401 N. WASHINGTON STREET | Rockville, MD

UP TO 10,712 SF OF RETAIL SPACE AVAILABLE WITH DRIVE-THRU IN ROCKVILLE, MD

401 N. WASHINGTON STREET

Rockville, Maryland

MILLER WALKER
RETAIL REAL ESTATE

ROCKVILLE

Rockville is a city and the county seat of Montgomery County, Maryland, part of the Baltimore–Washington metropolitan area. The 2014 census tabulated Rockville's population at 65,937, making it one of the largest communities in Maryland and the third largest location in Montgomery County, after Silver Spring and Germantown.

Rockville, along with neighboring Gaithersburg and Bethesda, is at the core of the Interstate 270 Technology Corridor which is home to numerous software and biotechnology companies as well as several federal government institutions.

DETAILS

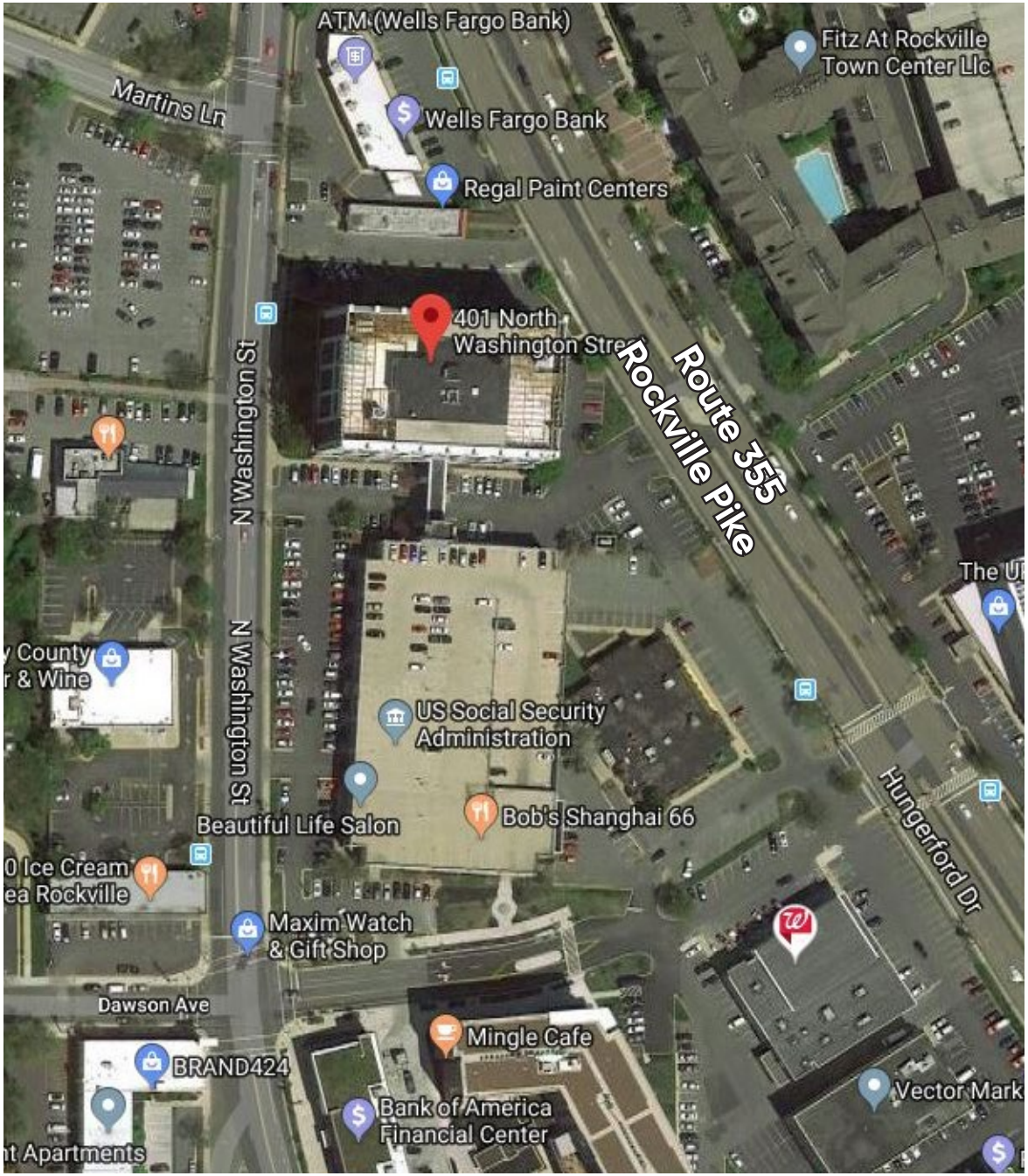
- **9 story, 225,000 SF first class office building**
- Corner retail space available
- 16.5 feet, finished slab 1st floor to finished slab 2nd floor
- Ample surface parking
- **Existing drive-through window installation**
- Site located in Mixed Use Corridor District where restaurants are a permitted use
- Site sits between Washington St. **(11,700 cars/day)** and Hungerford Dr. **(53,200 cars/day)**
- **Walking distance to the Rockville Commuter Rail (Brunswick Line)**

