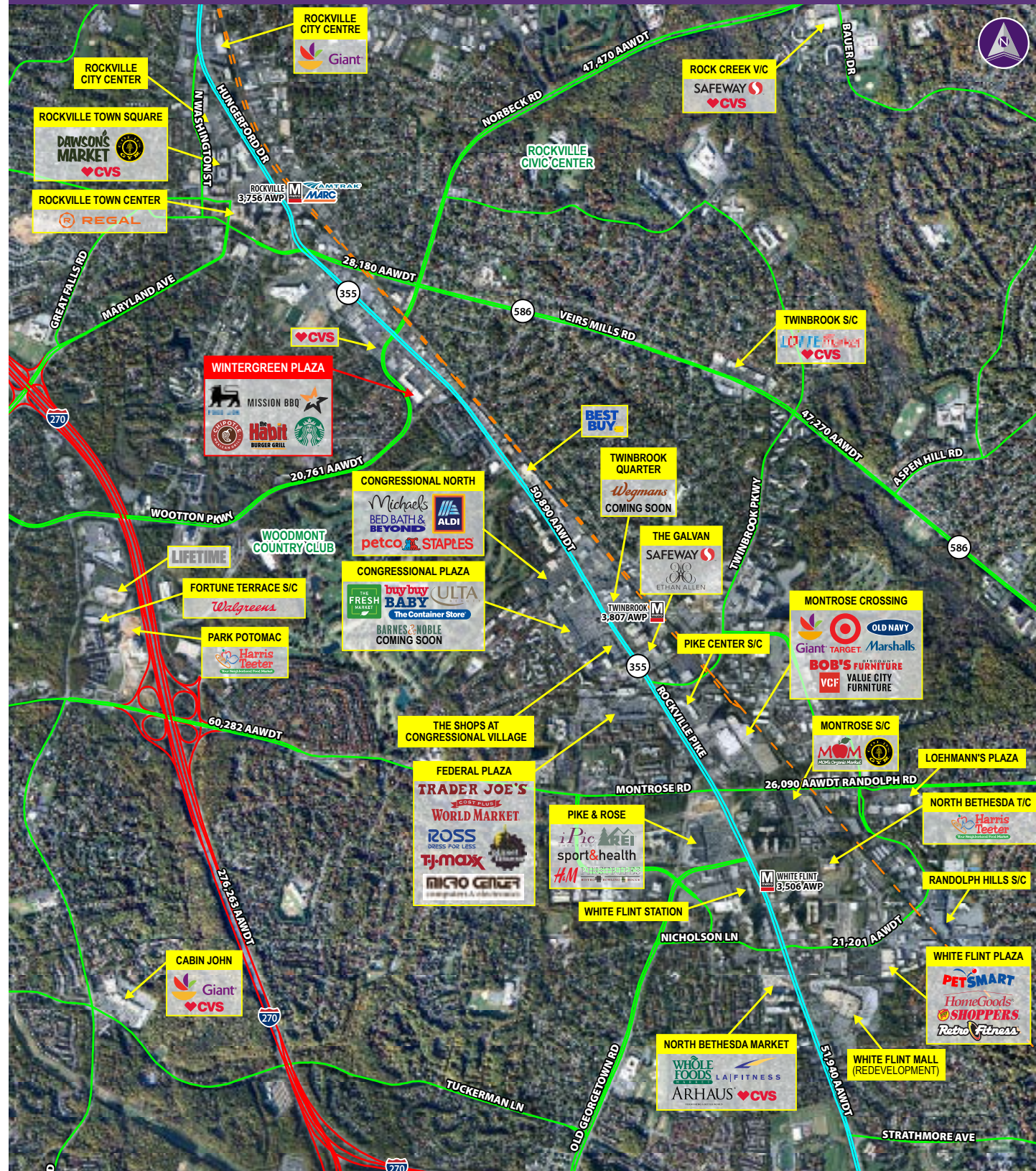


**WINTERGREEN PLAZA ■ ROCKVILLE, MD**



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

**Wintergreen Plaza**

ROCKVILLE, MD 20852

**MULTIPLE SPACES AVAILABLE**



**Demographics (2019 Estimated)**

	1 Mile	3 Mile	5 Mile
Population	17,712	120,492	322,828
Average HH Income	\$87,620	\$105,324	\$105,861
Number of Employees	10,502	65,398	175,158

**Property Highlights**

- Rare 2<sup>nd</sup> Generation Anchor Space Available
- Excellent visibility from Rockville Pike with 50,890 cars per day

- Direct access to Wootton Parkway

■ Co-tenants include:



