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VIRTUAL TOUR

11751 W
ROCKVILLE PIKE

11751 ROCKVILLE PIKE | ROCKVILLE, MD 20852

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FORMER BANK
3,300 SF RETAIL SPACE AVAILABLE | ROCKVILLE, MD

CORNER OF ROCKVILLE PIKE & OLD GEORGETOWN ROAD: OVER 67,107 VPD

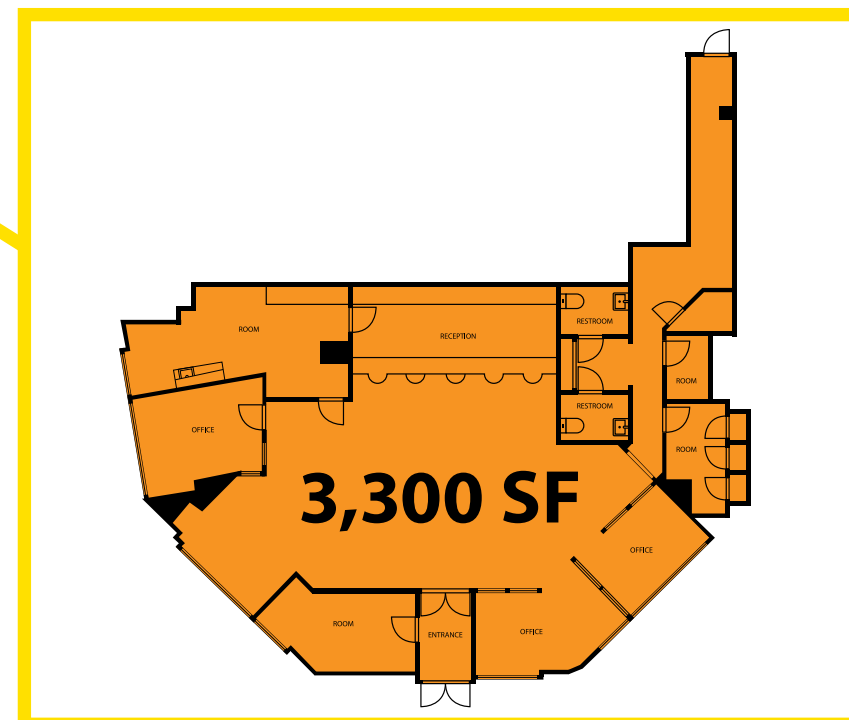
Another property
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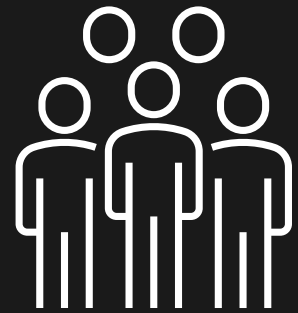
SITE PLAN



11751 W
ROCKVILLE MD
 ROCKVILLE, MD



DEMOGRAPHICS



POPULATION
160,421
within 3 miles



AVERAGE HH INCOME
\$130,793
within 3 miles



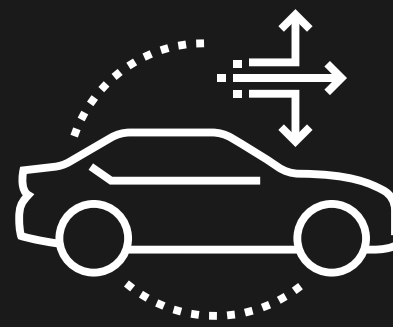
HOUSEHOLDS
60,232
within 3 miles



DAYTIME POPULATION
93,155
within 3 miles



BUSINESSES
6,760
within 3 miles



CARS PER DAY
55,911
on Rockville Pike



COLLEGE DEGREE
63%
within 3 miles



BLUE COLLAR
10.9%
within 3 miles



WHITE COLLAR
71.4%
within 3 miles



Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

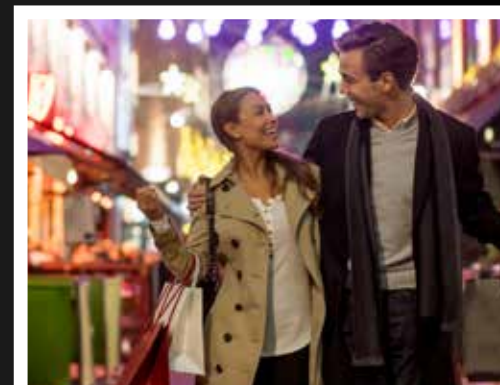
- Renters occupy close to 80% of all households.
- Public transportation, taxis, walking, and biking are popular ways to navigate the city



Enterprising Professionals

Residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.

