PARACLETE
retail real estate advisors

2nd Gen Fitness

RANDOLPH CENTER

12205 - 12275 Nebel Street | Rockville, MD

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MARKET AERIAL

PROPERTY HIGHLIGHTS

RETAIL FOR LEASE

AVAILABLE SPACE

2,036sf | 9,737sf

PROPERTY OVERVIEW

Grocery anchored retail center located in Rockville, MD, surrounded by both residential and office. Randolph SC sits in a vibrant retail corridor with convenient access to Rockville Pike (Rt. 355)

LOCAL TRAFFIC

Randolph Road	22,999 AADT
Nebel Street	8,558 AADT
Rockville Pike	48,080 AADT

JOIN

JOHNSON FITNESS & WELLNESS

SOLDIERFIT

RANDOLPH FLOORING

SalonCentric PROFESSIONAL BEAUTY PARTNERS

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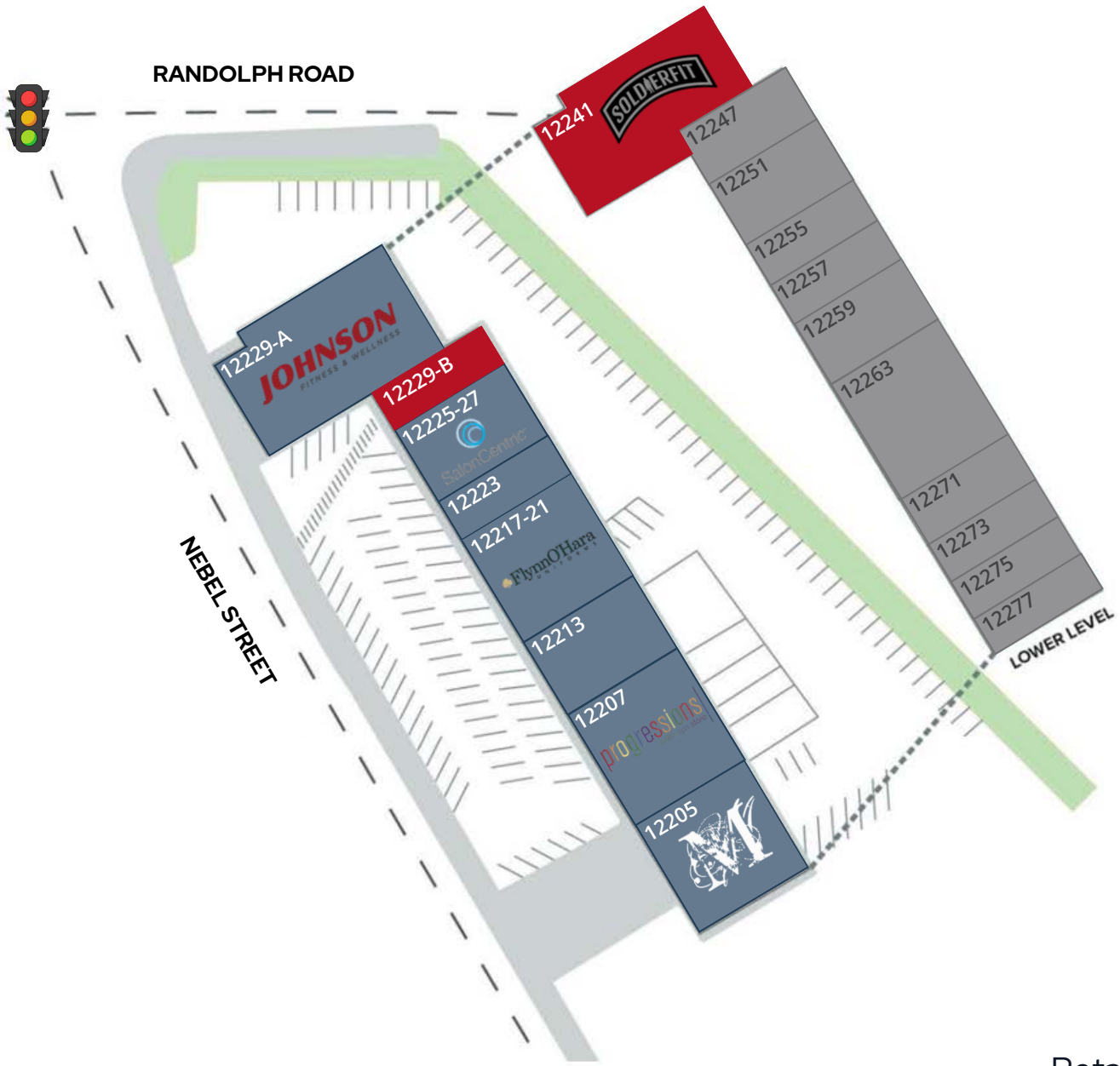
SITE PLAN



TENANT ROSTER

UPPER LEVEL

12205	Medina Cuisine	5,042sf
12207	Progessions Hair	9,323sf
12213	Danabazaar	3,448sf
12217	Flynn Ohara Uniforms	16,165sf
12223	Jack Rosen	2,008sf
12225	SalonCentric	4,008sf
12229B	**AVAILABLE**	**2,036sf**
12229	Johnson Fitness	9,724sf

