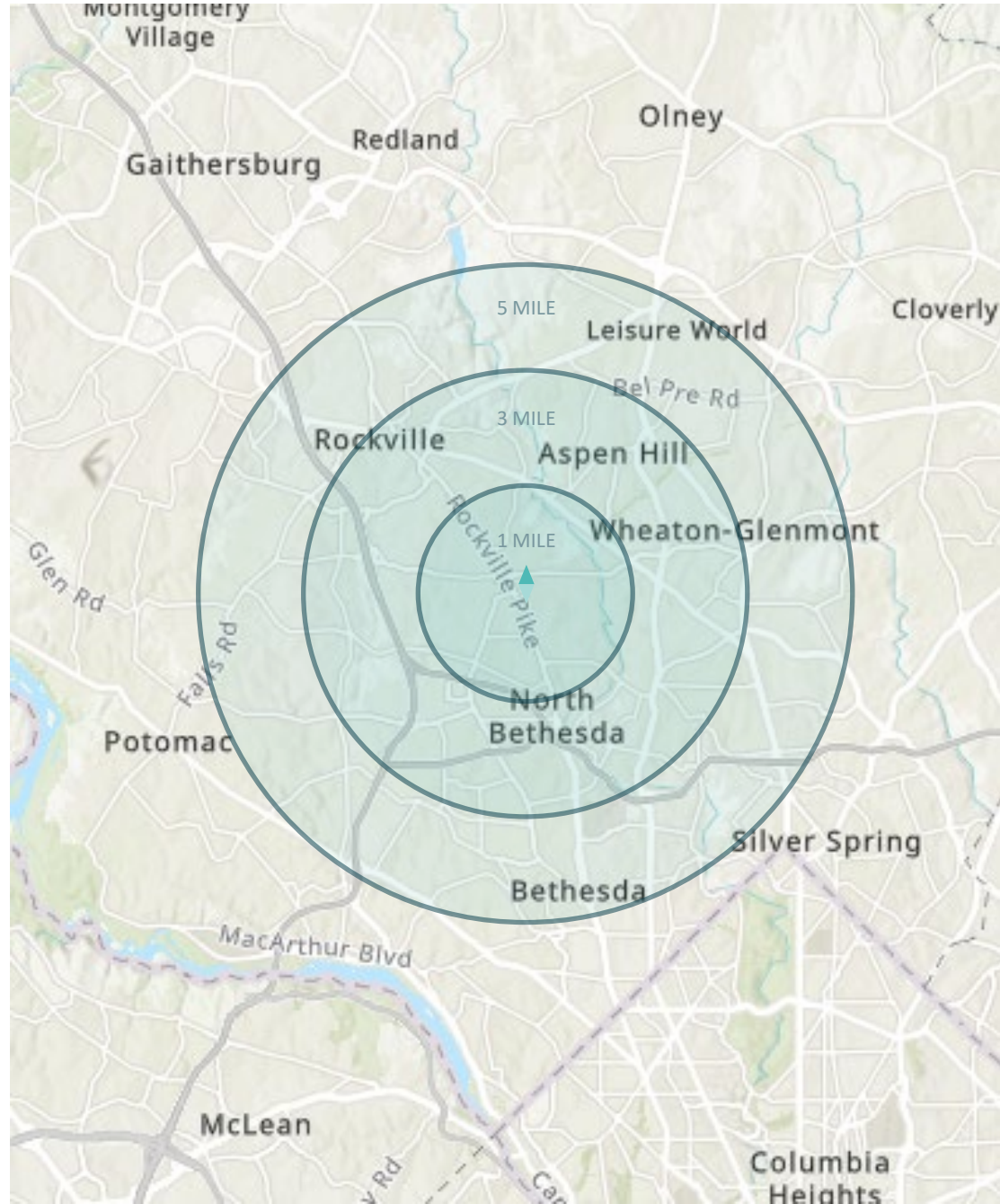
# NICHOLSON CORNER

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## CONTACT US

301.657.7330  
leasing@willardretail.com  
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## DEMOGRAPHICS

