PARACLETE
retail real estate advisors

AVAILABLE

2nd GEN RESTAURANT

FULLY EQUIPPED RESTAURANT

11 N. Washington | Rockville, MD

DANIEL PATRIZIO
410.905.5364
dan@paracleterealty.com

MARKET AERIAL

RETAIL FOR LEASE

11 N. Washington St. | Rockville, MD

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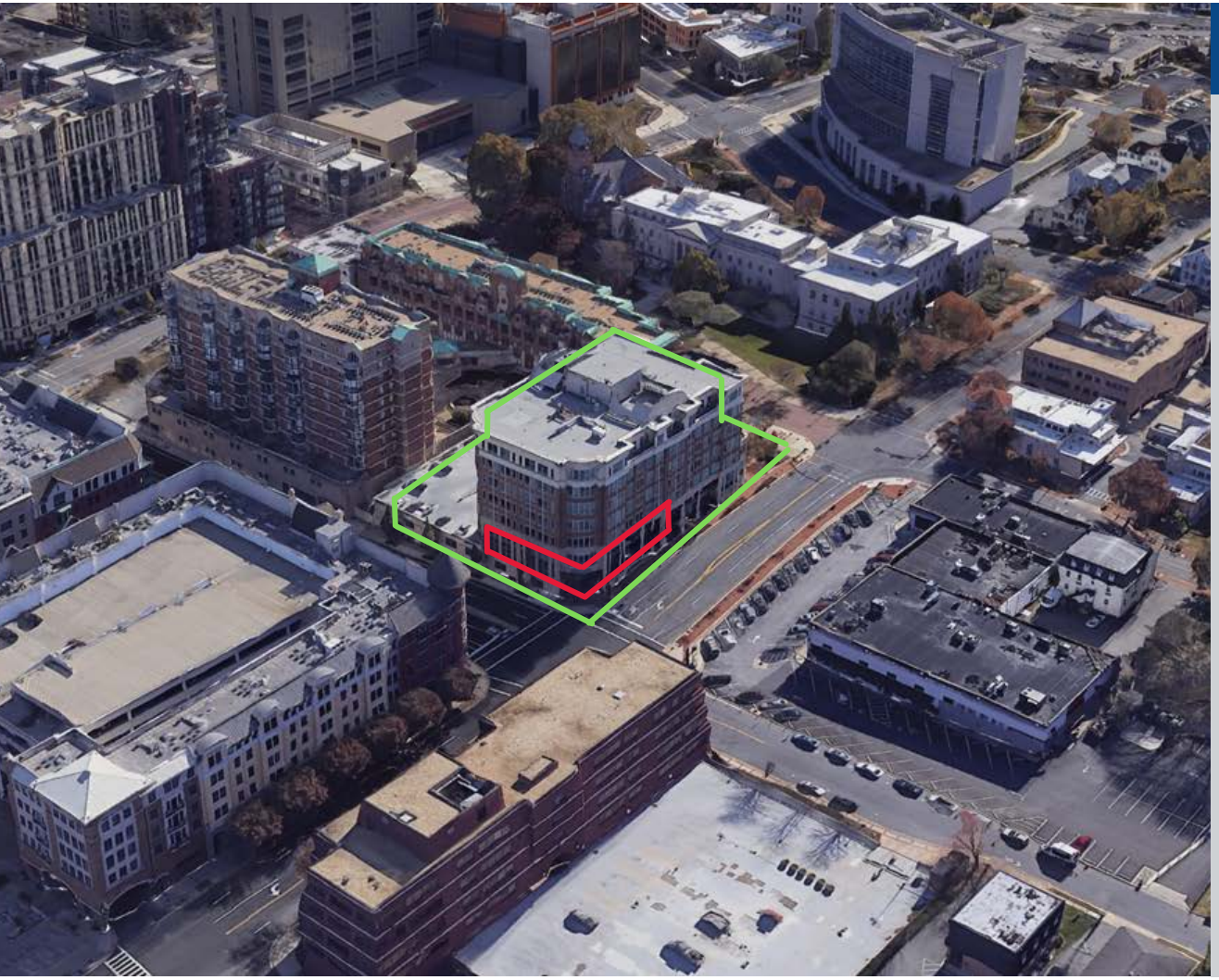
PROPERTY HIGHLIGHTS



