

**PARACLETE**  
retail real estate advisors



**RETAIL FOR LEASE**

**11 N. Washington | Rockville, MD**

DANIEL PATRIZIO | 410.905.5364 | [dan@paracletereadty.com](mailto:dan@paracletereadty.com)

# PROPERTY HIGHLIGHTS



## RETAIL FOR LEASE

### PROPERTY OVERVIEW

- 3,841sf 2<sup>nd</sup> Gen restaurant with recent update and dedicated parking
- Located in the heart of Rockville, MD benefiting from convenient access to I-270 and surrounded by both residential and office

### LOCAL TRAFFIC

E. Middle Ln	11,288 apd
Rockville Pike	45,144 apd
I-270	149,758 apd

### AREA RETAILERS



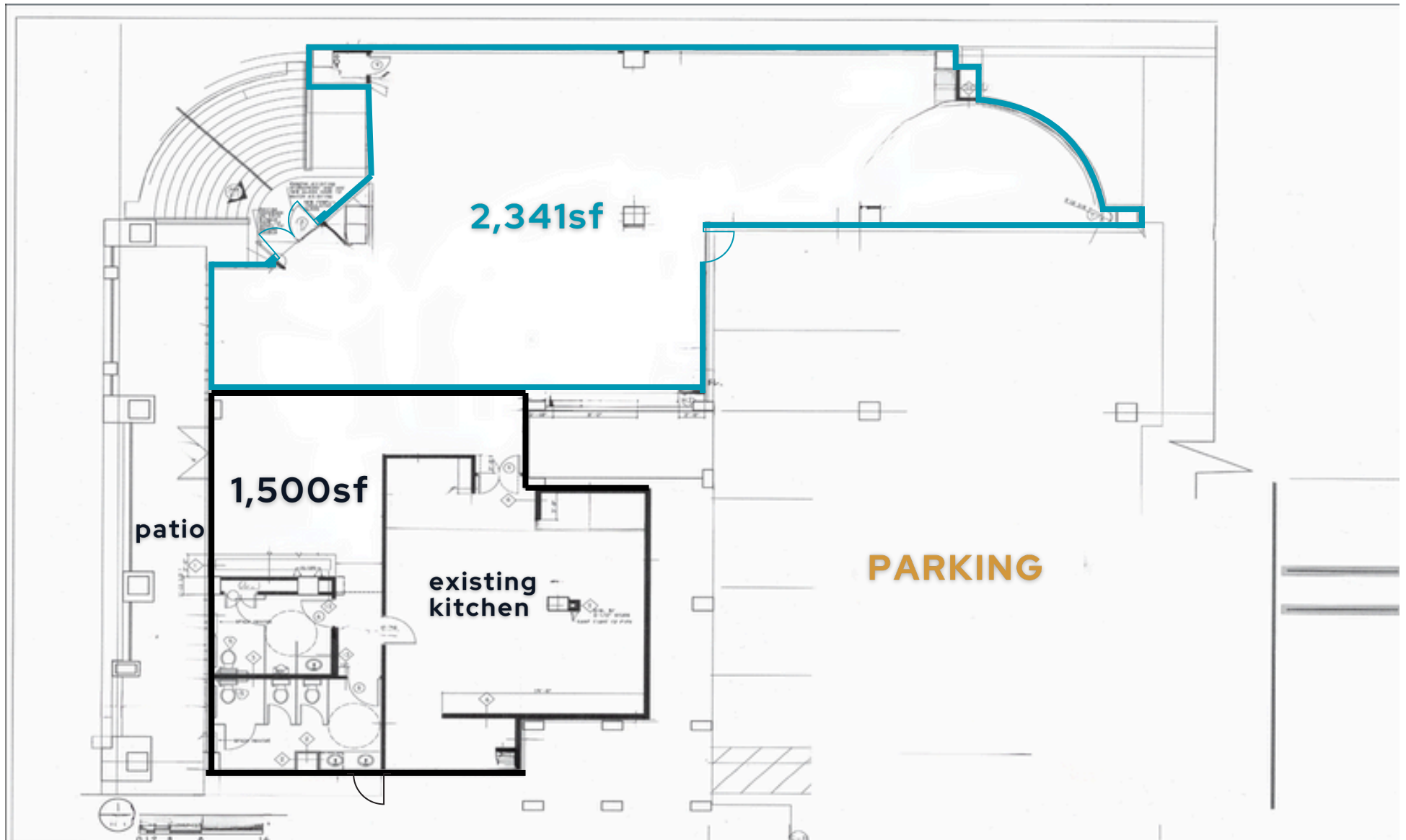
DANIEL PATRIZIO  
dan@paracleteready.com  
410.905.53664