BY THE NUMBERS

101,632
Total Employees
3 Mi Radius

$152, 068
Average Household Income
3 Mi Radius

108,632
Total Population
3 Mi Radius



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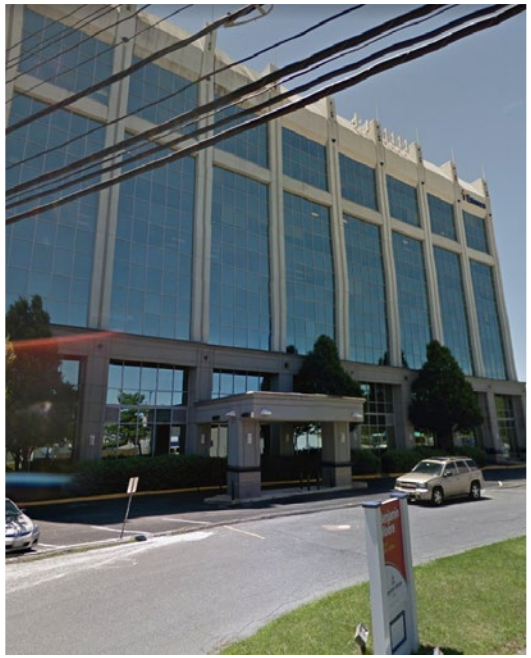

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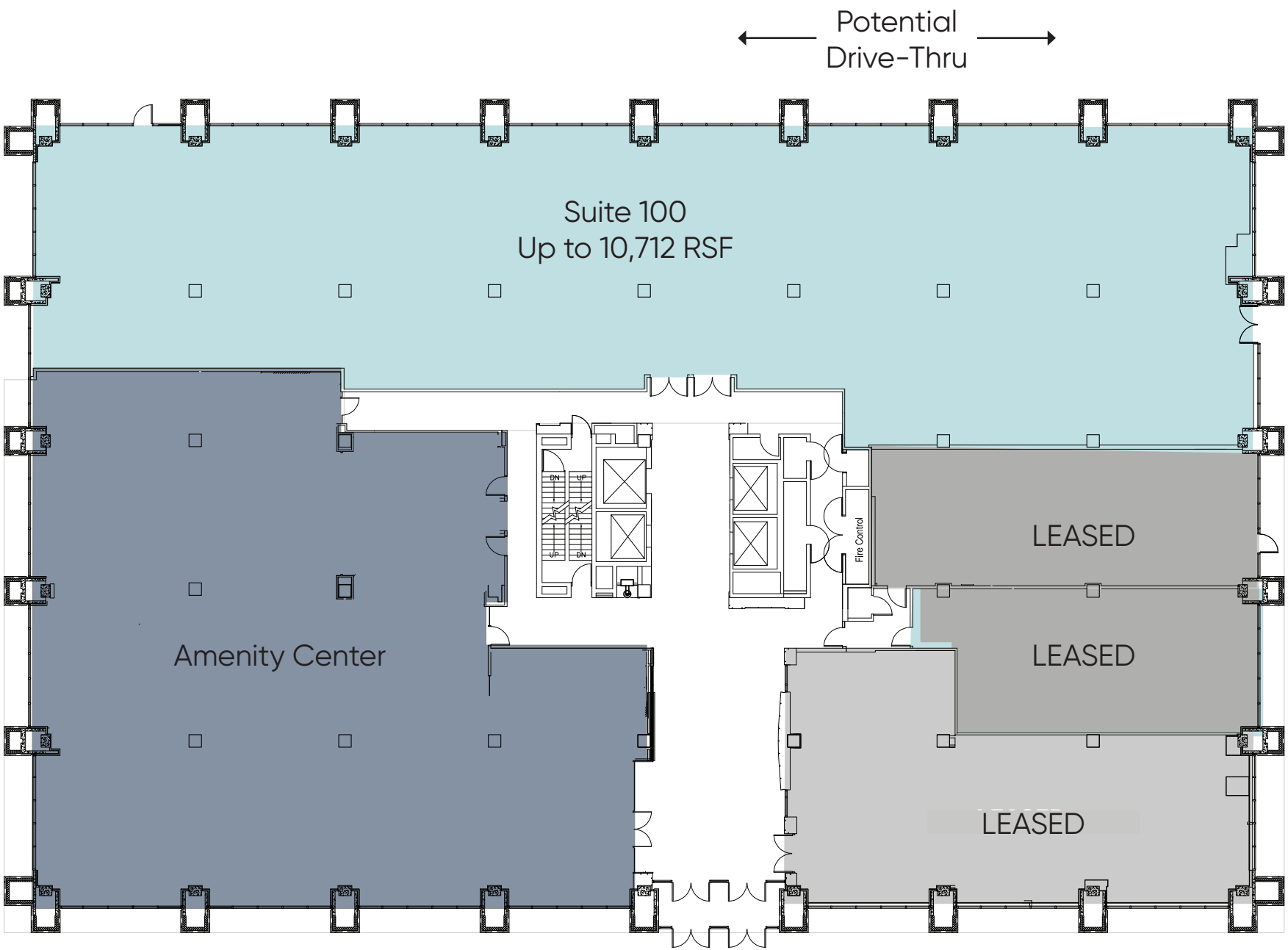