1, 3, 5-MILE RADIUS



RADIUS



HH INCOME



MEDIAN AGE



HOUSEHOLDS

RADIUS	HH INCOME	MEDIAN AGE	HOUSEHOLDS	
1 Mile	\$185,156	42.3	10,828	22,475
3 Mile	\$191,459	40.7	60,238	160,638
5 Mile	\$203,611	42.0	144,259	385,663

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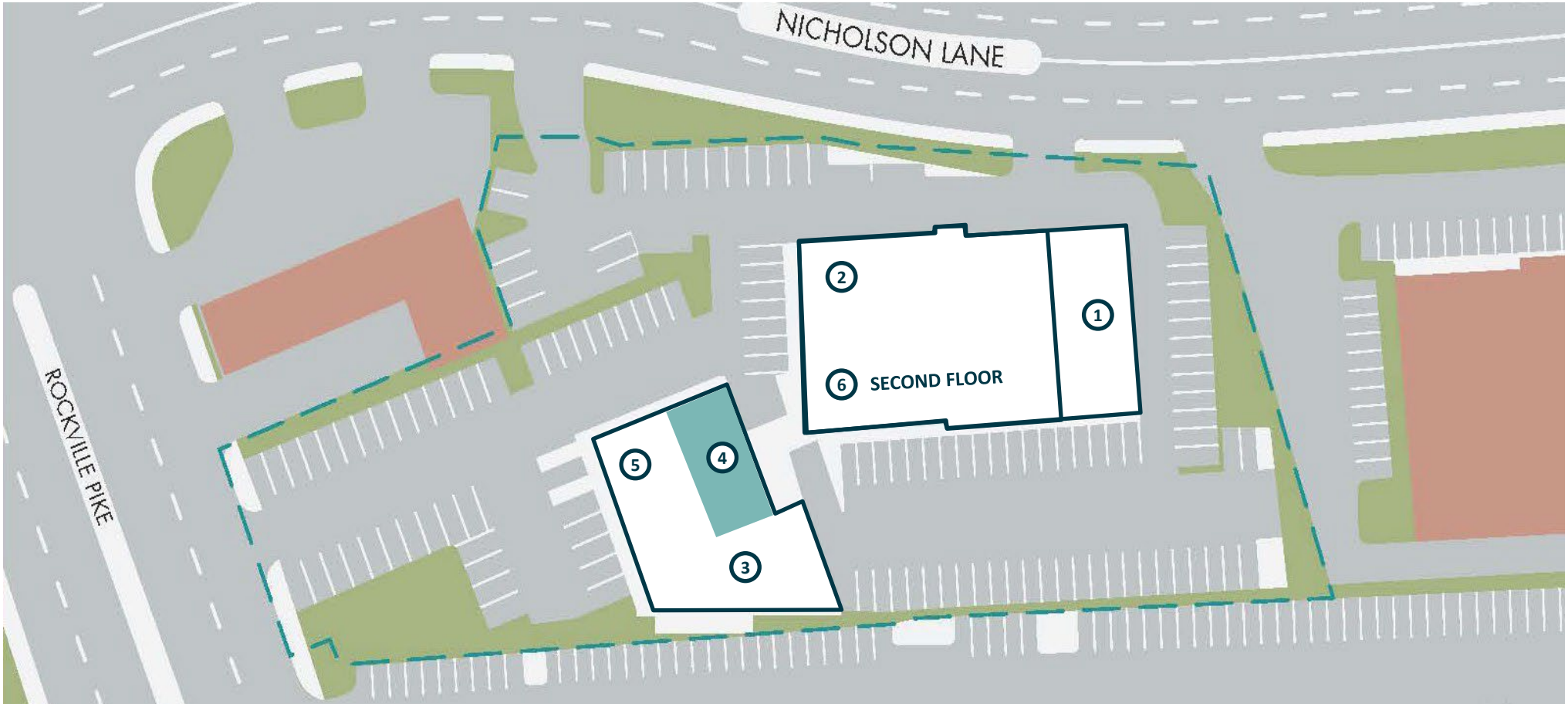
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SITE PLAN



