

Now Leasing Phase II ROCKVILLE TOWN CENTER

198 E Montgomery Avenue
Rockville, MD 20850



Phase II - Now Leasing!
1,739 - 8,711 SF

HIGHLIGHTS:

- The centerpiece of Downtown Rockville, Rockville Town Center is a two-phase mixed-use project delivering over 600 apartments, a luxury hotel, restaurants and shops.
- **Phase I Completed in 2015:**
The Upton- 263 Class-A luxury apartments
140-key **CAMBRIA** Hotel & Suites
17,000 SF Fully Leased Retail
600 parking spaces
675,000 SF of total redevelopment
- **Phase II:**
18-story mixed-use building
610 additional parking spaces
400 multi-family residential units
+20,000 SF ground-level retail
Delivering 2021
- Less than 1-block to the Rockville Metro stop, with 4,425 riders per day.
- Directly across from neighboring National Retailers: **REGAL ENTERTAINMENT GROUP**



2019 TRAFFIC COUNTS

Rockville Pike: 49,980 AADT
Maryland Ave: 16,755 AADT
E Middle Ln: 11,395 AADT



DEMOGRAPHICS*



	1-Mile	3-Miles	5-Miles
Population	18,984	113,427	333,251
Households	7,267	41,660	120,611
Median HH Income	\$99,470	\$120,095	\$114,384
Daytime Population	18,443	100,929	185,890

Developed By:



Interested in more information? Please Contact:

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THE HOME DEPOT
BEST BUY
Office DEPOT.
NORDSTROM **1** RACK

Gaithersburg

GW Supermarket

ROCKVILLE TOWN SQUARE

DAWSON'S MARKET **CVS** Starbucks
LEONARDI TAVERNA **BONNIE CLAY** **FIVE GUYS** FirstWatch

Giant

ROCKVILLE TOWN CENTER

Panera Bread **WOB** **CAMBRIA** Pearl Lady

ROCKVILLE

EARTH TREKS
MARLO

Rockville

WINTERGREEN PLAZA

FOOD LION Starbucks **Habit Burger Grill** **MISSION BBQ**

CONGRESSIONAL NORTH SHOPPING CENTER

STAPLES **BED BATH & BEYOND** **PETCO** **Michaels**

LIFETIME FITNESS

Clude's

PARK POTOMAC

Harris Teeter Starbucks **Walgreens** **FOUNDINE FARMERS**

CONGRESSIONAL PLAZA

THE FRESH MARKET **ULTA BEAUTY** **matchbox** **buybuy BABY**

FEDERAL PLAZA

TJ-maxx **ROSS** **TRADER JOE'S** **WORLD MARKET** **five BELOW** **Panera Bread**

TWINBROOK

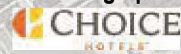
ROCKVILLE TOWN SQUARE

186,000 SF
983 Parking Spaces



ROCKVILLE METRO PLAZA

628,000 SF Office
14,500 SF Retail
298 Parking Spaces



45,040 AADT

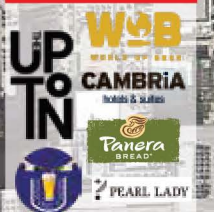


11,382 AADT

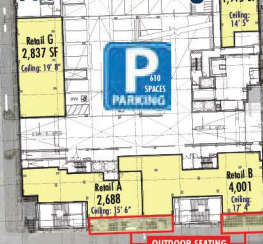


16,732 AADT

ROCKVILLE TOWN CENTER



PHASE II Now Leasing!



OUTDOOR SEATING



6,505 AADT

Montgomery County Treasury

E Montgomery Ave



ROCKVILLE TOWN CENTER

6th District Court Civil Dept.