LOWER LEVEL

12241	**Soldierfit** *(discreet listing)*	**9,737sf**
12247	OM Automotive	4,000sf
12251	Randolph Flooring	3,750sf
12255	Exusia Advantage	2,040sf
12257	Exusia Advantage	1,960sf
12259	Calfax Motors	4,106sf
12263	Collision Kings	8,016sf
12271	Kaufman's Auto	1,650sf
12273	LXT Automotive	1,650sf
12275	Viktoria Water	1,900sf
12277	Cachilla Muffler	2,052sf

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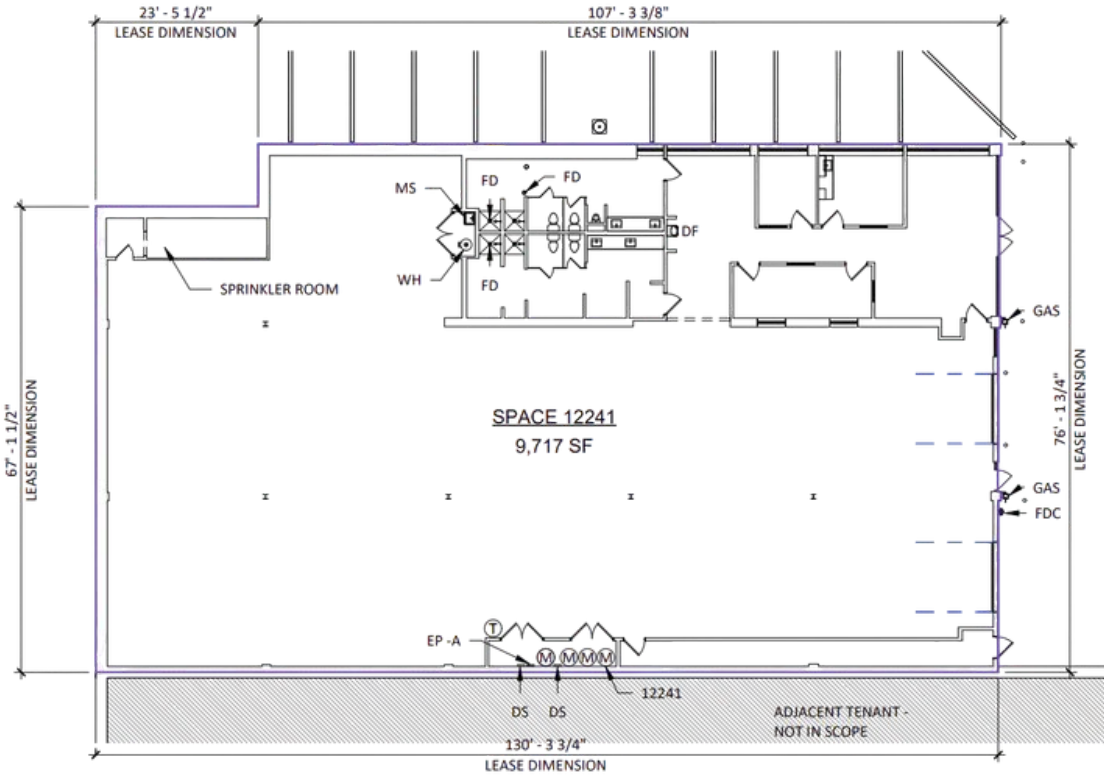
SNAPSHOT

2nd Gen Fitness | 9,737sf

discreet listing



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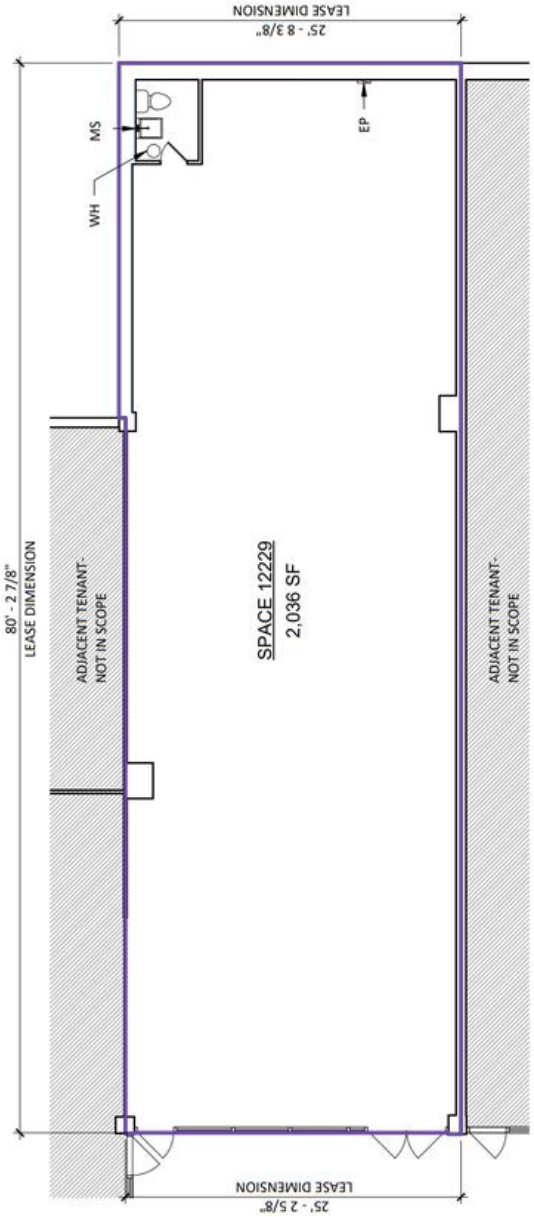
SNAPSHOT

