

JUST  
SIGNED!

MAMMA  
*Lucia*



## JOIN THESE RETAILERS



## RETAIL/RESTAURANT SPACES FOR LEASE

- Great visibility + signage direct to Connecticut Avenue
- Rare retail opportunities in Kensington, MD below 100 new luxury residential units
- Located at the signalized corner of Knowles Avenue (10,126 VPD) and Summit Avenue (10,582 VPD)
- Retail/restaurant spaces range from 2,000 SF up to 15,264 SF
- Large outdoor seating area available
- 28 surfaces spaces for retail plus over 50 dedicated retail spaces in 170 space parking garage.

**STEVE COMBS**

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**MATT SKALET**

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# LOCATION

# THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895



## AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
2,000 SF up to 15,264 SF	\$45-\$60 NNN	TBD	Q3 2027

## DEMOGRAPHICS | 2023:

### DRIVE TIME

10-MIN	1-MILE	3-MILE	5-MILE
Population			
213,754	17,203	186,215	470,561
Daytime Population			
271,035	16,958	214,037	509,385
Households			
81,115	6,375	70,736	182,630
Average HH Income			
\$201,908	\$206,613	\$178,121	\$182,796

## TRAFFIC COUNTS | 2022:

Summit Ave	15,638 ADT
Knowles Ave	10,126 ADT
Connecticut Ave NW	45,096 ADT

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# SITE PLAN

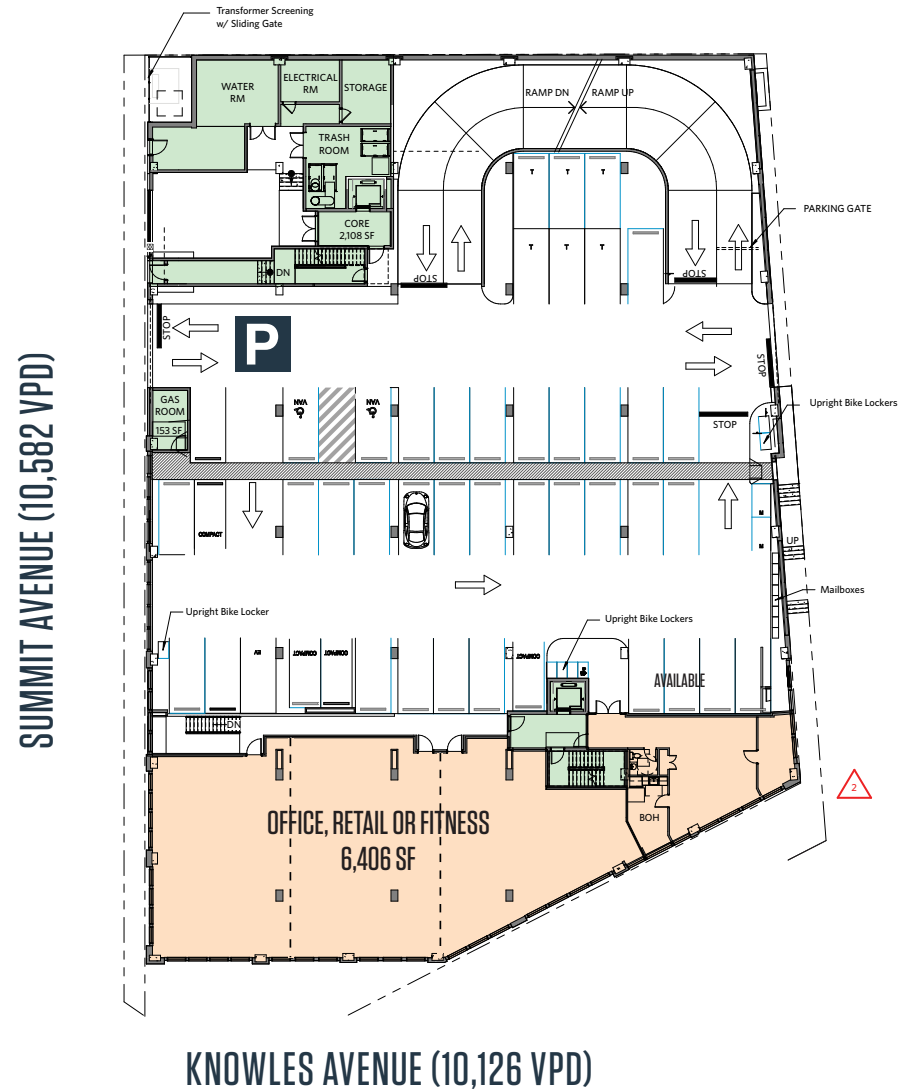
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## STREET LEVEL



