

# ROCKVILLE TOWN CENTER

199 EAST MONTGOMERY AVENUE, ROCKVILLE, MD 20850



## PROPERTY HIGHLIGHTS

**METRO AREA:** Washington DC

**COUNTY:** Montgomery

Rockville Town Center is located in the heart of downtown Rockville, MD within an easy walk to the Rockville Metro station. Anchored by Regal Cinema, the shopping center offers an eclectic mix of fast casual restaurants that serve the nearby office and municipal workers as well as residential towers and hotels. Rockville Town Center features second floor office suites, offering a built-in customer base for the street level retail.

<b>TOTAL SF</b> 98,331	<b>ACRES</b> 1.5	<b>PARKING SPACES</b> 365	<b>PARKING RATIO</b> 3.71:1,000 SF	<b>CENTER TYPE</b> Community Center
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### LEASING AGENTS

JOSHUA BIRNS | jbirns@uedge.com | 212-956-2235

## DEMOGRAPHICS 3-MILE RADIUS



**112,078**  
POPULATION



**42.6**  
MEDIAN AGE



**\$160,499**  
AVERAGE HHI



**68.3%**  
COLLEGE  
EDUCATED

### SPECIALTY LEASING

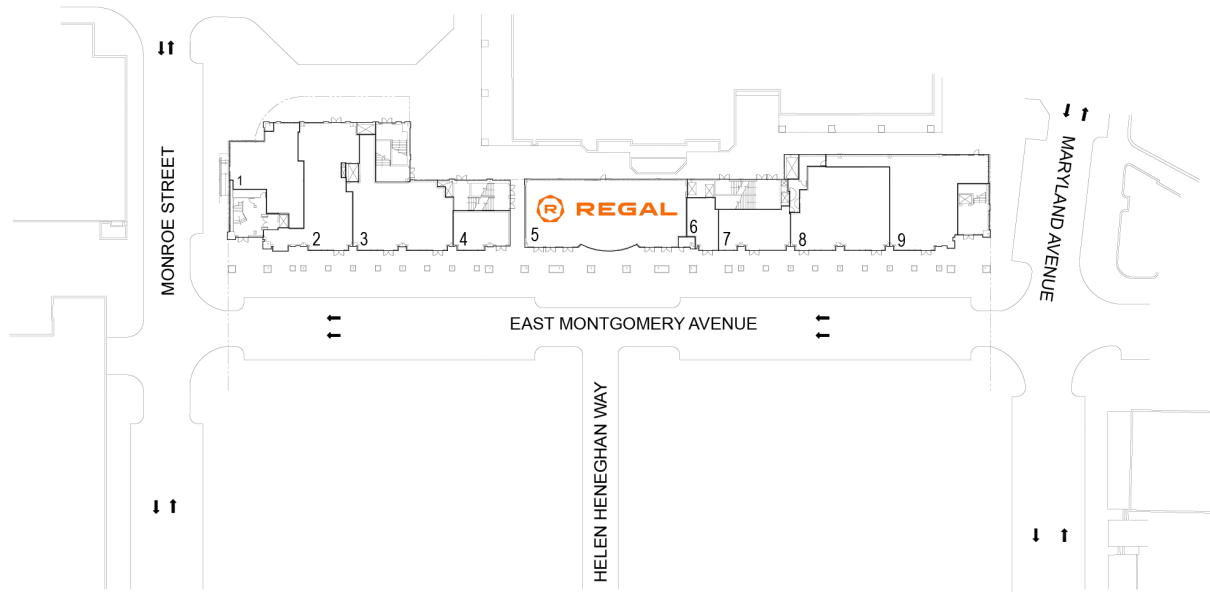
PATRICIA ZAFFERESE | pzafferese@uedge.com | 201-882-7506

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## FLOOR 01



#	TENANTS	SQFT
1	Dream Land	1,852
2	Giuseppi's Pizza Plus	2,392
3	Potbelly Sandwich Works	2,699
4	Amai Crepe	725
5	Regal Cinemas	3,940
6	Q.L. Barbershop	426
7	Ben & Jerry's	1,000
8	Chef Wang's Kitchen	2,806
9	Hot Pot City	2,815
Storage Available		236

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

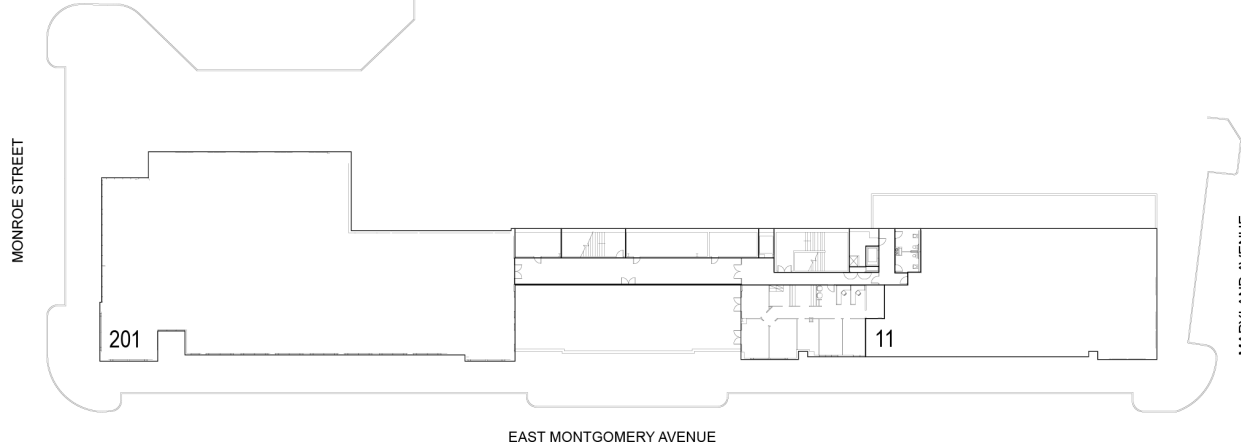
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## FLOOR 02