1	AMERICAN REPROGRAPHIC	5,664 SF	3	7-ELEVEN	2,800 SF	5	MOBY DICK	1,680 SF
2	iDESIGN	7,679 SF	4	AVAILABLE	1,280 SF	6	FITNESS EQUIPMENT	3,990 SF

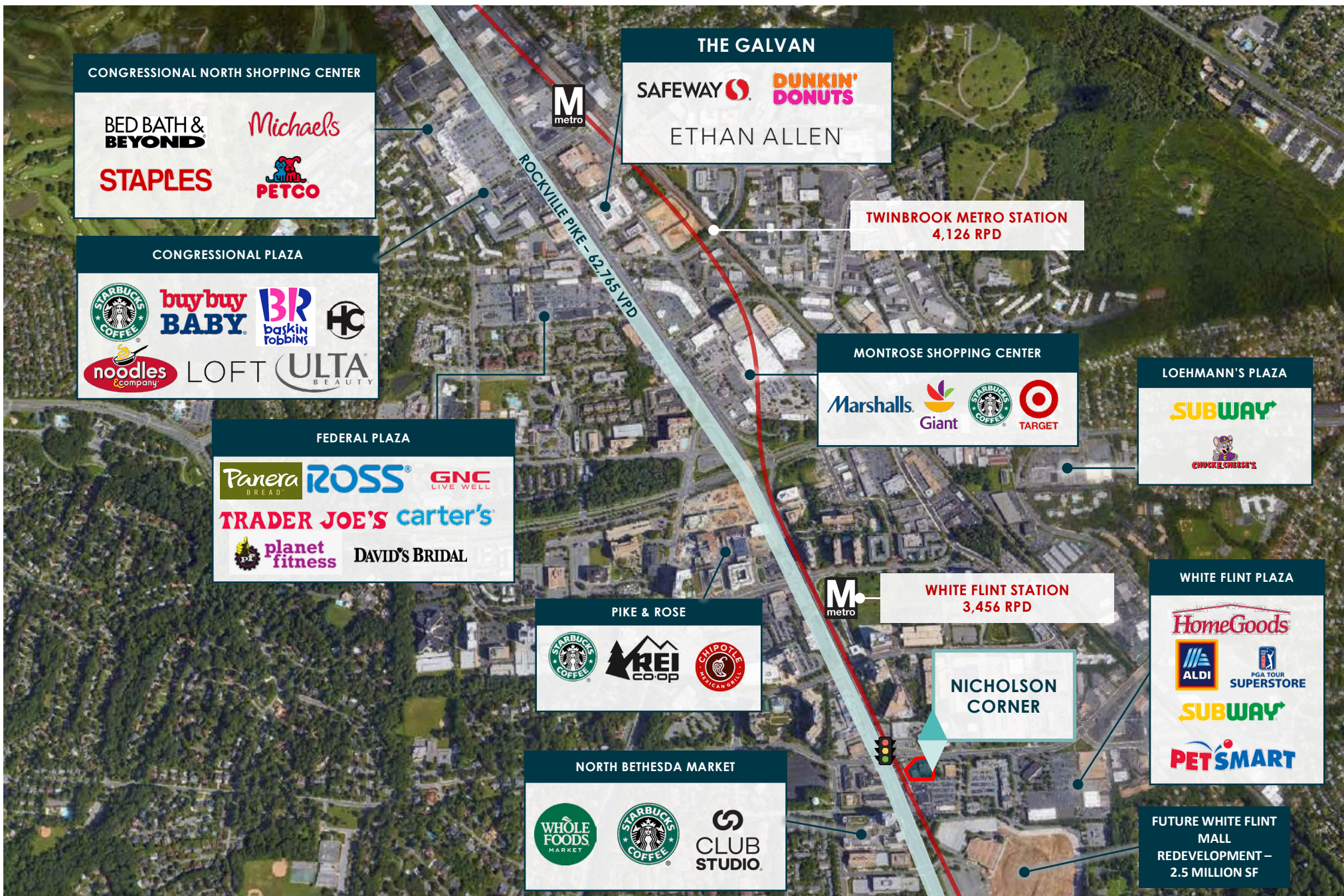
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**WILLARD**

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