MILLER WALKER
RETAIL REAL ESTATE

DEMOGRAPHIC SUMMARY

1 mile radius

DEMOGRAPHICS

$127,519
2019 Average Household Income (Esri)

16,174
2019 Total Population (Esri)

19,250
2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING

$3,108
Apparel & Services

$249
Computers & Hardware

$5,307
Eating Out

$7,248
Groceries

$7,859
Health Care

KEY FACTS

40.6
Median Age

6,492
Total Households

$71,154
Median Disposable Income

2.45
2019 Average Household Size (Esri)

Tapestry Segments

3C	**Trendsetters** 1,494 households	**23.0%** of Households
8A	**City Lights** 1,464 households	**22.6%** of Households
9E	**Retirement Communities** 1,115 households	**17.2%** of Households

EDUCATION

59%
Bachelor's Degree or Higher

21%
More Than High School Education

EMPLOYMENT

White Collar 77%

Blue Collar 9%

Services 14%

5.3%
Unemployment Rate

BUSINESS

1,960
2019 Total (SIC01-99) Businesses

$334,003,896
2017 Total Retail Sales Potential (including Food/Drink Sales)

$392,674,287
2017 Total Retail Sales (including Food/Drink Sales)

MILLER WALKER
RETAIL REAL ESTATE

DEMOGRAPHIC SUMMARY

3 mile radius

DEMOGRAPHICS

$152,068
2019 Average Household Income (Esri)

108,632
2019 Total Population (Esri)

101,864
2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING

$3,668
Apparel & Services

$291
Computers & Hardware

$6,263
Eating Out

$8,418
Groceries

$9,281
Health Care

KEY FACTS

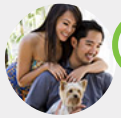
41.2
Median Age

41,925
Total Households

$80,928
Median Disposable Income

2.54
2019 Average Household Size (Esri)

Tapestry Segments



2D	**Enterprising Professionals** 12,874 households	**30.7%** of Households
1A	**Top Tier** 7,673 households	**18.3%** of Households
2B	**Pleasantville** 3,417 households	**8.2%** of Households

EDUCATION

66%
Bachelor's Degree or Higher

17%
More Than High School Education

EMPLOYMENT

White Collar 81%

Blue Collar 7%

Services 12%

3.8%
Unemployment Rate

BUSINESS

7,453
2019 Total (SIC01-99) Businesses

$2,543,274,328
2017 Total Retail Sales Potential (including Food/Drink Sales)

$3,156,284,179
2017 Total Retail Sales (including Food/Drink Sales)

MILLER WALKER
RETAIL REAL ESTATE

DEMOGRAPHIC SUMMARY

5 mile radius

DEMOGRAPHICS

$144,331
2019 Average Household Income (Esri)

322,255
2019 Total Population (Esri)

195,687
2019 Total (NAICS11-99) Employees

ANNUAL HOUSEHOLD SPENDING

$3,499
Apparel & Services

$277
Computers & Hardware

$5,967
Eating Out

$8,099
Groceries

$8,980
Health Care

KEY FACTS

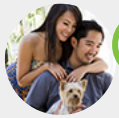
41.0
Median Age

119,782
Total Households

$76,145
Median Disposable Income

2.66
2019 Average Household Size (Esri)

Tapestry Segments

 2D	**Enterprising Professionals** 23,961 households	**20.0%** of Households
1A	**Top Tier** 19,406 households	**16.2%** of Households
2B	**Pleasantville** 11,238 households	**9.4%** of Households

EDUCATION

59%
Bachelor's Degree or Higher

18%
More Than High School Education

EMPLOYMENT

75%
White Collar

11%
Blue Collar

15%
Services

4.3%
Unemployment Rate

BUSINESS

13,962
2019 Total (SIC01-99) Businesses

$7,057,237,925
2017 Total Retail Sales Potential (including Food/Drink Sales)

$6,084,105,837
2017 Total Retail Sales (including Food/Drink Sales)