## 2ND LEVEL (ON GRADE WITH PARKING ENTRANCE)



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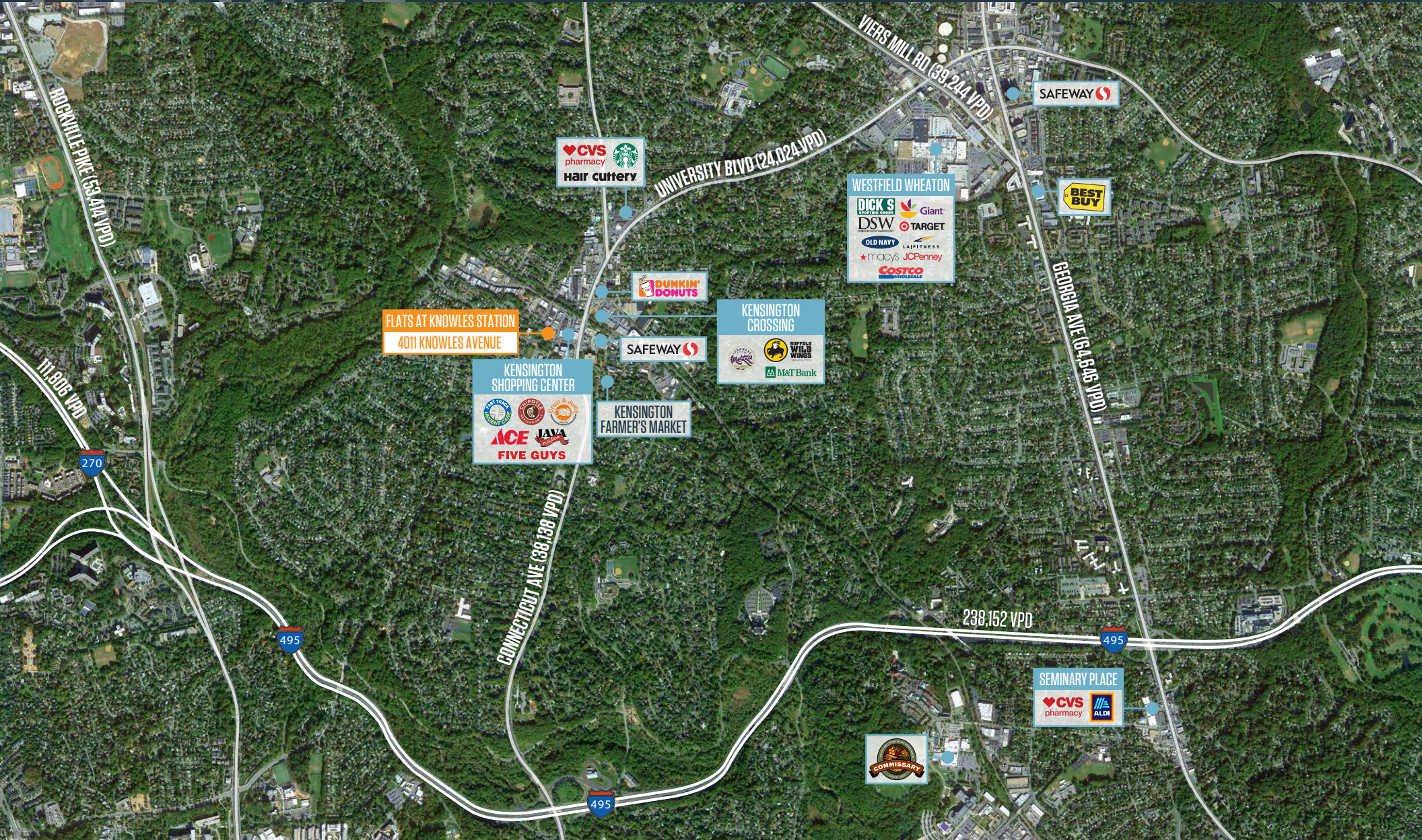
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# AERIAL

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**FLATS AT KNOWLES STATION**  
4011 KNOWLES AVENUE

**NEW RESIDENCES  
AT KNOWLES STATION**

**KENSINGTON SHOPPING CENTER**

**KENSINGTON CROSSING**

**baskin BR bobbins**

**SAFeway**



**PROMINENT SIGNAGE VISIBLE TO CONNECTICUT AVENUE**

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# RENDERING | THE FLATS AT KNOWLES STATION

