PARACLETE
retail real estate advisors

LAST REMAINING SPACES

TALBOTT CENTER

1043-1099 Rockville Pike | Rockville, MD

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MARKET AERIAL

PROPERTY HIGHLIGHTS

RETAIL FOR LEASE

AVAILABLE

924sf & 1,280sf remaining

PROPERTY OVERVIEW

Located in the heart of Rockville, MD, surface parked retail benefiting from convenient access to I-270 , Approximately 35,722sf neighborhood retail center fronting Rockville Pike

LOCAL TRAFFIC

Rockville Pike 50,404 AADT

JOIN

LA LIMEÑA GRILL

H&R BLOCK

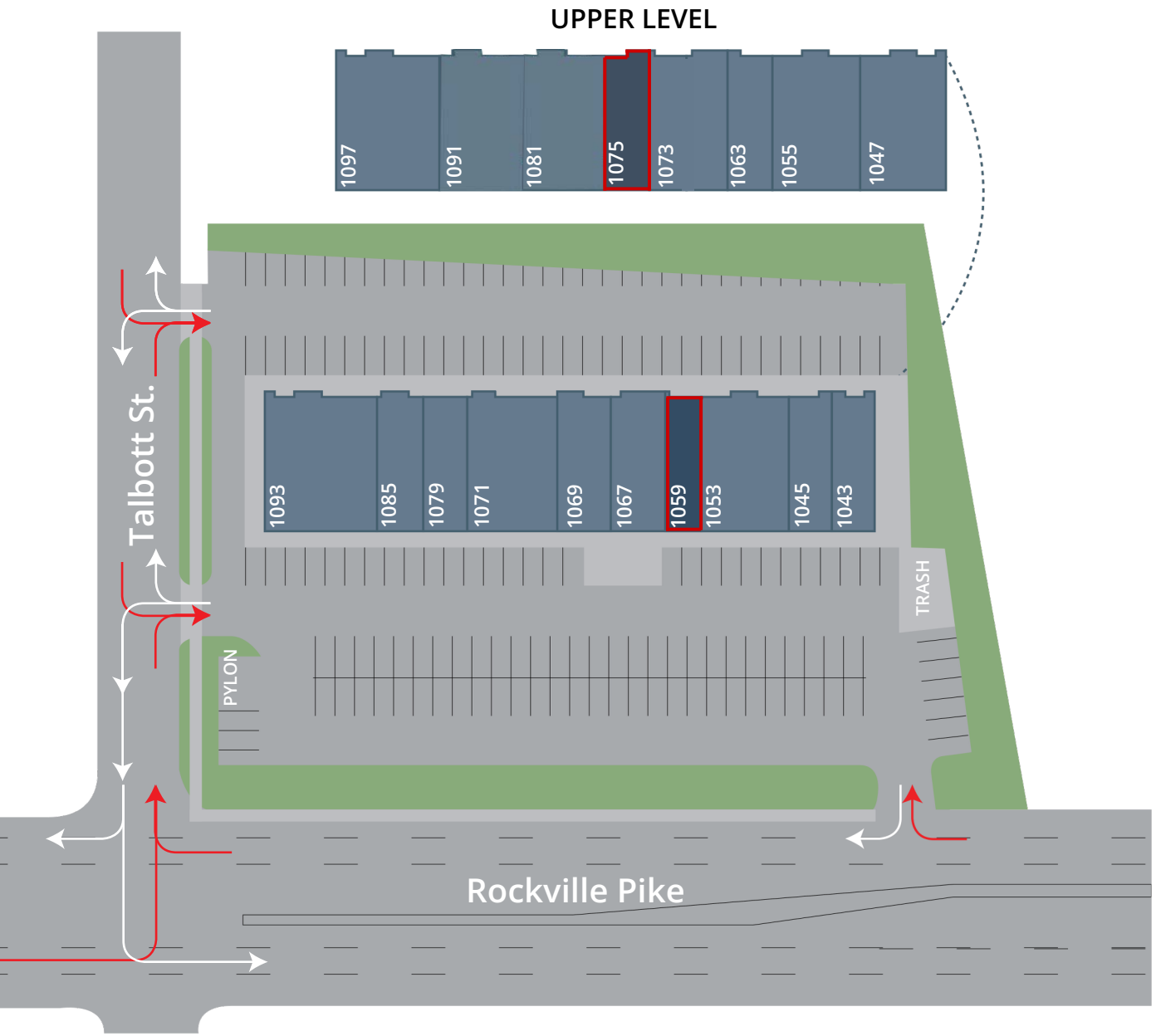
Kielbasa FACTORY

JennShim STUDIOS

SCHOOL of ROCK

ACTIVE PHYSICAL THERAPY

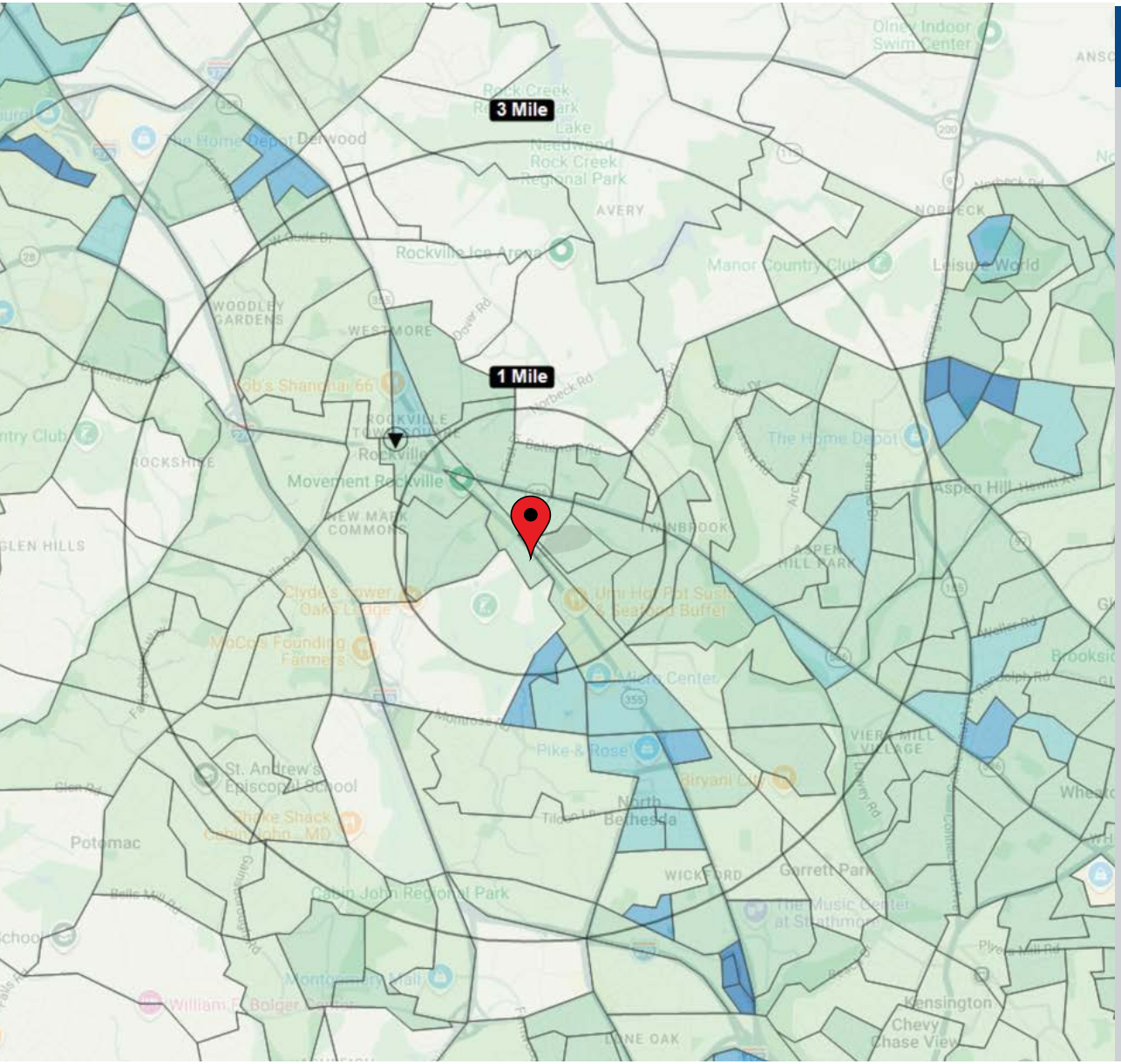
SITE PLAN



TENANT ROSTER

STREET LEVEL		
1043	Temari Japanese Cafe	1,280sf
1045	Batteries Plus	1,280sf
1053	Block Advisors	2,560sf
1059	**AVAILABLE**	**924sf**
1067	Edna's Cleaners	1,480sf
1069	Brothers Vacuum	1,280sf
1071	Talbott Beer & Wine	2,560sf
1079	Daboba	1,280sf
1085	Queen's Nails	1,280sf
1093	La Limena Peruvian	3,840sf
UPPER LEVEL *with dedicated, at grade parking*		
1047	Maruichi Japanese Mkt	2,560sf
1055	United Floors	2,560sf
1063	Ageless Health	1,280sf
1073	Kielbasa Factory	2,564sf
1075	**AVAILABLE**	**1,280sf**
1081	School of Rock	2,560sf
1091	Active Physical Therapy	2,560sf
1097	Jenn Chin Studios	2,560sf

DEMOGRAPHICS



By RADIUS

	1mile	3miles	5miles
POPULATION	19,129	129,500	345,555
WORKDAY POP	8,752	100,696	207,276
HOUSEHOLDS	7,243	49,340	131,675
MEDIAN HOUSEHOLD INCOME	$141,4k	$190.3k	$186.5k

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