

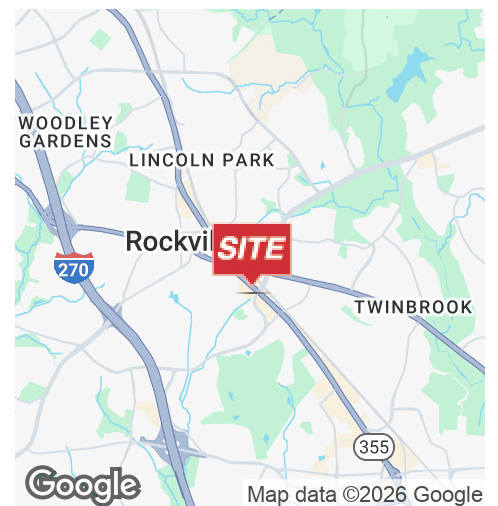
OFFICE-RETAIL BUILDING FOR LEASE



795 ROCKVILLE PIKE Rockville, MD 20852

PROPERTY HIGHLIGHTS

- Total of 15,000 SF on in two-story commercial building
- Ideal for single tenant user
- Excellent visibility from Route 355 (Rockville Pike)
- Close to the Rockville Metro and Twinbrook Metro
- Quick access to I-270
- Served by multiple ingress and egress points
- Ample surface parking
- Adjacent to Ritchie Center, a well-established and 100% leased shopping center with an array of dining options and services



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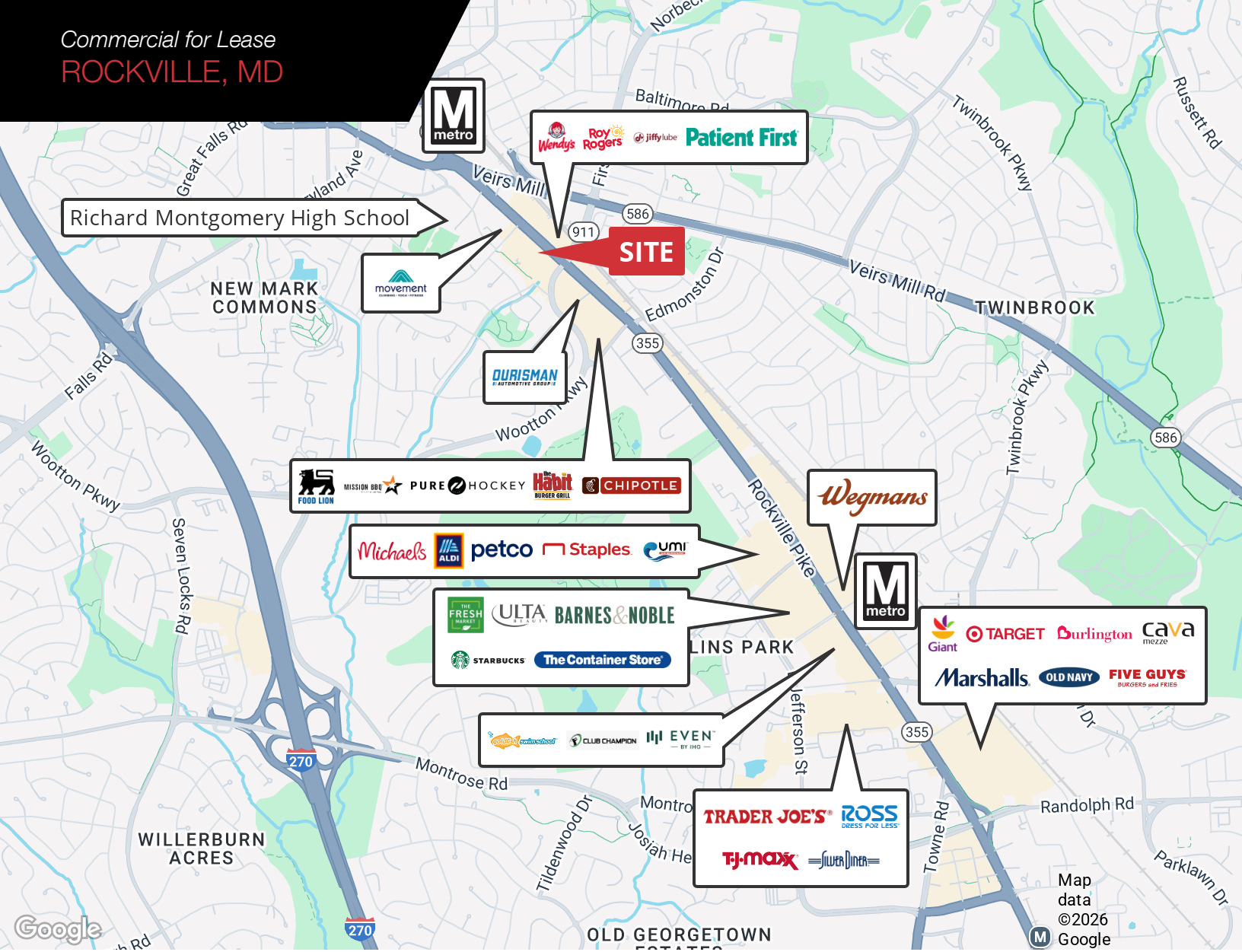
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Commercial for Lease
ROCKVILLE, MD