4011 KNOWLES AVENUE, KENSINGTON, MD 20895



SUMMIT AVE 10,582 VPD

TENANT SIGNAGE

RONA BOWL  
Kensington Station  
PETS ARE HOME!  
La Gelateria

KNOWLES AVENUE 10,126 VPD

**STEVE COMBS**

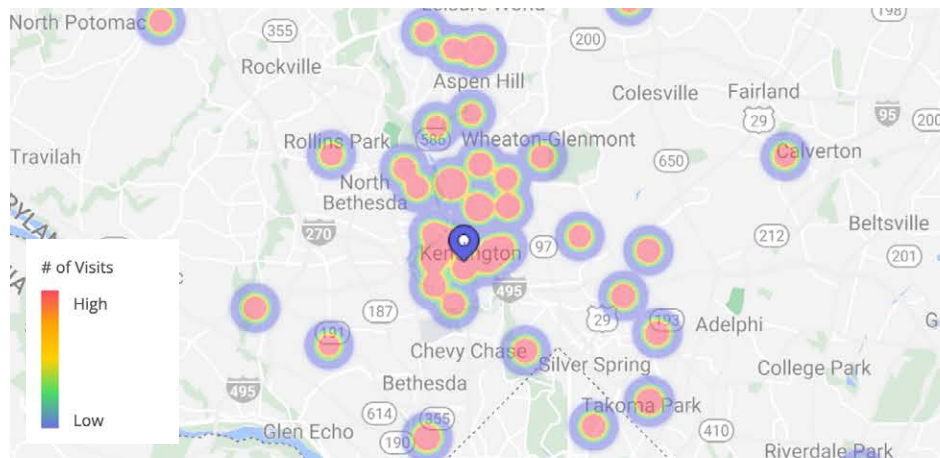
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**MATT SKALET**

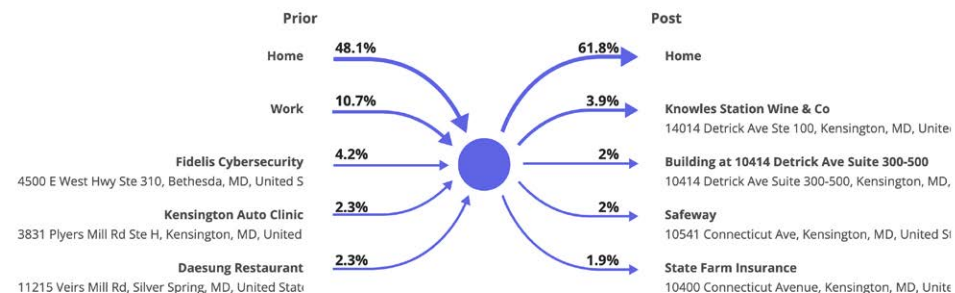
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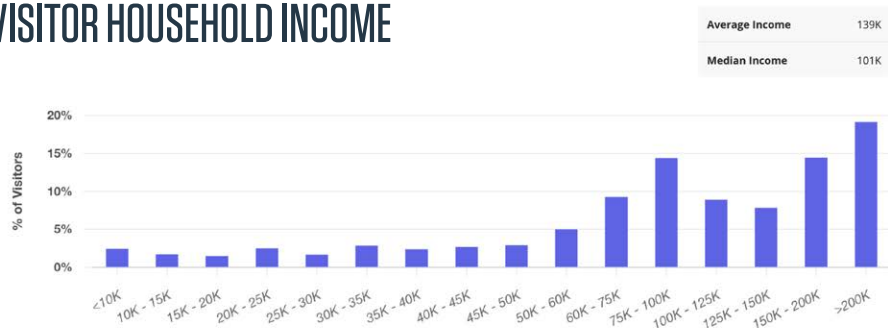
## TRUE TRADE AREA



## VISITOR JOURNEY



## VISITOR HOUSEHOLD INCOME



## FAVORITE PLACES

1	Westfield Montgomery / 7101 Democracy Blvd, Bethesda, MD 20817	3.6 mi	3K (77.9%)
2	Montrose Crossing Shopping Center / 12055 Rockville Pike, Rockville, MD 20852	2.7 mi	2.8K (73.6%)
3	Westfield Wheaton / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.3 mi	2.8K (72.5%)
4	Pike & Rose / 11580 Old Georgetown Rd, Bethesda, MD 20852	2.6 mi	2.7K (70.9%)
5	Federal Plaza / 12276 Rockville Pike, Rockville, MD 20852	3.1 mi	2.4K (63.5%)
6	Rio Washingtonian Center / 9841 Washingtonian Blvd, Gaithersburg, MD 20878	8.9 mi	2.2K (57.5%)
7	Congressional Plaza / 154 Congressional Ln, Rockville, MD 20852	3.5 mi	1.9K (50.2%)
8	Main Building / 11160 Veirs Mill Rd, Wheaton, MD 20902	1.4 mi	1.9K (48.9%)
9	White Flint Plaza / 5100-5268 Nicholson Ln, Rockville, MD 20852	1.8 mi	1.8K (47.8%)
10	Target / 5700 Bou Ave, Rockville, MD 20852	2.7 mi	1.8K (47.5%)



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## FOR MORE INFORMATION, PLEASE CONTACT:

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