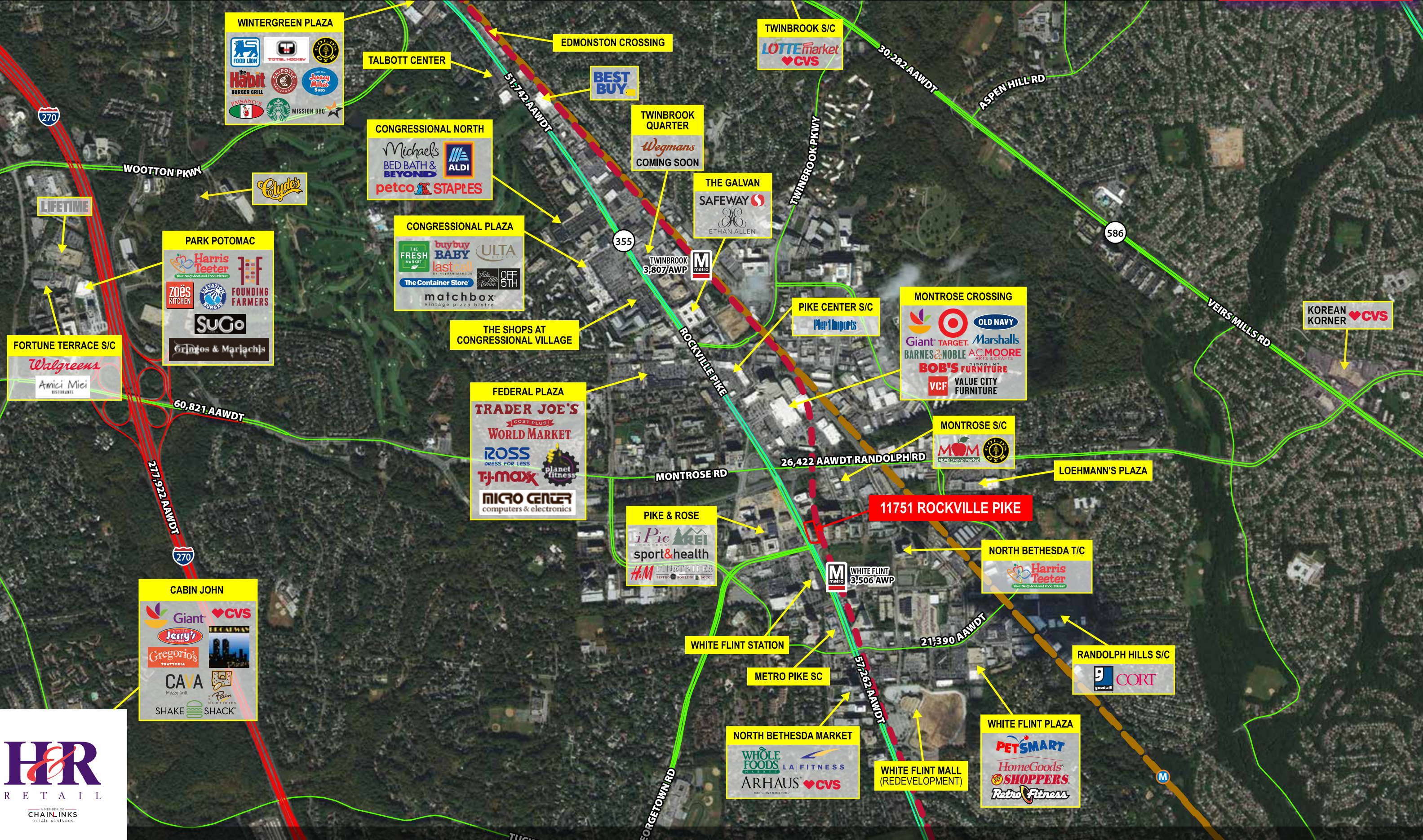


City Lights

A densely populated urban market, is the epitome of equality. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity. Household types range from single person to married-couple families, with and without children. A blend of owners and renters, singlefamily homes and town homes, midrise and high-rise apartments, these neighborhoods are both racially and ethnically diverse. Many residents have completed some college or a degree, and they earn a good income in professional and service occupations. Willing to commute to their jobs, they work hard and budget well to support their urban lifestyles, laying the foundation for stable financial futures.

