

FOR LEASE 2nd Generation Restaurant Space

1251 W. Montgomery Avenue

Rockville, MD 20850

Overview

- 5,500 sf 2nd generation restaurant space
- 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	

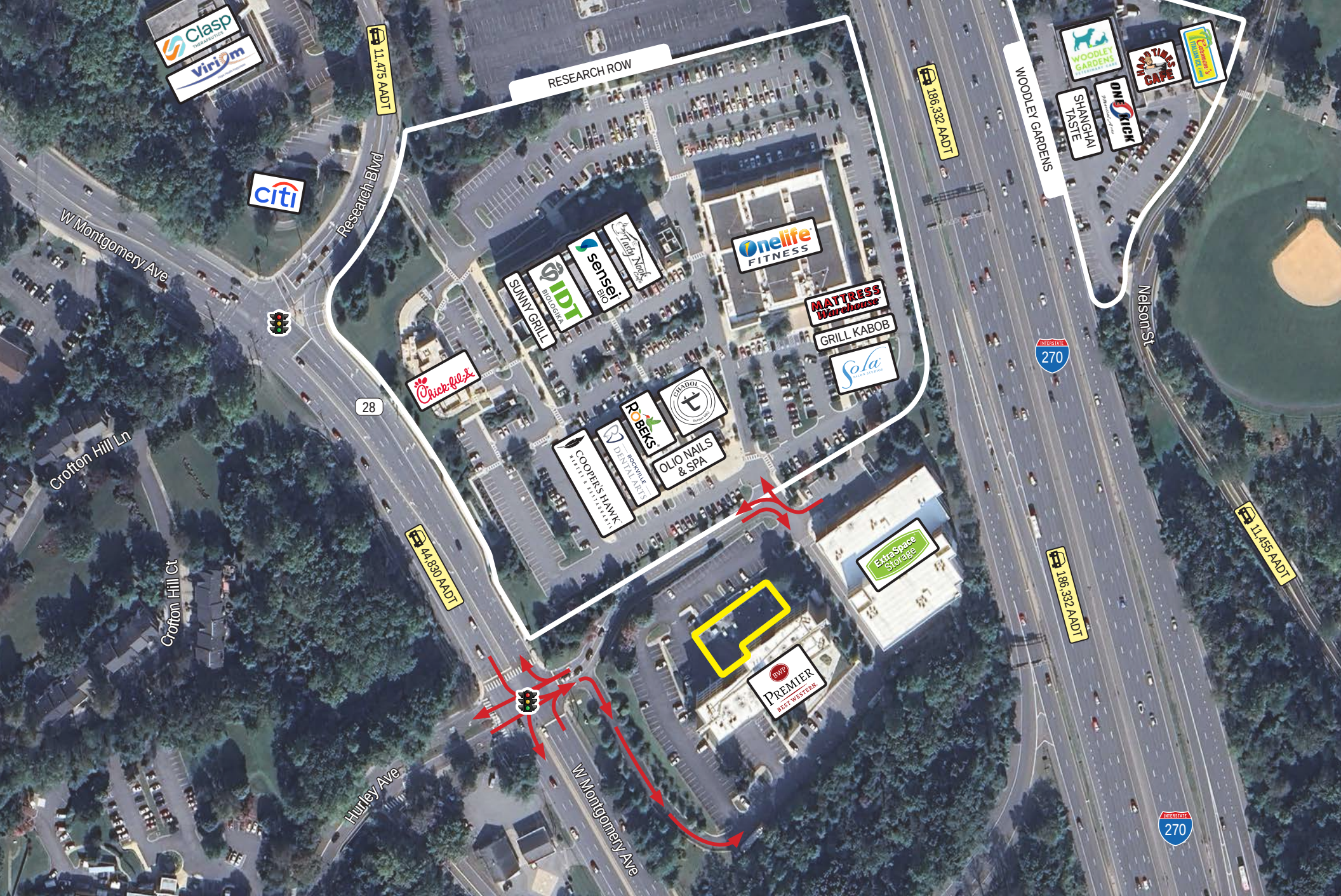


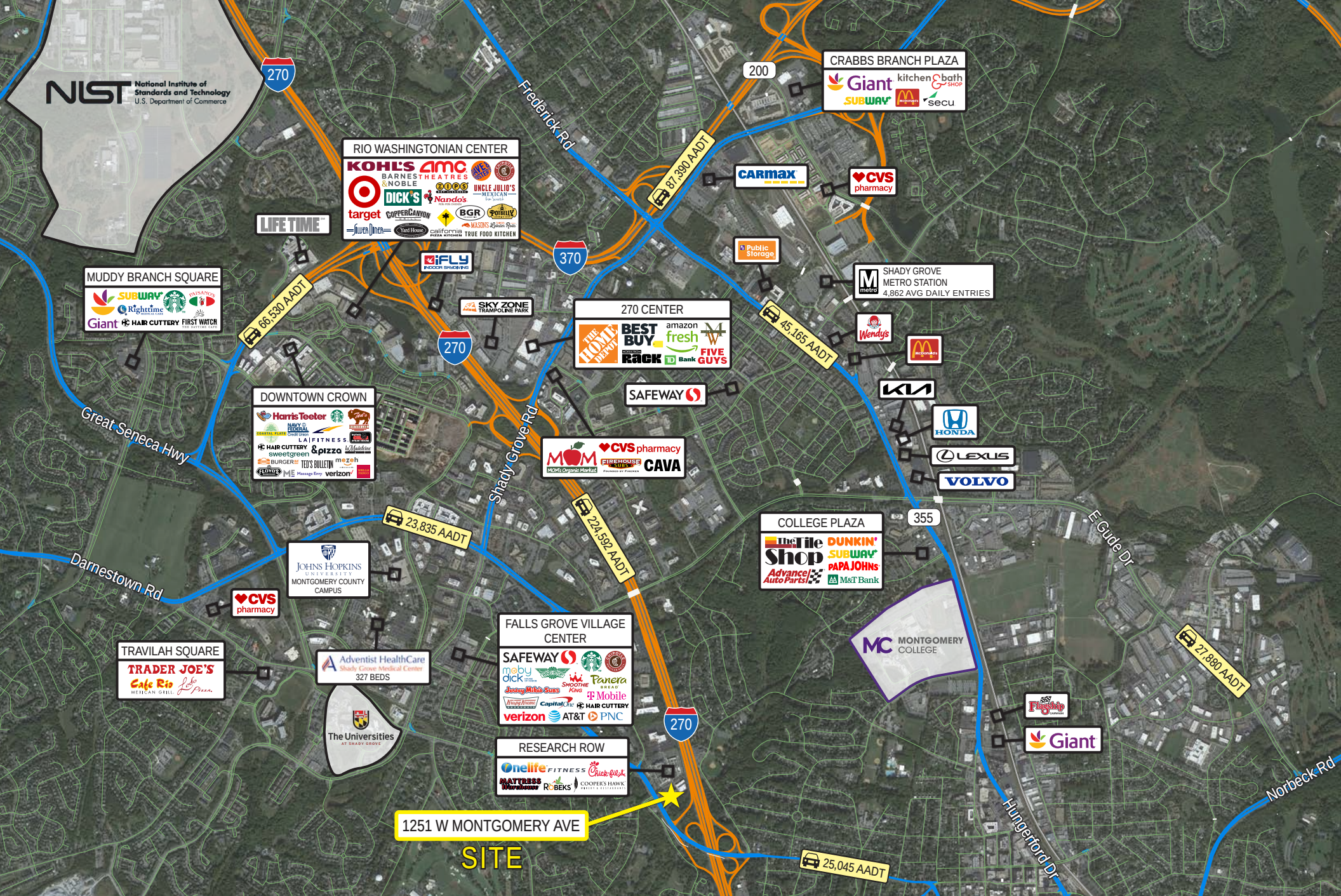
2024 Demographics	1 mile	3 miles	5 miles
POPULATION	12,813	112,198	293,714
HOUSEHOLDS	4,677	43,256	110,177
AVG. HH INCOME	\$196,973	\$173,520	\$173,561
DAYTIME POPULATION	21,979	194,390	377,173
TRAFFIC COUNT	186,332 AADT (Interstate-270)	44,830 AADT (W Montgomery Ave)	