RESTAURANT FOR LEASE

AVAILABLE

3,851sf | 2nd gen restaurant

PROPERTY OVERVIEW

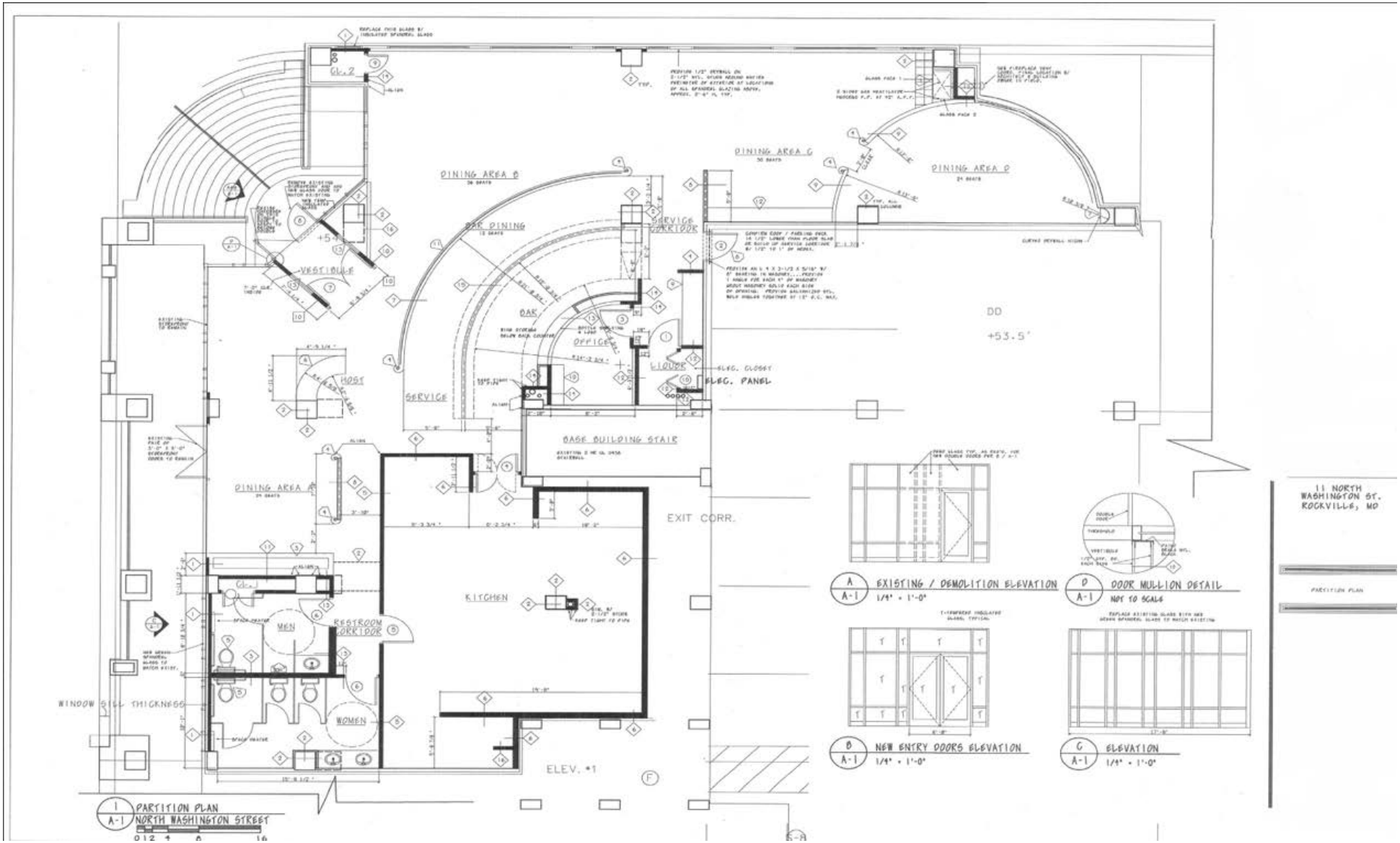
Located in the heart of Rockville, MD benefiting from convenient access to I-270 and surrounded by both residential and office

