



**COMMERCIAL  
DIVISION**

FOR LEASE

# 12339 Carroll Avenue

12339 CARROLL AVENUE, ROCKVILLE, MD 20852



**PRESENTED BY:**

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[www.commercialdivision.lnfre.com](http://www.commercialdivision.lnfre.com)

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## OFFERING SUMMARY

<b>Available SF:</b>	2,542 SF
<b>Lease Rate:</b>	\$17.00 SF/yr (Full Service)
<b>Lot Size:</b>	0.2 Acres
<b>Year Built:</b>	1965
<b>Building Size:</b>	6410 SF
<b>Zoning:</b>	IL, Rockville
<b>Market:</b>	I-270 Corridor
<b>Submarket:</b>	Rockville/North Bethesda

## PROPERTY HIGHLIGHTS

- -- 2,542sf ground floor for lease;
- -- Six private offices, reception area, open work area, three restrooms, kitchenette;
- -- Local ownership;
- -- New roof, new HVAC;
- -- Building signage opportunities available;
- -- Plenty of natural light;
- -- Ample parking.

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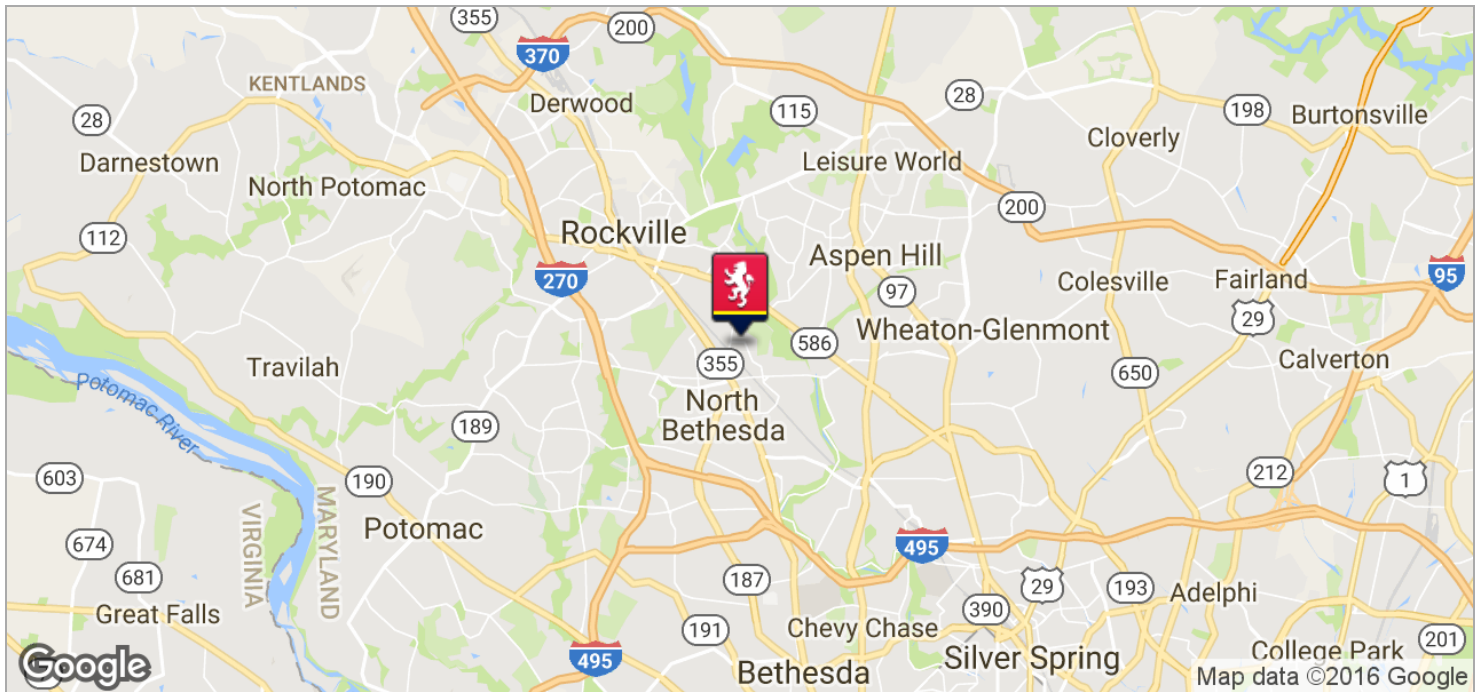
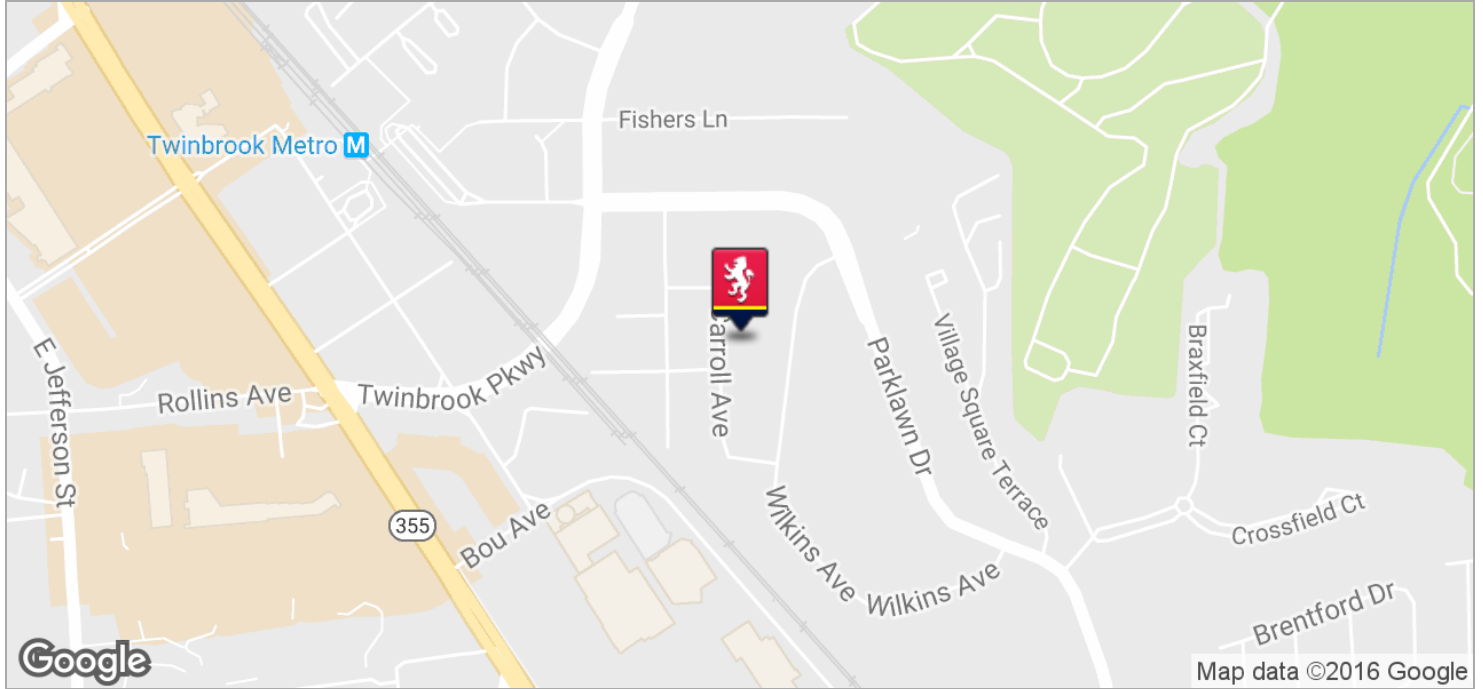
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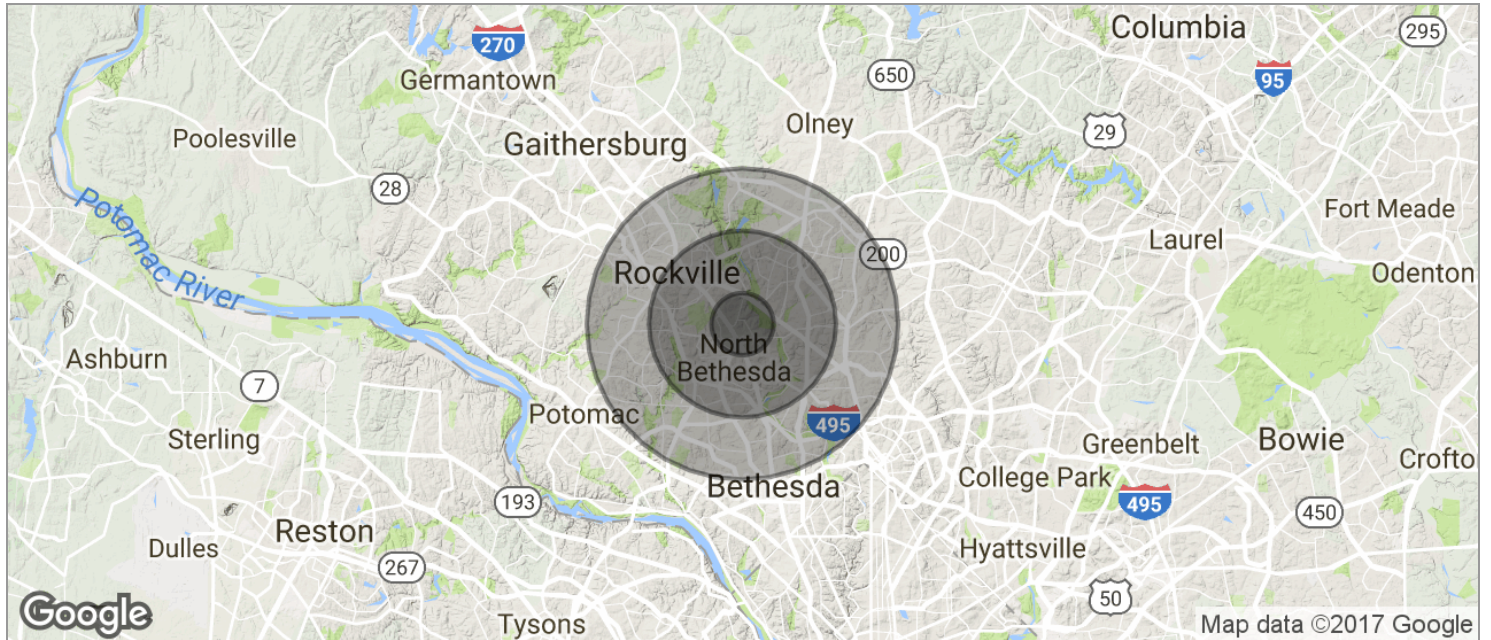
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	18,165	136,524	336,172
MEDIAN AGE	40.2	39.7	41.1
MEDIAN AGE (MALE)	35.8	37.8	39.4
MEDIAN AGE (FEMALE)	43.0	41.3	42.5
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	7,942	53,160	130,773
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$88,296	\$104,383	\$119,151
AVERAGE HOUSE VALUE	\$448,283	\$503,707	\$547,262

\* Demographic data derived from 2010 US Census

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