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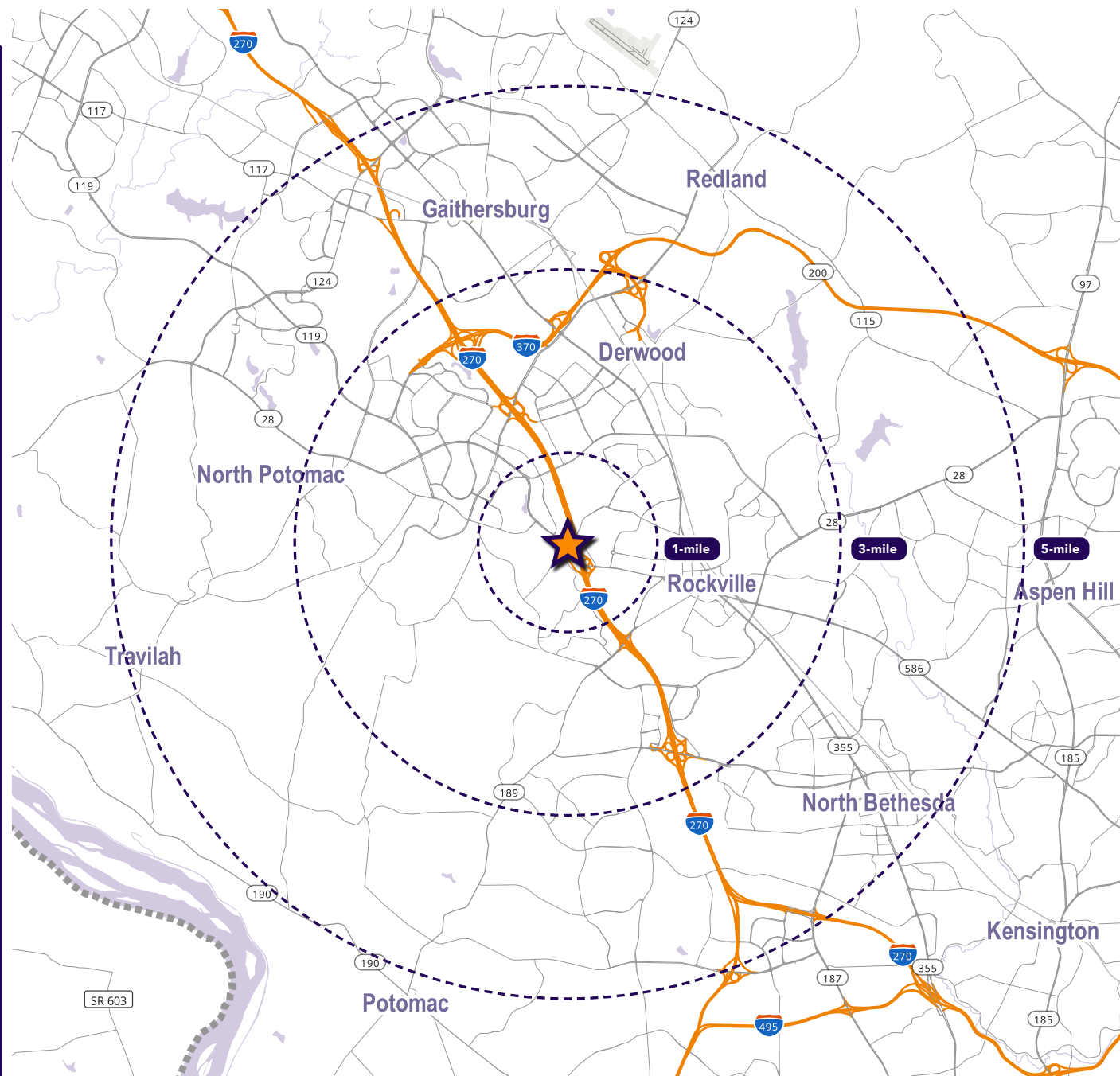
Interested? Contact:

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