Directly adjacent to the Montgomery County Courthouse and surrounding government offices

LOCAL TRAFFIC

E. Middle Ln	11,288 apd
Rockville Pike	45,144 apd
Rockville Station Metro	2,500 riders per day

SPACE PLAN



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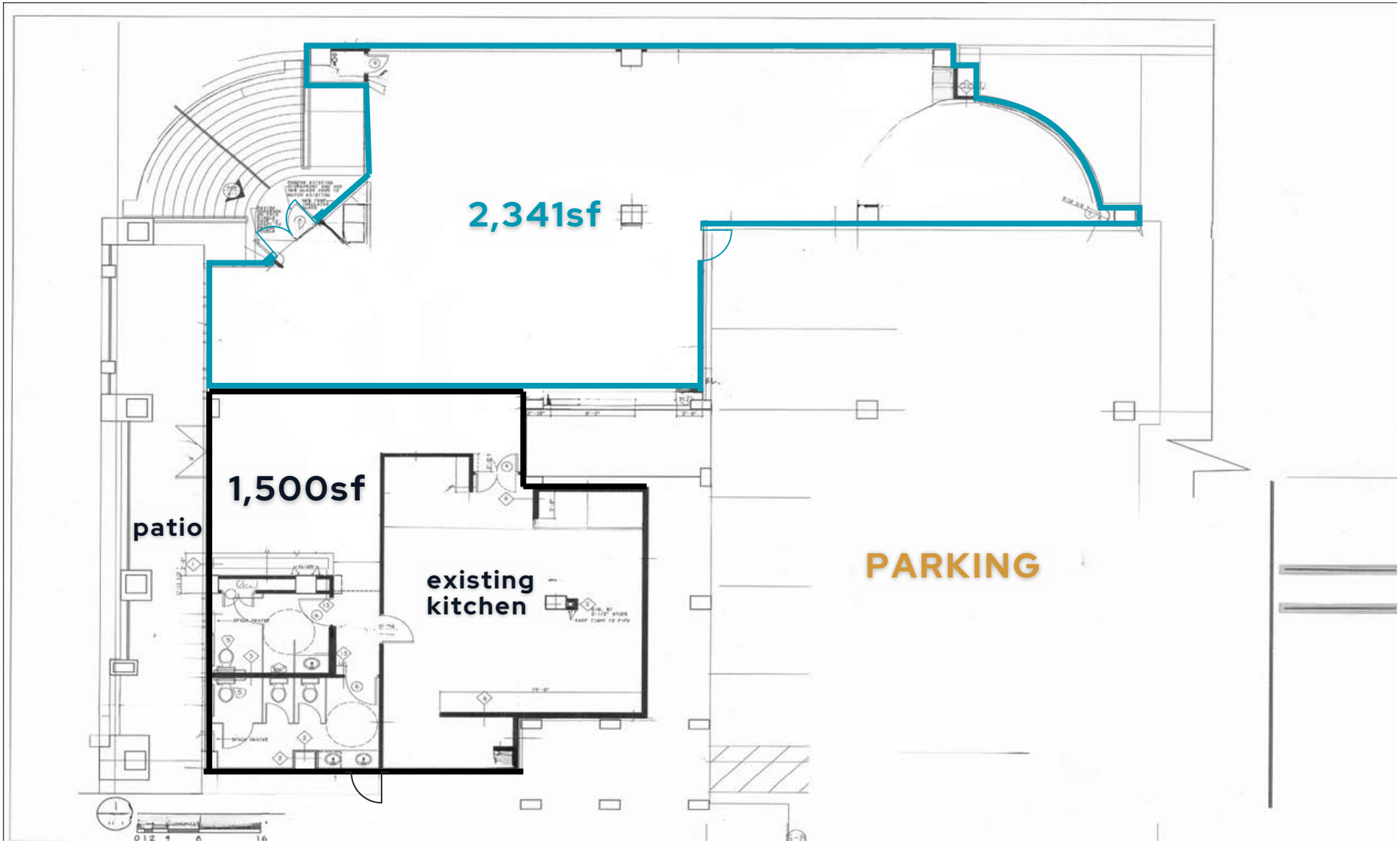
DEMISING PLAN



