

PARACLETE

retail real estate advisors

COMING
SOON

SCHOOL
of ROCK

jenn shin studios

1099

1097



La Limeña Grill

LASH & NAIL

DABOBA

BEER & WINE

BOUTIQUE SEW & DYE

2nd Gen Cafe Available

TALBOTT CENTER

1043-1099 Rockville Pike | Rockville, MD

DANIEL PATRIZIO | 410.905.5364 | dan@paracleteready.com

PROPERTY HIGHLIGHTS



RETAIL FOR LEASE

PROPERTY OVERVIEW

- 2nd gen cafe 1,280sf
- Approximately 35,722sf neighborhood retail center fronting Rockville Pike
- Located in the heart of Rockville, MD, surface parked retail benefiting from convenient access to I-270

LOCAL TRAFFIC

Rockville Pike

50,211 AADT

JOIN

LA LIMEÑA GRILL

JennShin
STUDIOS

**SCHOOL
of ROCK**

**H&R
BLOCK**

EUROPEAN
Kielbasa
FACTORY

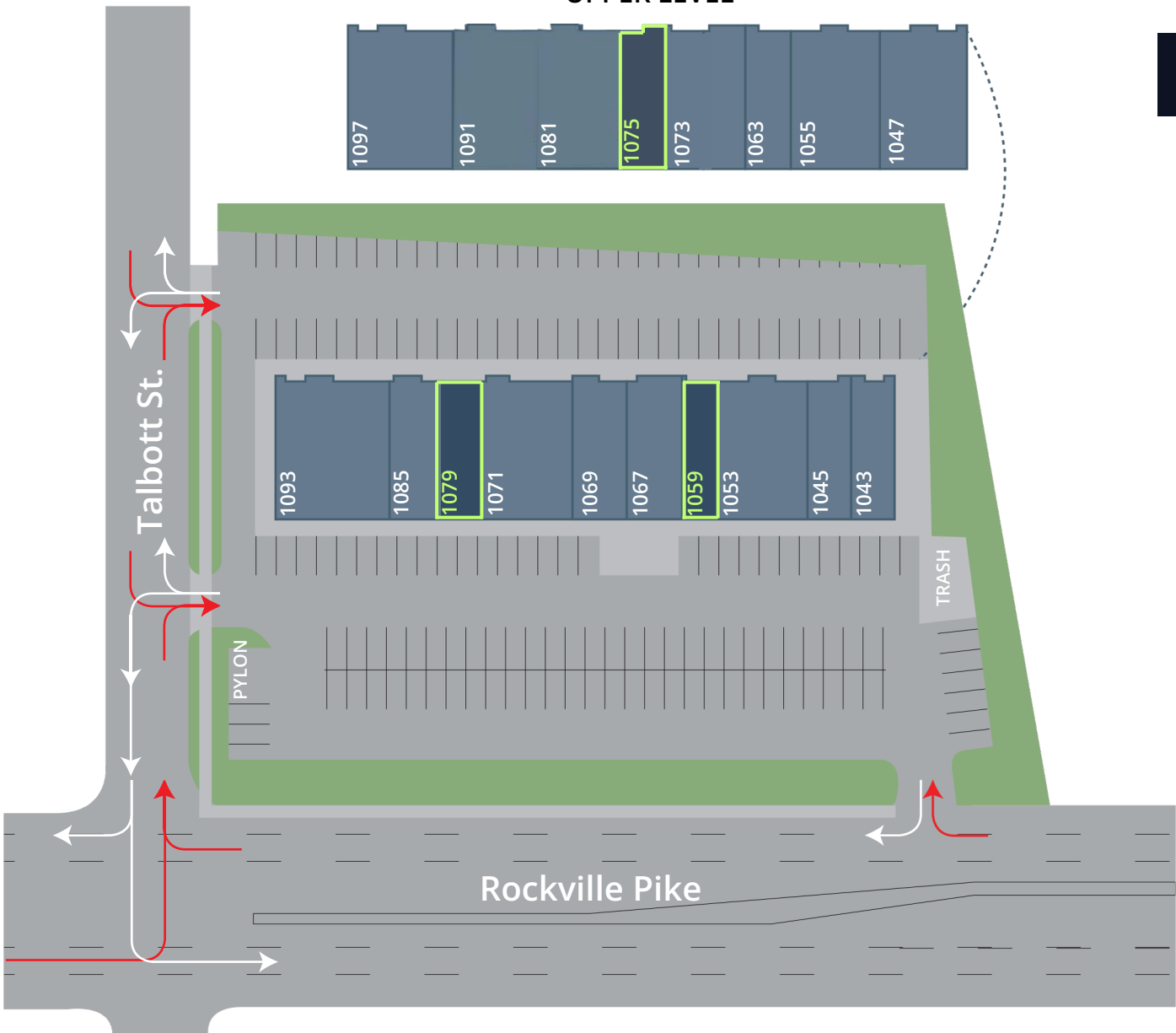
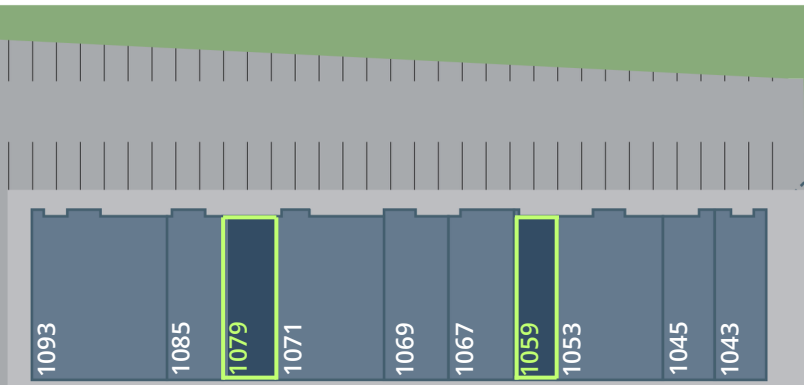
ACTIVE
PHYSICAL THERAPY