2nd Gen Retail | 2,036sf



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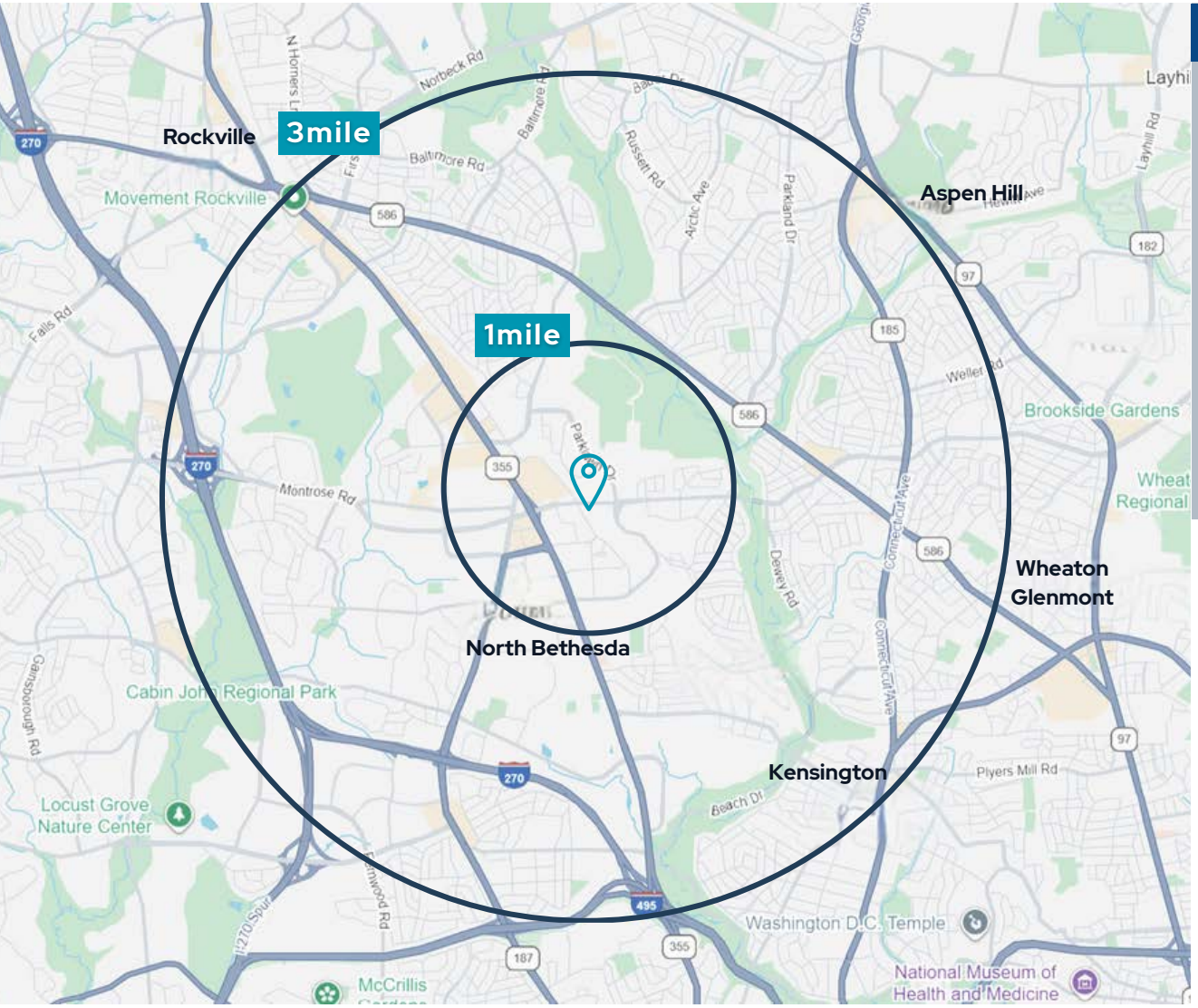
DEMOGRAPHICS



BY RADIUS

1mile	3miles	5miles
POPULATION		
23,531	168,121	381,265
WORKDAY POP		
39,043	95,884	219,293
HOUSEHOLDS		
11,463	63,611	144,338
MEDIAN HOUSEHOLD INCOME		
$118.7k	$147.2k	$153.8k

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