

JUST SIGNED



2,600 SF AVAILABLE

950 SF AVAILABLE  
2ND GEN RESTAURANT



## NEARBY RETAILERS



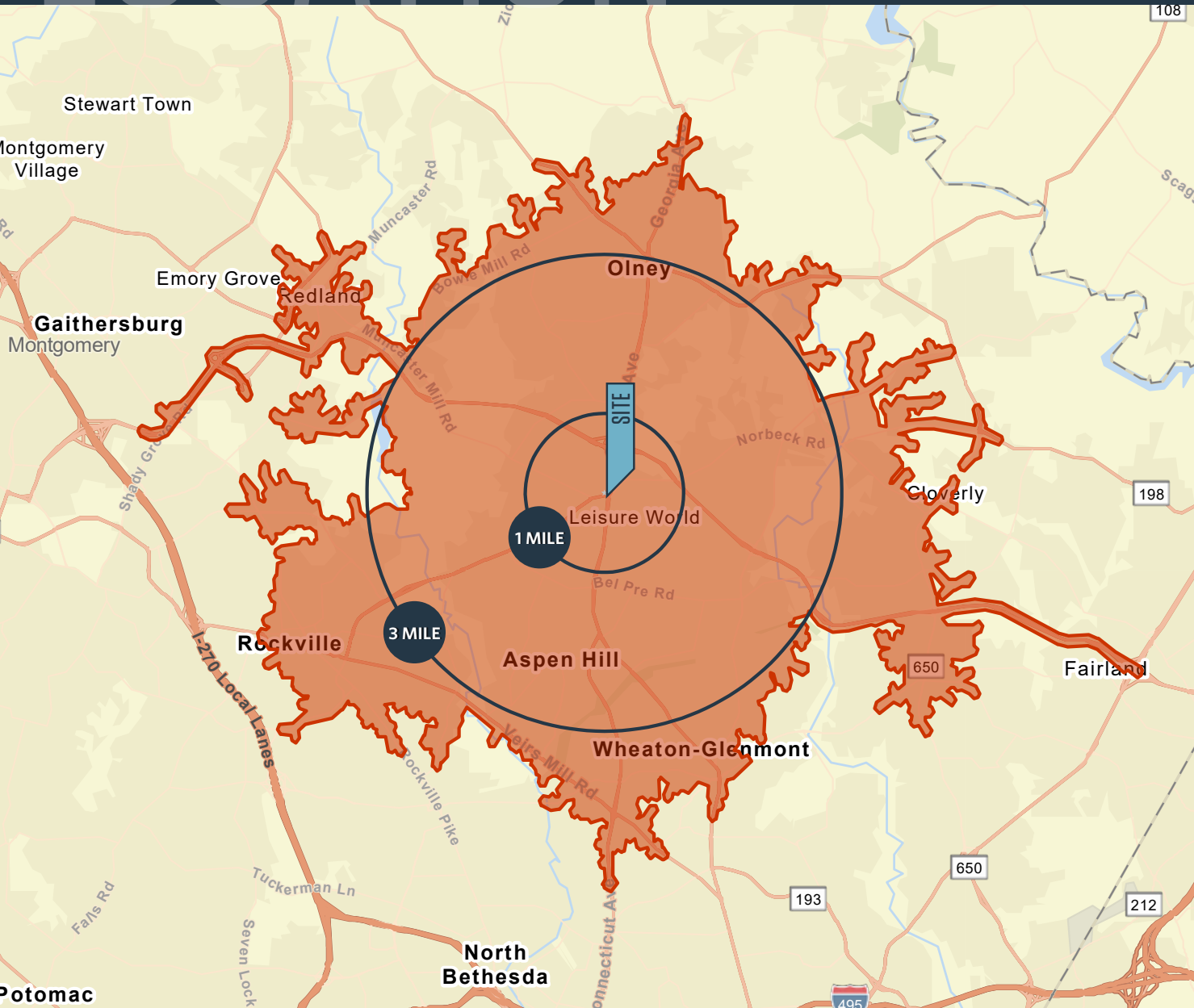
## RETAIL SPACE FOR LEASE

- 2,600 SF and 950 SF spaces available in Rockville at the lighted intersection of Georgia Avenue (47,694 ADT) and Norbeck Road (40,501 ADT)
- Strong residential and daytime demographic
- Surface parking and pylon signage available
- Just minutes away from the Intercounty Connector (Maryland Route 200) 60,358 ADT

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## AVAILABLE SPACE

| SIZE     | RATE | CONDITION                      | DELIVERY  |
|----------|------|--------------------------------|-----------|
| 2,600 SF | \$50 | 2 <sup>nd</sup> Gen Retail     | Immediate |
| 950 SF   | \$50 | 2 <sup>nd</sup> Gen Restaurant | Immediate |

