

RETAIL OPPORTUNITIES



FALLSGROVE VILLAGE CENTER

14933 Shady Grove Road | Rockville, Maryland

LOCATION

Falls Grove Village Center is located on Shady Grove Road, adjacent to Shady Grove Adventist Hospital in prestigious Rockville, Maryland.

AVAILABLE

In-Line Leasing
2,790 rentable sq. ft. storefront space D-17

OVERVIEW

This 150,000 sq. ft. community retail center is situated in the heart of the 257-acre Falls Grove master planned, mixed-use development. Anchored by Safeway, Falls Grove Village Center boasts a diversified tenant roster to include popular dining, specialty and service oriented shops. The center is located within walking distance of the Falls Grove Village Hilton Garden Inn, Homewood Suites by Hilton and the Falls Grove Village Office Center.

MARKET FACTS

This property is located in Montgomery County, Maryland, one of the most affluent counties in the nation. Falls Grove Village Center is at the core of the Interstate 270 Technology Corridor, which is home to numerous software and biotechnology companies, as well as several federal government institutions. The center is neighbored by high income residential, and a strong daytime employment. The combined office and residential population base is in excess of \$154,000 within a 5-mile radius. The average household income within a 5-mile radius is \$142,484. There are over 17 million square feet of existing and proposed office space located within a 3-mile radius of the property.

TENANTS

Safeway Food & Drug	Krispy Kreme
Bethesda Bagels (coming soon)	Mamma Lucia
Capital One	My Eye Dr
Chipotle Mexican Grill	Panera Bread
European Wax Center (coming soon)	Senz Yoga
FedEx Office	Starbucks
Jersey Mike's	Verizon (The Wireless Center)

LEASING

For more information about Falls Grove Village Center, to arrange for a visit to the property and for leasing rates please contact:

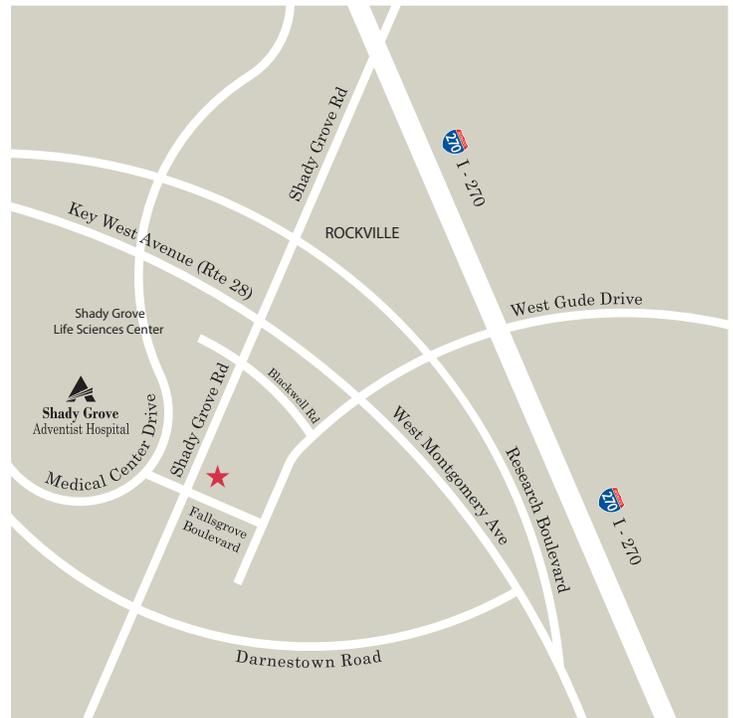
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