**Please Contact**

**Bradley A. Buslik**  
240.482.3609 (direct)  
301.656.3030 (office)  
bbuslik@hrretail.com

WINTERGREEN PLAZA ■ ROCKVILLE, MD

Site Plan Key

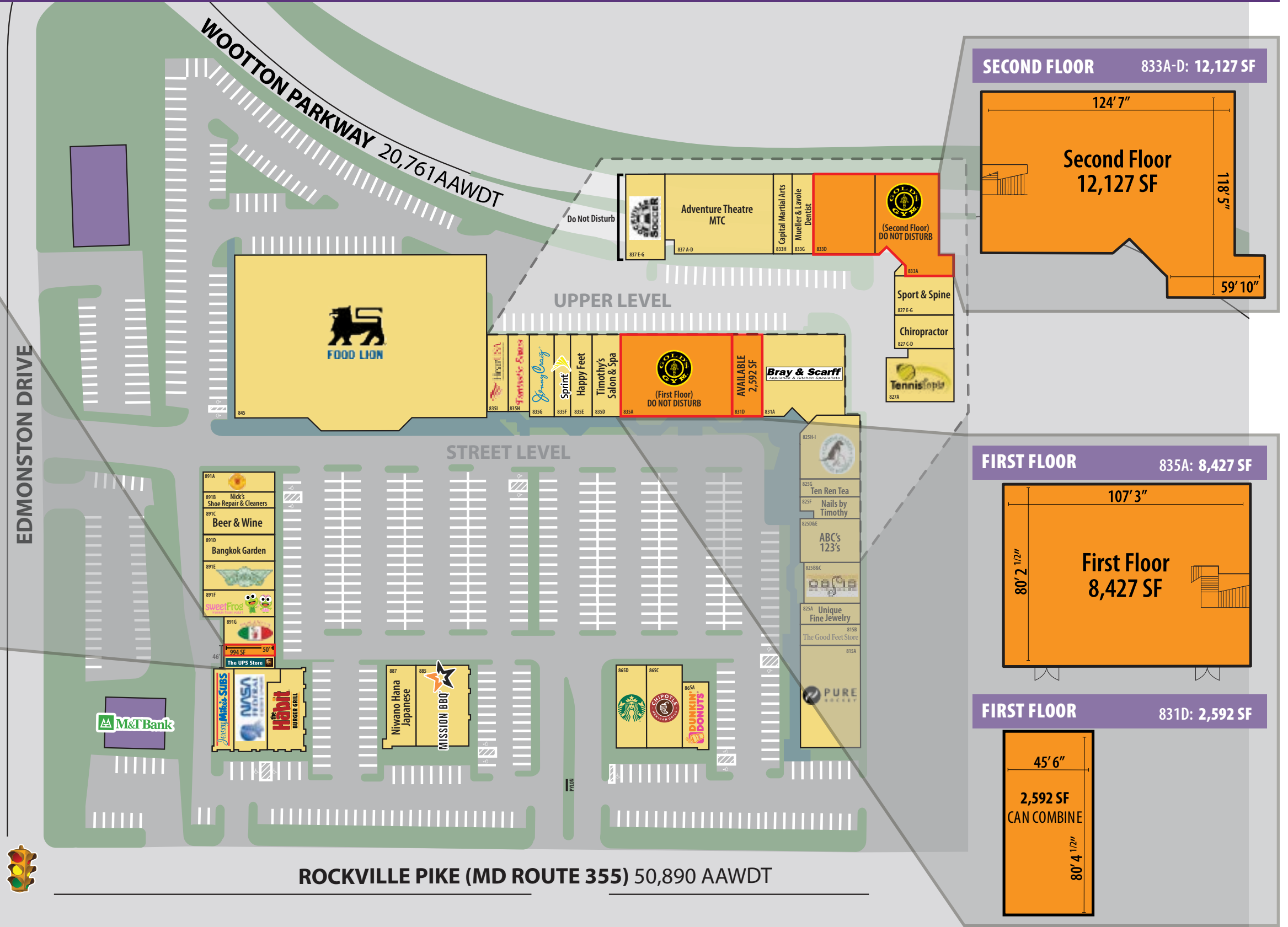
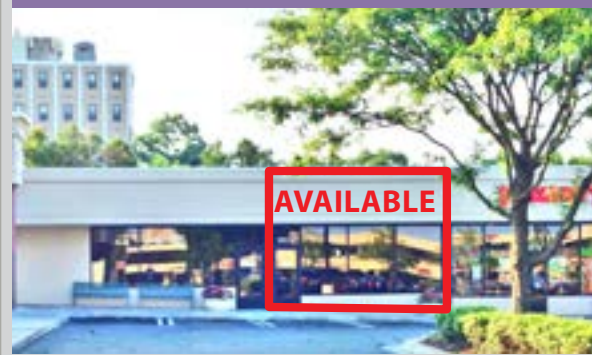
- Leased
- Available
- Not a Part of Subject Property



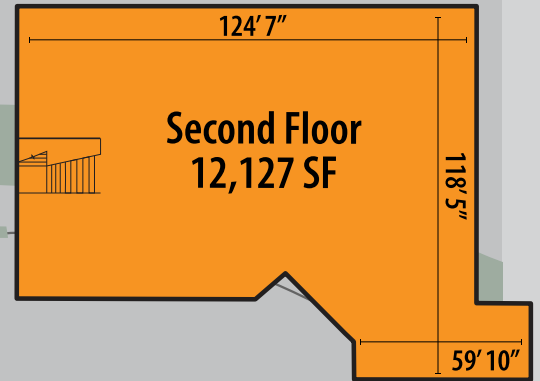
891H: 994 SF



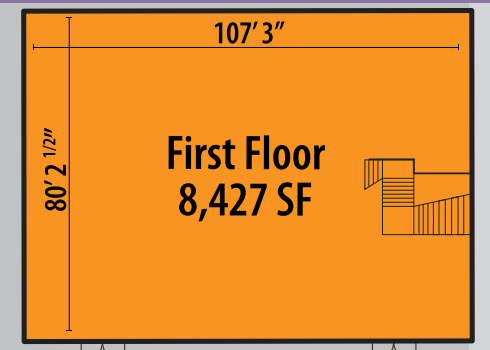
891H: 994 SF



SECOND FLOOR 833A-D: 12,127 SF



FIRST FLOOR 835A: 8,427 SF



FIRST FLOOR 831D: 2,592 SF

