

FOR LEASE 2nd Generation Restaurant Space

1251 W. Montgomery Avenue

Rockville, MD 20850

Overview

- 5,500 sf 2nd generation restaurant space, divisible
- In the shadow of Cooper's Hawk (276K annual visitors) at Research Row
- Monument panel fronting W. Montgomery Avenue available
- Large parking field
- Additional signage on I-270

Quick Facts

Availability	Immediate
Size	5,500 square feet
Rental Rate	Negotiable
Net Charges	TBD
Nearby Tenants	

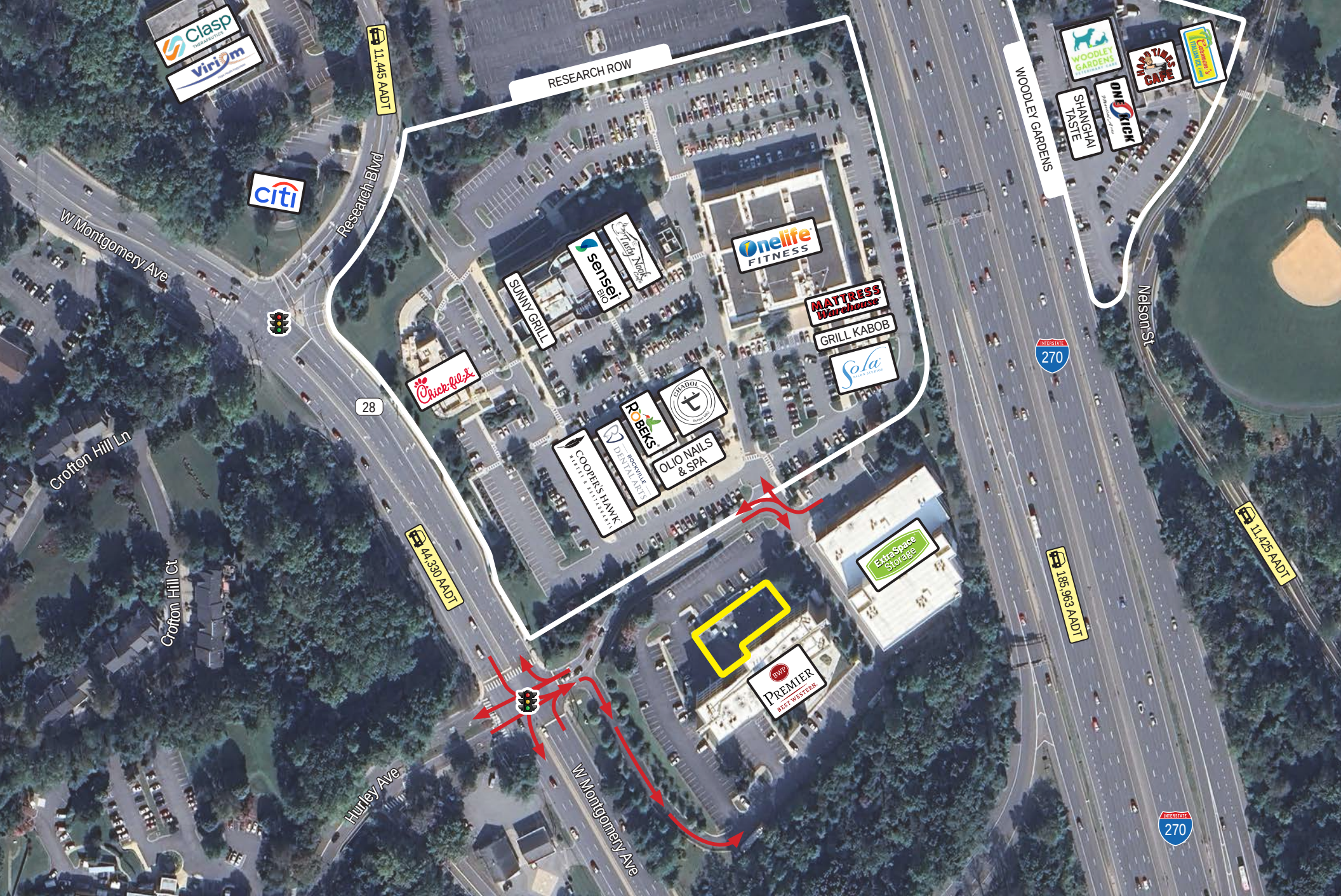


2025 Demographics	1 mile	3 miles	5 miles
POPULATION	13,585	114,418	299,726
HOUSEHOLDS	4,980	44,545	112,676
AVG. HH INCOME	\$209,165	\$186,393	\$186,634
DAYTIME POPULATION	25,161	202,878	391,519
TRAFFIC COUNT	185,963 AADT (Interstate-270)	44,330 AADT (W Montgomery Ave)	