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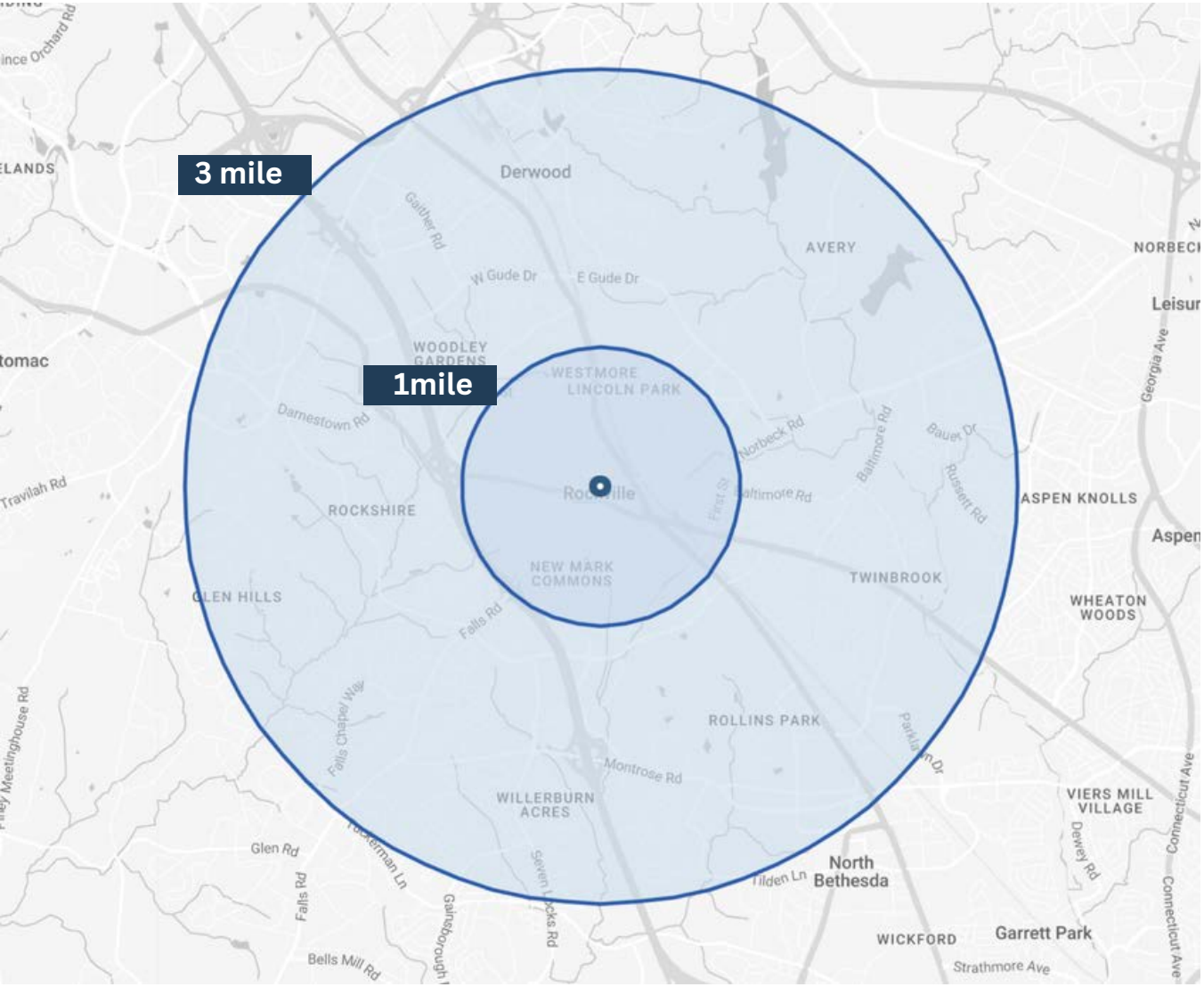
DEMOGRAPHICS



BY RADIUS

	1mile	3miles	5miles
POPULATION	19,088	112,098	326,916
WORKDAY POP	17,638	107,947	189,095
HOUSEHOLDS	8,156	46,399	128,923
AVG HOUSEHOLD INCOME	$157.0k	$186.2k	$185.3k

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11 N. WASHINGTON

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