

PARACLETE

retail real estate advisors



MONTROSE SHOPPING CENTER

5520-5636 Randolph Road | Rockville, MD

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HIGHLIGHTS



RESTAURANT FOR LEASE

PROPERTY OVERVIEW

- Grocery anchored retail center located in North Bethesda, MD, surrounded by both residential and office. Montrose SC sits in a vibrant retail corridor with convenient access to Rockville Pike (Rt. 355)
 - 2nd gen restaurant | 2,152sf
 - 2nd gen salon | 2,668sf
- recent facade renovation and ample surface parking

LOCAL TRAFFIC

Randolph Road	22,999 AADT
Nebel Street	8,558 AADT

JOIN



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SITE PLAN



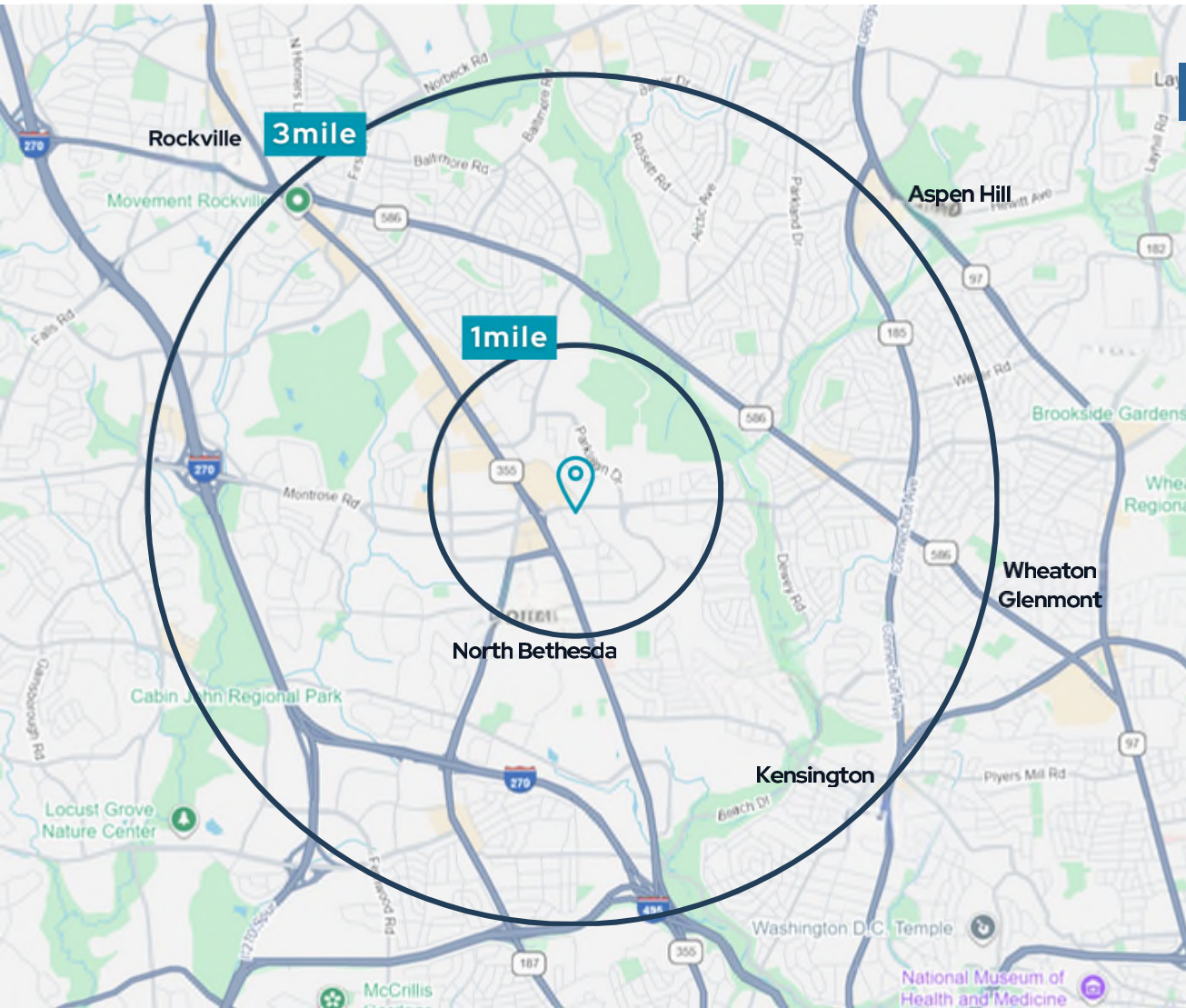
RETAIL TENANTS

5520A	Planet Fitness	29,035sf
5520B	Goodwill	28,472sf
5530	Pup Scouts Boarding	5,562sf
5534	AVAILABLE	2,668sf
5536	Asadur's Market	2,206sf
5538	Master Method Karate	3,250sf
5540B	T'Baar	1,124sf
5542	Cosmo Nails	1,960sf
5544	Club Pilates	2,107sf
5548	Kpot Hot Pot & BBQ	11,000sf
5556	Mom's Organic	15,400sf
5558	AVAILABLE	2,152sf

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DEMO's



BY RADIUS

	1mile	3miles	5miles
POPULATION	23,531	168,121	381,265
WORKDAY POP	39,043	95,884	219,293
HOUSEHOLDS	11,463	63,611	144,338
MEDIAN HOUSEHOLD INCOME	\$118.7k	\$147.2k	\$153.8k

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MARKET AERIAL



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MONTROSE S/C

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