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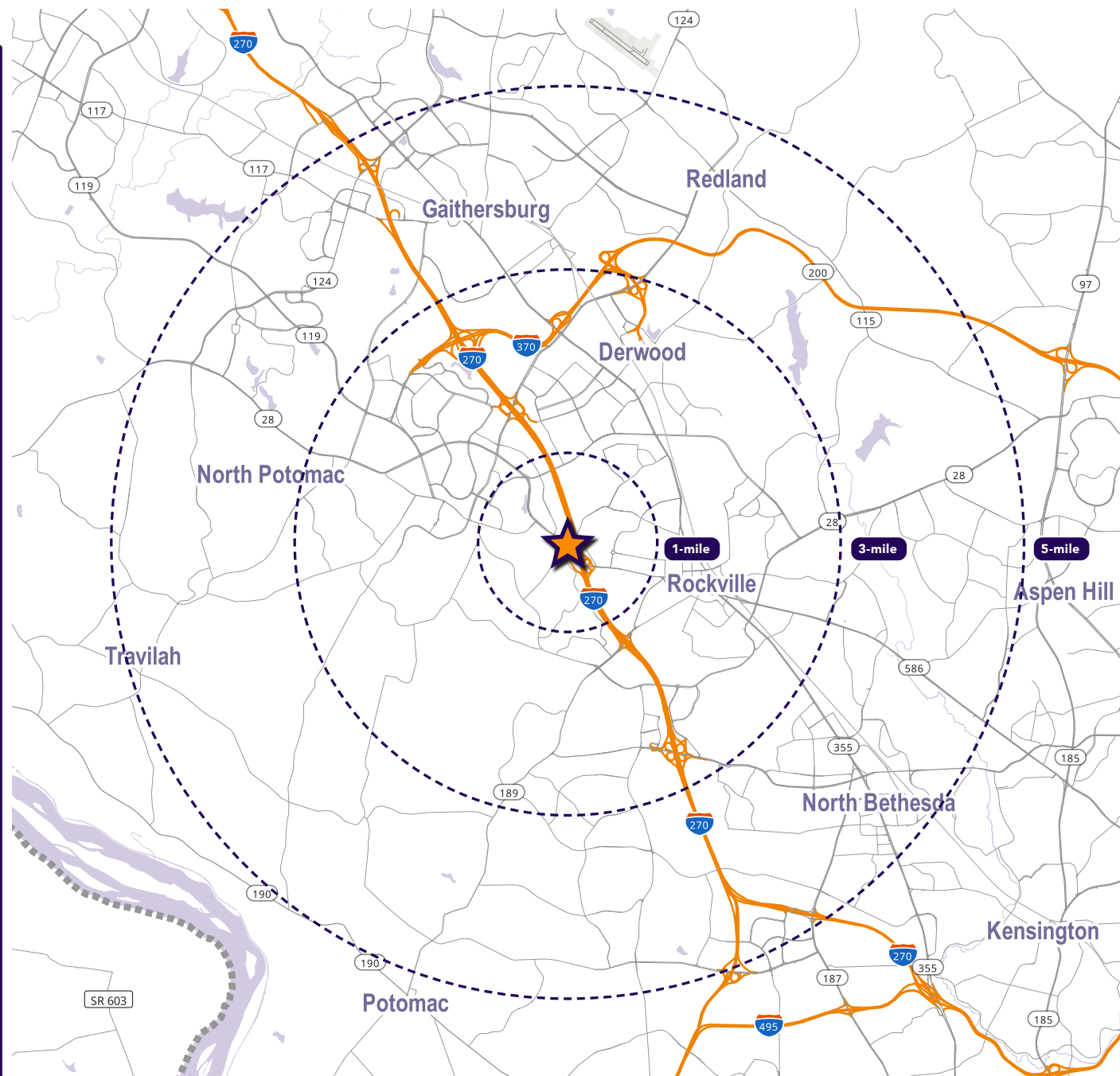
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