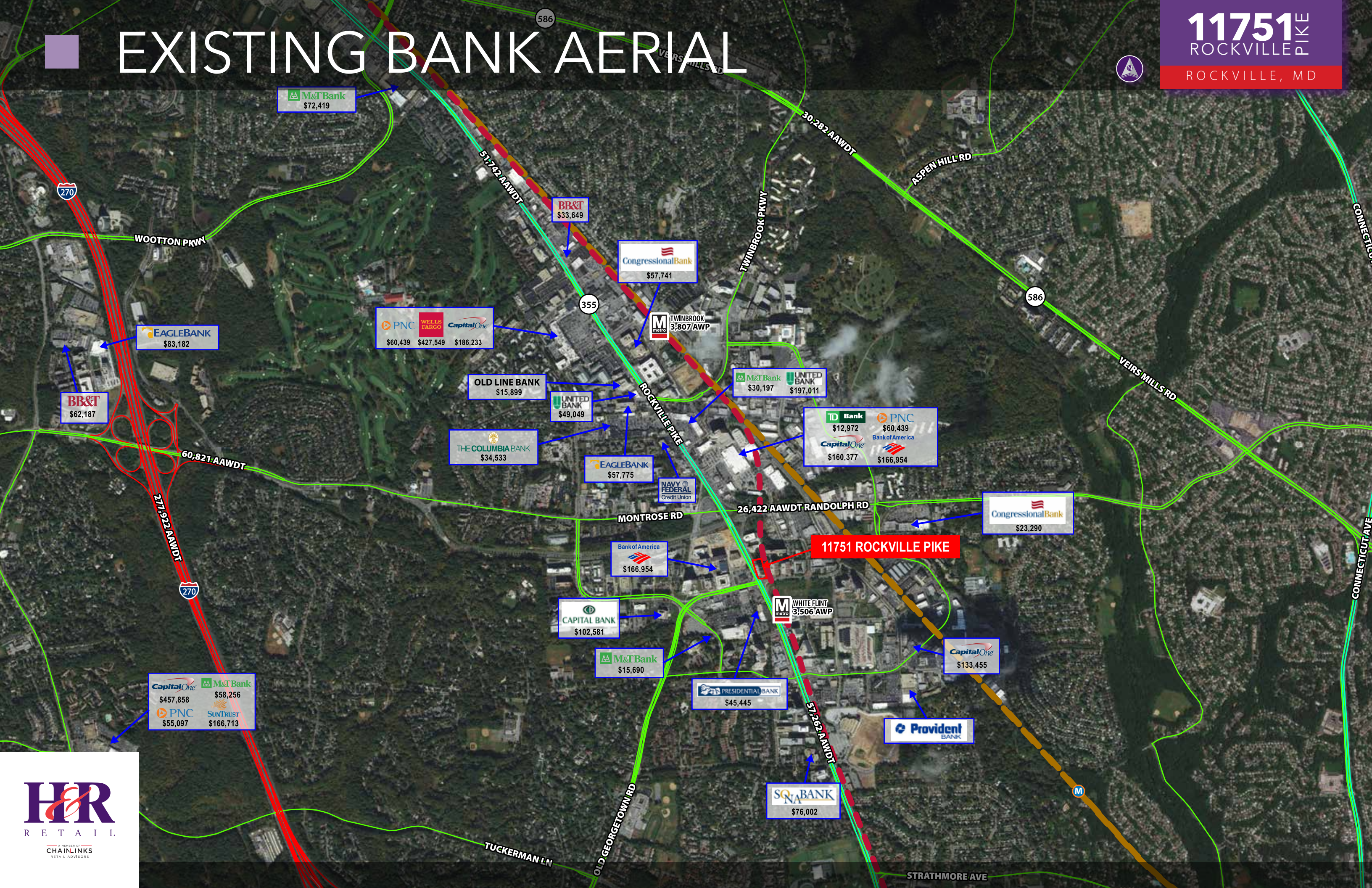
- Half of the homes are single-family residences or townhomes.
- Tenure is 50-50: half of households are owned and half are rented. Median home value (Index 182) and average gross rent (Index 129) exceed US values.
- Housing is older in this market: 2 out of 3 homes were built before 1970.
- Most households own one vehicle, but public transportation is still a necessity for daily commutes.

MARKET AERIAL



EXISTING BANK AERIAL

11751 W
ROCKVILLE D
ROCKVILLE, MD



M&T Bank
\$72,419

BB&T
\$33,649

Congressional Bank
\$57,741

PNC
\$60,439

WELLS FARGO
\$427,549

Capital One
\$186,233

Metro
TWINBROOK
3,807 AWP

EAGLEBANK
\$83,182

BB&T
\$62,187

OLD LINE BANK
\$15,899

UNITED BANK
\$49,049

M&T Bank
\$30,197

UNITED BANK
\$197,011

THE COLUMBIA BANK
\$34,533

EAGLEBANK
\$57,775

TD Bank
\$12,972

PNC
\$60,439

Capital One
\$160,377

Bank of America
\$166,954

NAVY FEDERAL
Credit Union

Congressional Bank
\$23,290

Bank of America
\$166,954

CAPITAL BANK
\$102,581

Metro
WHITE FLINT
3,506 AWP

Capital One
\$457,858

M&T Bank
\$58,256

PNC
\$55,097

SUNTRUST
\$166,713

M&T Bank
\$15,690

PRESIDENTIAL BANK
\$45,445

Capital One
\$133,455

Provident
BANK

SQA BANK
\$76,002



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