#	TENANTS	SQFT
11	Montgomery Cnty MD (Sheriff)	6,554
201	Regus Corporation	14,190



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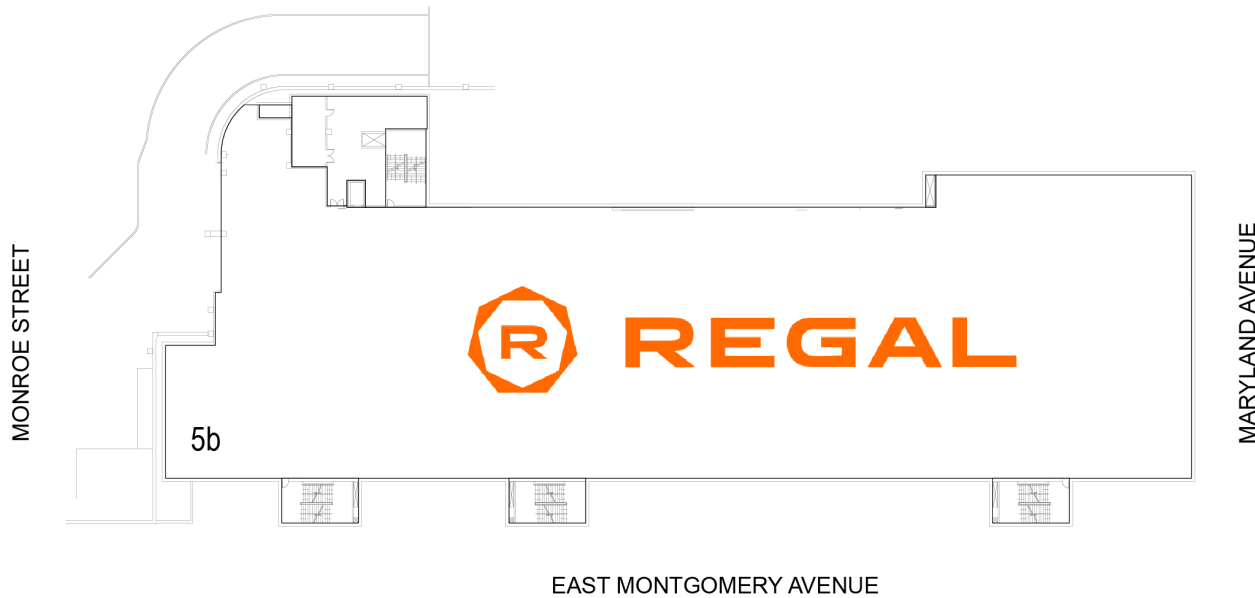
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## FLOOR -01

#	TENANTS	SQFT
5a	Regal Cinemas	8,112



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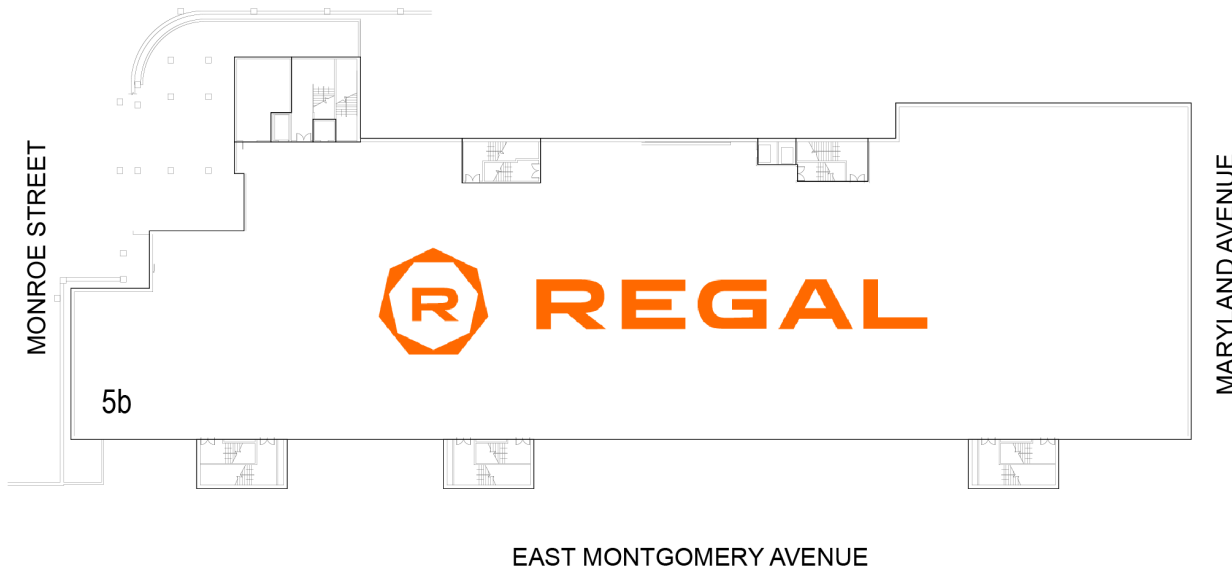
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## FLOOR -02

#	TENANTS	SQFT
5b	Regal Cinemas	50,584



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