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SITE PLAN

UPPER LEVEL



RETAIL TENANTS

STREET LEVEL

1043	Temari Japanese Cafe	1,280sf
1045	Batteries Plus	1,280sf
1053	Block Advisors	2,560sf
1059	AVAILABLE (February 2026)	1,080sf
1067	Edna's Cleaners	1,480sf
1069	Brothers Vacuum	1,280sf
1071	Talbott Beer & Wine	2,560sf
1079	AVAILABLE (discreet listing)	1,280sf
1085	Queen's Nails	1,280sf
1093	La Limena Peruvian	3,840sf

UPPER LEVEL with dedicated, at grade parking

1047	Maruichi Japanese Mkt	2,560sf
1055	United Floors	2,560sf
1063	Ageless Health	1,280sf
1073	Kielbasa Factory	2,564sf
1075	AVAILABLE	1,280sf
1081	School of Rock	2,560sf
1091	Active Physical Therapy	2,560sf
1097	Jenn Chin Studios	2,560sf

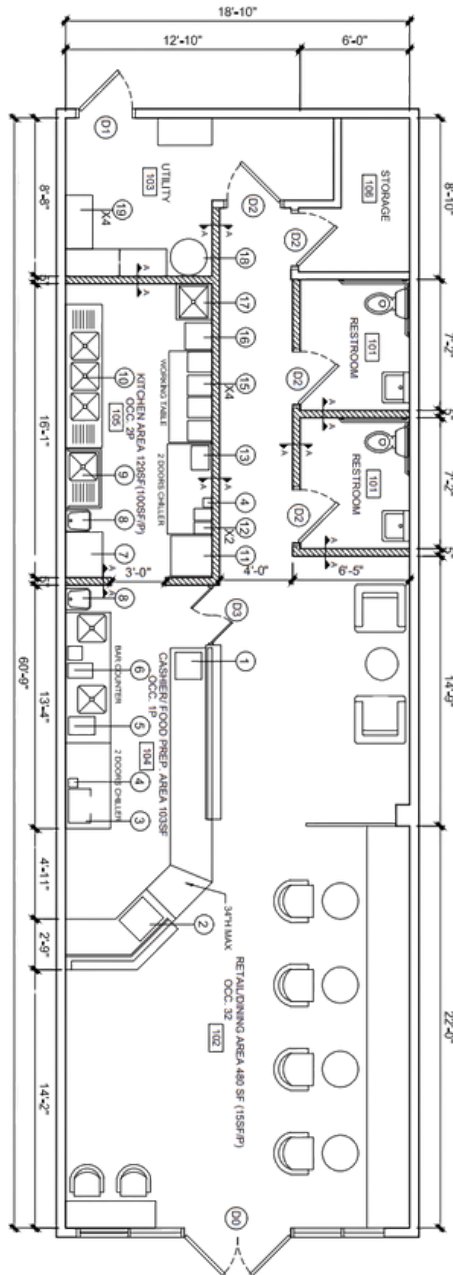
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SNAPSHOT

2nd GEN CAFE

1,280sf



ROCKVILLE PIKE

Leasable area: 1,280sf (inline)

JURISDICTION:	City of Rockville
ZONING:	MXCD
CEILING:	10'0" to bottom of drop ceiling
ENTRY DOOR(S):	Two 34
EXIT DOOR(S):	single rear door to exit corridor
STOREFRONT:	Aluminum/Glass
SPRINKLER:	No
FIRE ALARM:	No
ELECTRIC:	One 200 amp panel 120/208, 3 phase 4 wire
GAS:	Available
WATER:	1.0"
SANITARY:	4.0"
HVAC:	7.5-ton
ADA RESTROOM:	Yes, 2
ADDITIONAL INFO:	Finishes shown on drawing are approximate and may not reflect all existing conditions.