## DEMOGRAPHICS | 2024:

### DRIVE TIME

| 10 MIN             | 1-MILE    | 3-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 115,902            | 10,783    | 91,417    |
| Daytime Population |           |           |
| 93,351             | 10,579    | 68,214    |
| Households         |           |           |
| 40,490             | 6,060     | 32,788    |
| Average HH Income  |           |           |
| \$163,341          | \$152,899 | \$161,738 |

## TRAFFIC COUNTS | 2023:

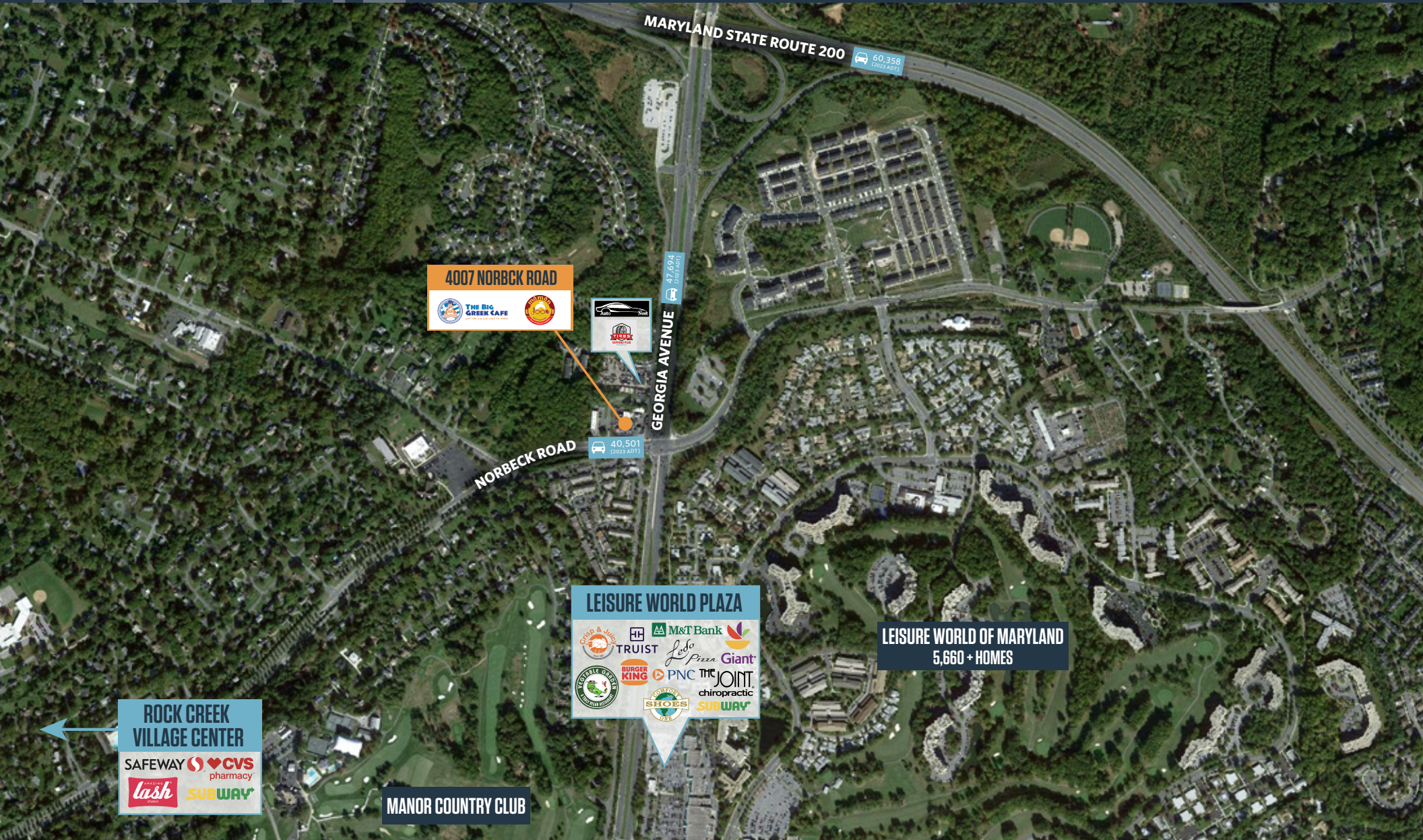
|             |            |
|-------------|------------|
| Norbeck Rd  | 40,501 ADT |
| Georgia Ave | 47,694 ADT |