DEMOGRAPHICS



POPULATION



HOUSEHOLDS

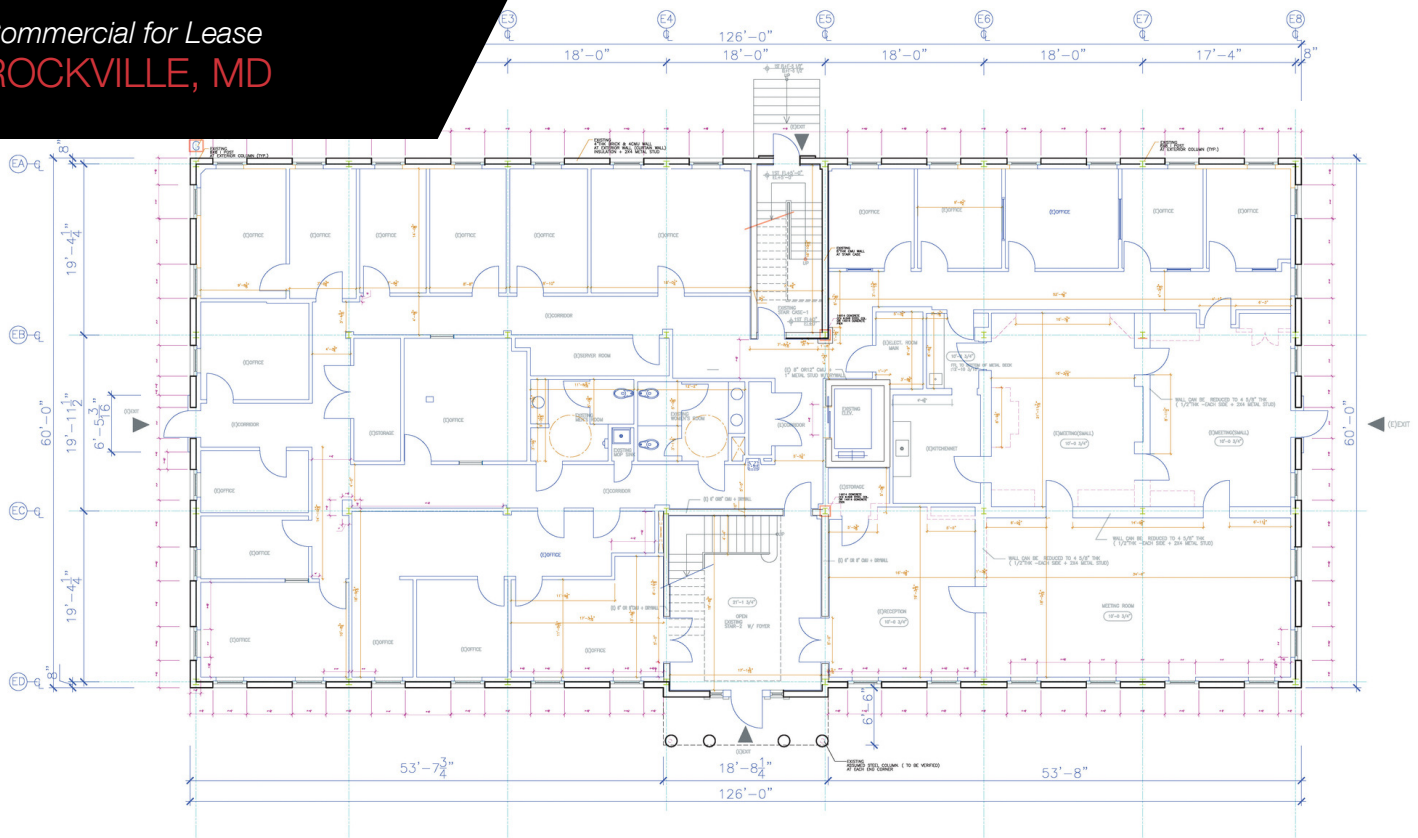


AVG. HOUSEHOLD INCOME

1 Mile	17,863	6,966	\$141,657
3 Miles	115,681	44,405	\$173,954
5 Miles	316,897	118,084	\$175,934

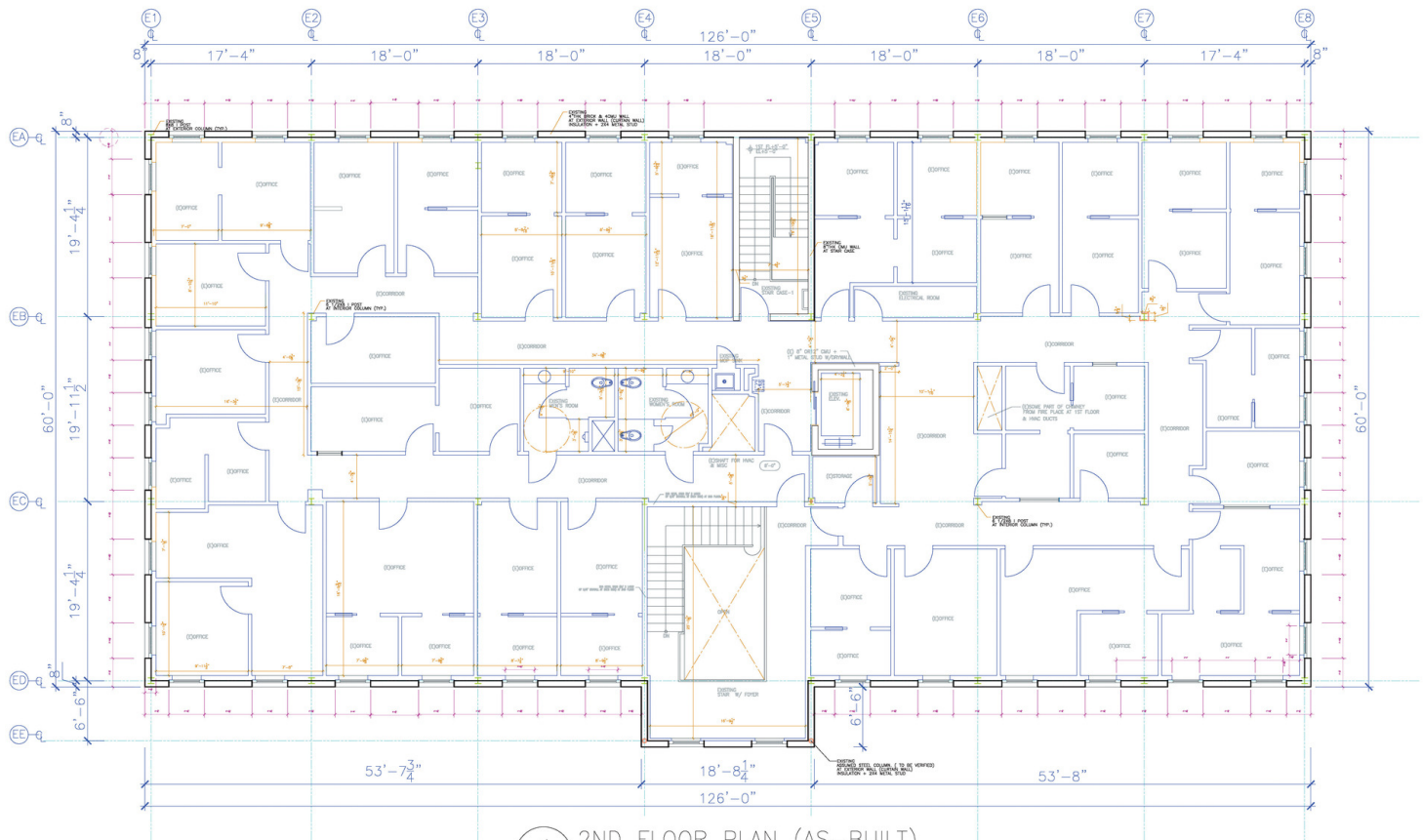
Demographics data derived from AlphaMap





1 1ST FLOOR PLAN (AS-BUILT)
 SCALE: 3/16" = 1'-0"

- NOTE:
1. STRUCTURAL COLUMNS - TO BE VERIFIED IF NEW CALCULATION IS CONDUCTED.
 2. STAIR CASE-1 : ENCLOSED WITH 8" CMU.
 3. STAIR - 2 : ENCLOSED WITH 4" FORMS AT 1ST FLOOR.
 2X4 METAL STUD (W/ 2 LAYERS OF 5/8" DRYWALL AT EACH SIDE) AT 2ND FLOOR.
 4. TO APPLY ANY BUILDING PERMIT TO CITY GOVERNMENT, IT IS NOT EXACT ELEMENT, OWNERS NEEDS TO SURVEY.



1 2ND FLOOR PLAN (AS-BUILT)
 SCALE: 3/16" = 1'-0"