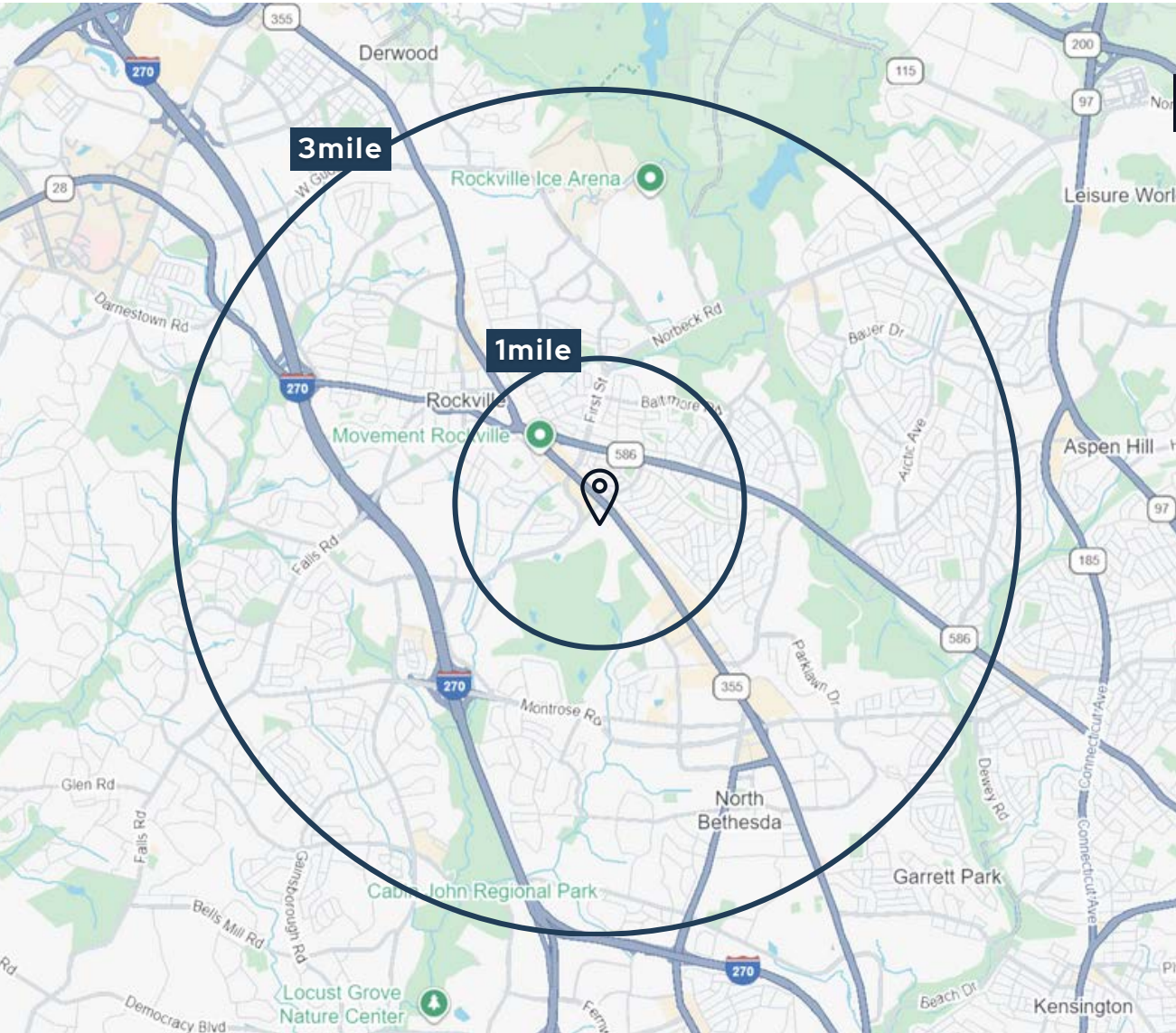


Retail for Lease

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DEMOGRAPHICS



BY RADIUS

1mile	3miles	5miles
POPULATION		
19,129	129,500	345,555
WORKDAY POP		
8,752	100,696	207,276
HOUSEHOLDS		
7,243	49,340	131,675
MEDIAN HOUSEHOLD INCOME		
\$141,4k	\$190.3k	\$186.5k

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MARKET AERIAL



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TALBOTT CENTER

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