# AERIAL

## 4007 NORBECK ROAD

ROCKVILLE, MD 20853



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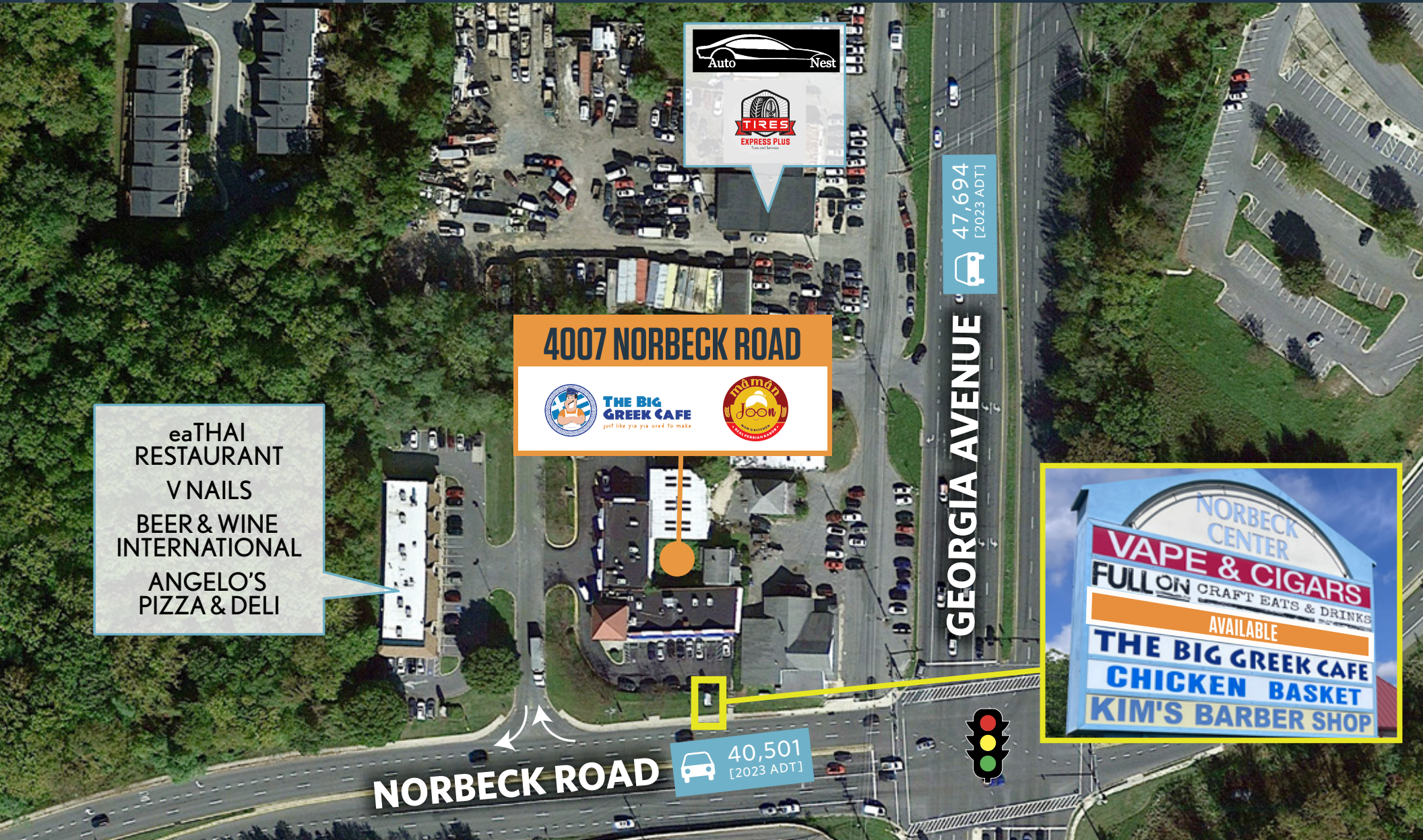
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# AERIAL

## 4007 NORBECK ROAD

ROCKVILLE, MD 20853



Auto Nest

**TIRES**

EXPRESS PLUS

47,694  
[2023 ADT]

**4007 NORBECK ROAD**

 **THE BIG GREEK CAFE**  
just like yia yia used to make

 **mama JOON**  
KOREAN BISTRO

**GEORGIA AVENUE**

**NORBECK CENTER**

**VAPE & CIGARS**

FULL ON CRAFT EATS & DRINKS

AVAILABLE

**THE BIG GREEK CAFE**

**CHICKEN BASKET**

**KIM'S BARBER SHOP**

eaTHAI  
RESTAURANT  
V NAILS  
BEER & WINE  
INTERNATIONAL  
ANGELO'S  
PIZZA & DELI

**NORBECK ROAD**

40,501  
[2023 ADT]

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# 4007 NORBECK ROAD

ROCKVILLE, MD 20853

**FOR MORE INFORMATION, PLEASE CONTACT:**

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