2nd Gen Restaurant  
11 N. Washington St. | Rockville, MD



# DEMISING PLAN

up to 3,841sf

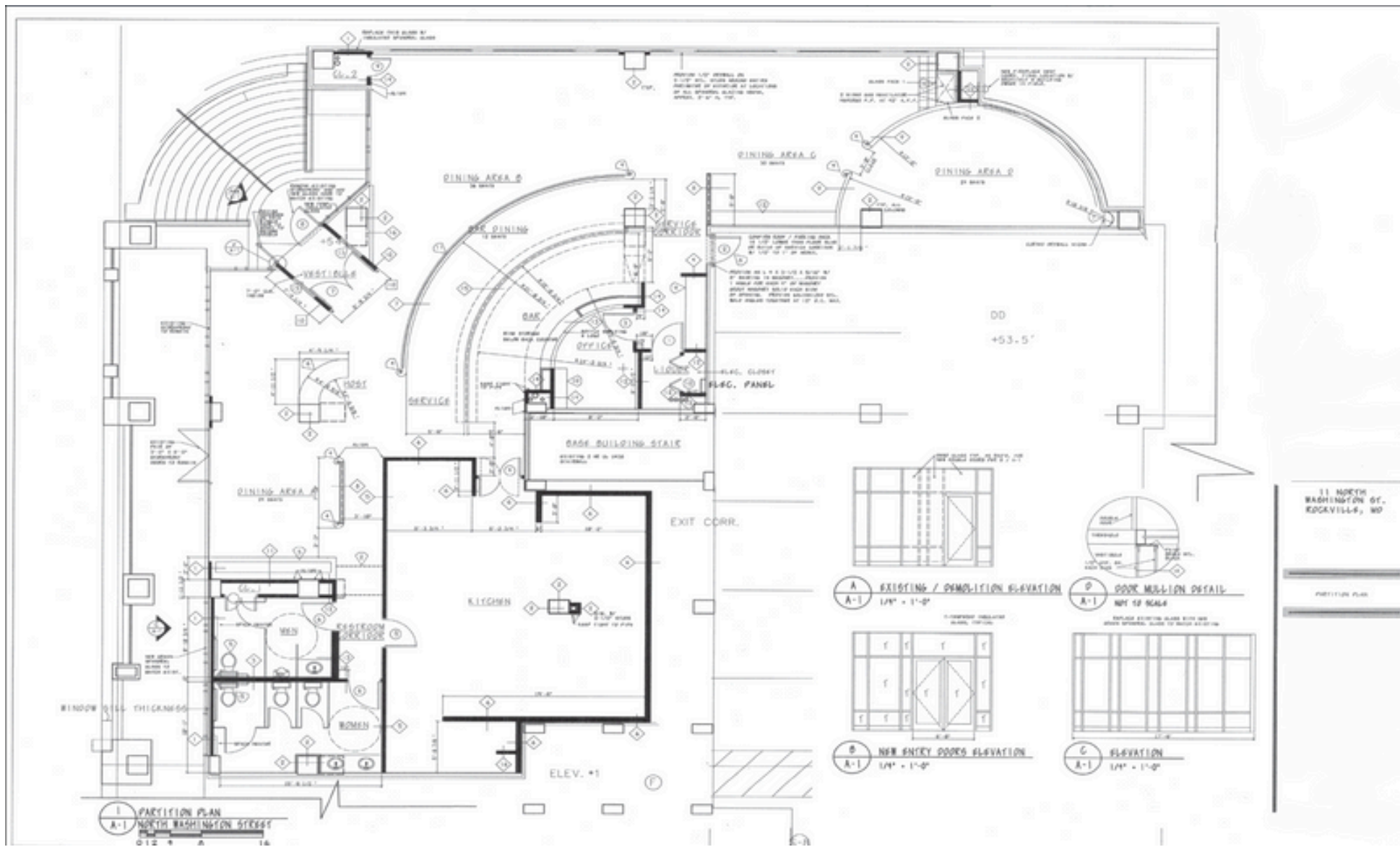


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# RESTAURANT PLAN 3,841sf



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# MARKET AERIAL

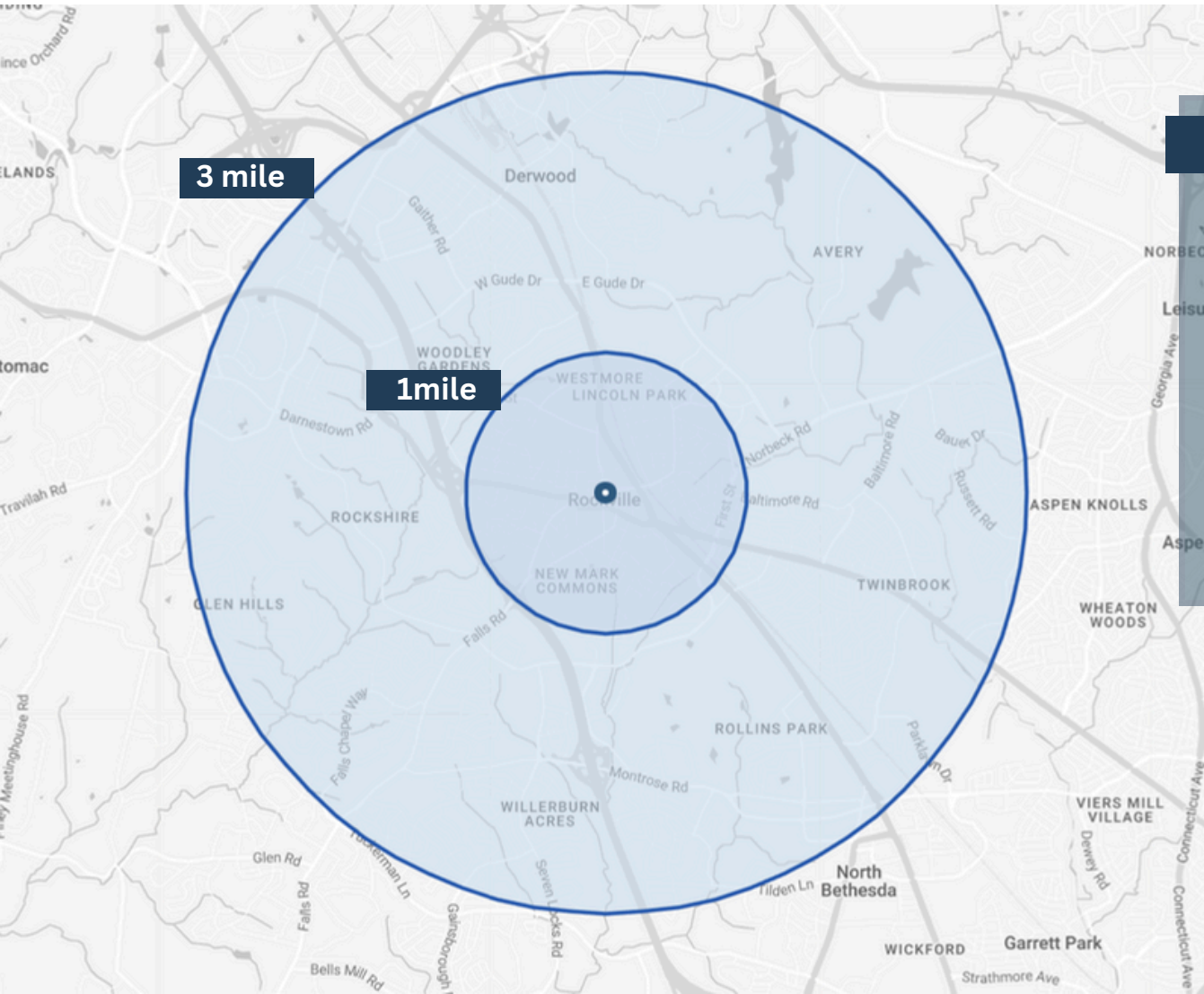


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# DEMOGRAPHICS



BY RADIUS			
	1mile	3miles	5miles
POPULATION	19,088	112,098	326,916
WORKDAY POP	17,638	107,947	189,095
HOUSEHOLDS	8,156	46,399	128,923
AVG HOUSEHOLD INCOME	\$157.0k	\$186.2k	\$185.3k

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# 11 N. Washington St.



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2000 Duke Street, Suite 300 | Alexandria, VA 22314  
301.536.7900

<http://www.paracletereadty.com>

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