Montgomery County Office of Sheriff & Inspector General

Montgomery County Chamber of Commerce

Montgomery County Circuit Court & Offices

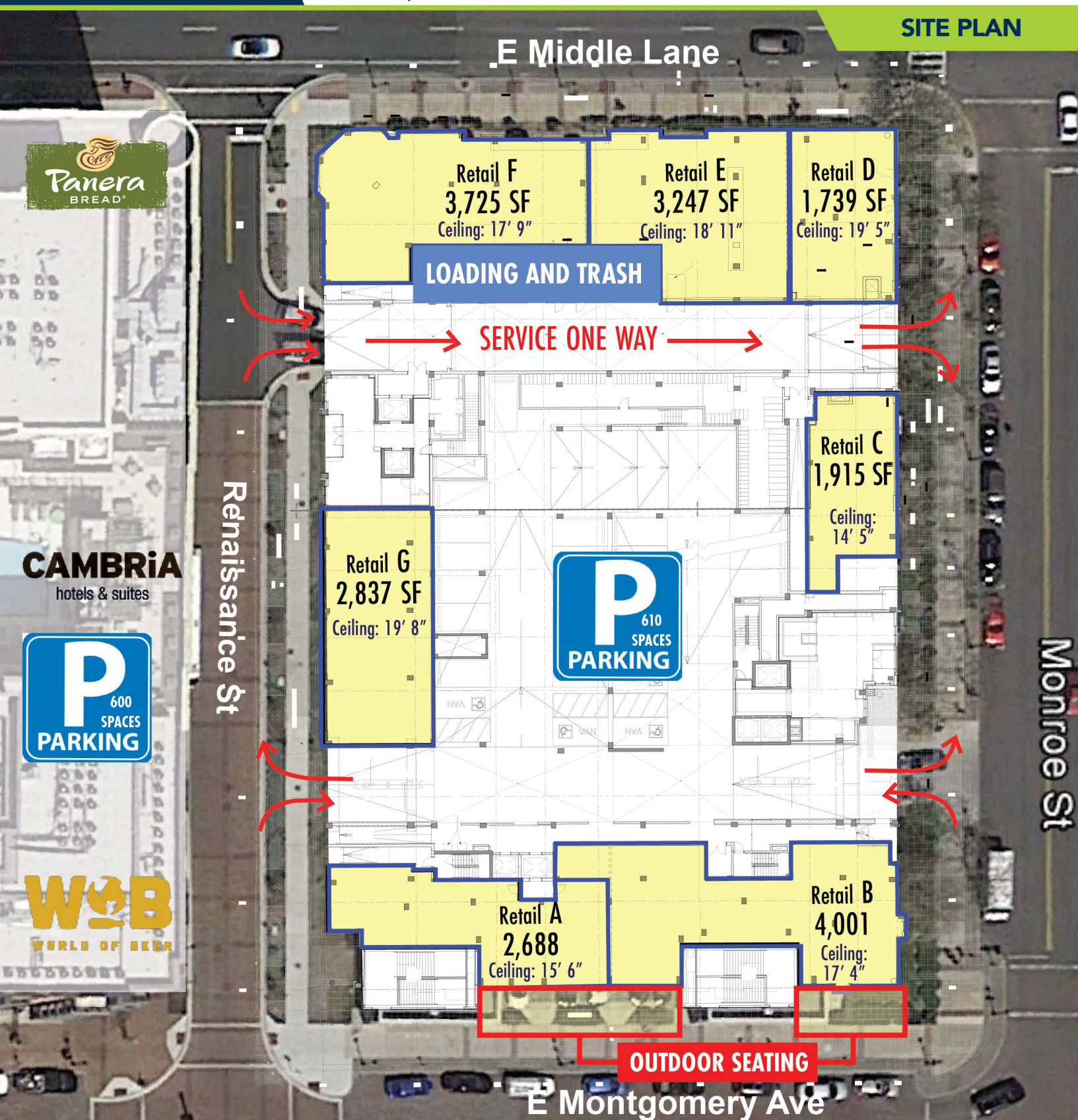
Monroe St

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SITE PLAN



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