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LINDSEY ST. MAXENS

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## JOIN THESE RETAILERS



## ROCKVILLE RETAIL FOR LEASE

- 1,900 SF, 2,500 SF, 2,600 SF, 11,200 SF and 25,000 SF lower level available immediately
- Grocery anchored shopping center at signalized intersection on Veirs Mill Road
- Excellent visibility and signage opportunities to Veirs Mill Road's 26,121 average cars per day
- Strong residential and daytime demographics

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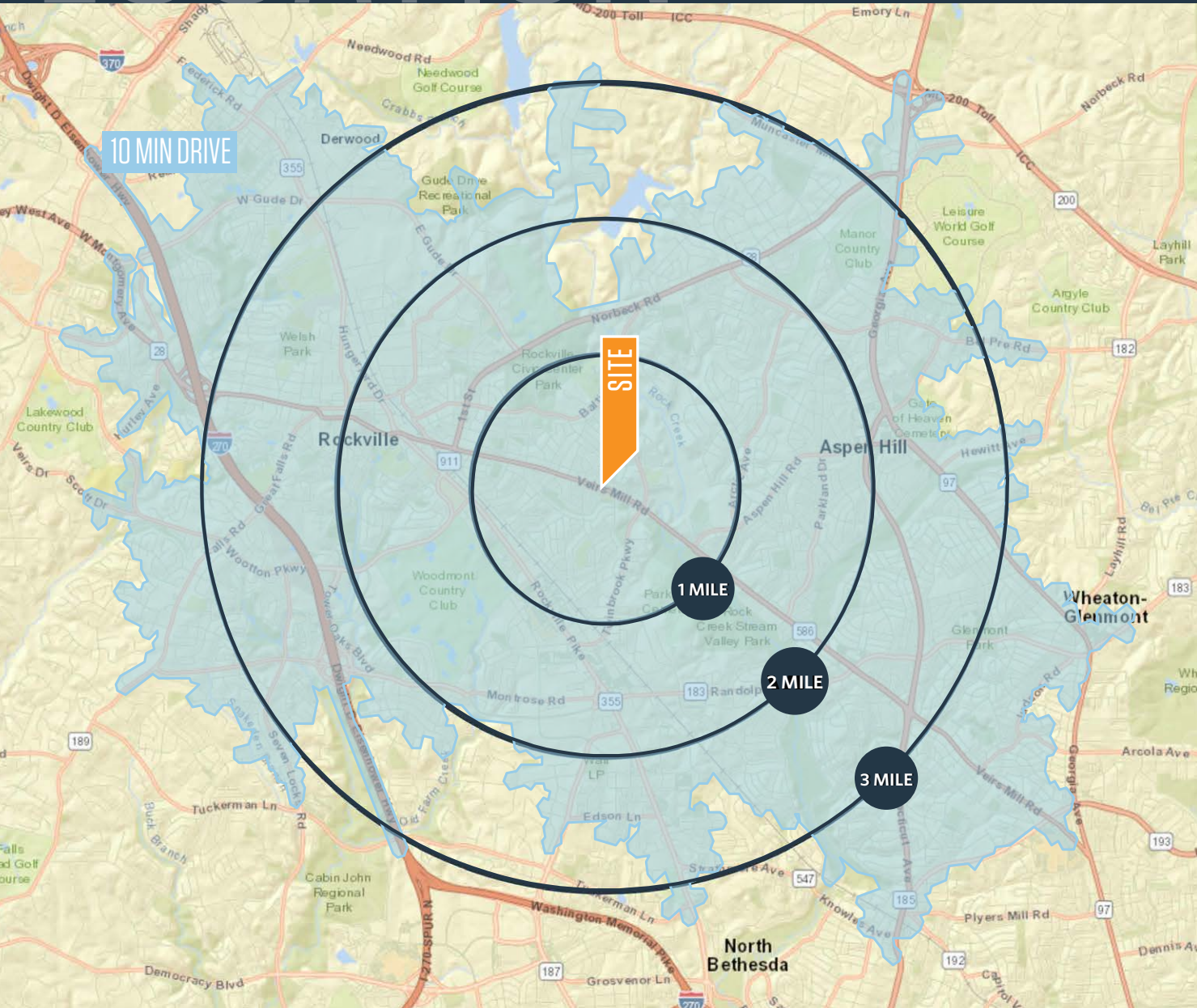
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# LOCATION

# TWINBROOK SHOPPING CENTER

1902 VEIRS MILL ROAD, ROCKVILLE, MARYLAND 20850



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
1,900 SF	Negotiable*	As-Is	Immediate
2,600 SF	Negotiable*	As-Is	Immediate
11,200 SF	Negotiable*	As-Is	TBD
25,000 SF	Negotiable*	As-Is	Immediate

\*Est. NNN: \$4.00 PSF

## DEMOGRAPHICS | 2025:

### DRIVE TIME

10-MIN	1-MILE	2-MILE	3-MILE	
Population	114,067	18,992	71,790	144,402
Daytime Population	132,834	15,200	93,557	173,188
Households	41,263	6,768	27,434	52,996
Average HH Income	\$153,730	\$139,895	\$148,800	\$160,812

## TRAFFIC COUNTS | 2024:

Veirs Mill Rd	26,121 ADT
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## FOR MORE INFORMATION, PLEASE CONTACT:

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