

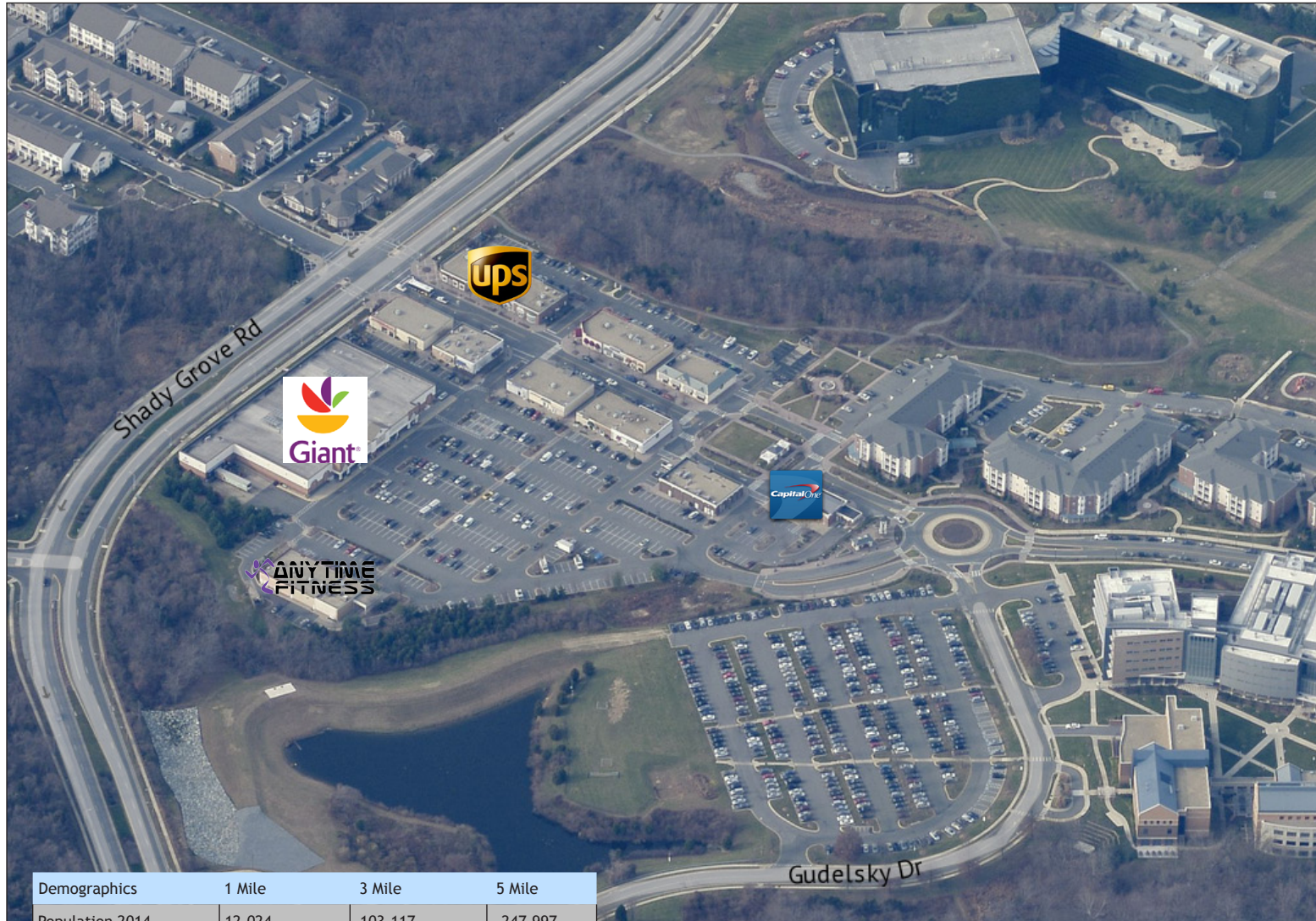
TRAVILLE VILLAGE CENTER

9700-9761 Traville Gateway Drive, Rockville, MD 20858

Retail Space Available: 3,568 SF | 2,280 SF | 1,500 SF | 1,200 SF



6824 Elm Street Suite 200
McLean, VA 22101
ph: 703.821.0500
fax: 703.442.7545
BeattyCos.com



Center Type: Neighborhood Center
Retail GLA: 98,484 SF
Year Built: 2003
County: Montgomery County

Features:

Signalized Intersection
Parking: 455 Surface Spaces

Traffic Counts: up to 24,248 VPD
on Shady Grove Road and
22,533 VPD on Great Seneca Hwy

Anchor Tenant:

Giant of Maryland



National Tenants



Traville Village Center is located in Rockville behind The University of Maryland's Shady Grove campus. The Center's main thoroughfare, Traville Gateway Drive is accessible from both Darnestown Road (Rte. 28) and Shady Grove Road.

Traville has an eclectic mix of boutique stores and unique restaurants as well as the convenience of a grocery store, drive-through dry cleaners, bank and much more, it is the perfect neighborhood center.

Demographics	1 Mile	3 Mile	5 Mile
Population 2014	12,024	103,117	247,997
Population 2019	12,824	109,632	247,997
Total Households	4,343	37,869	90,067
Average HH Income	\$157,013	\$145,666	\$131,138

Leasing Contact: Brian Rosenberg | phone: 571.395.8023 | brosenberg@beattykos.com

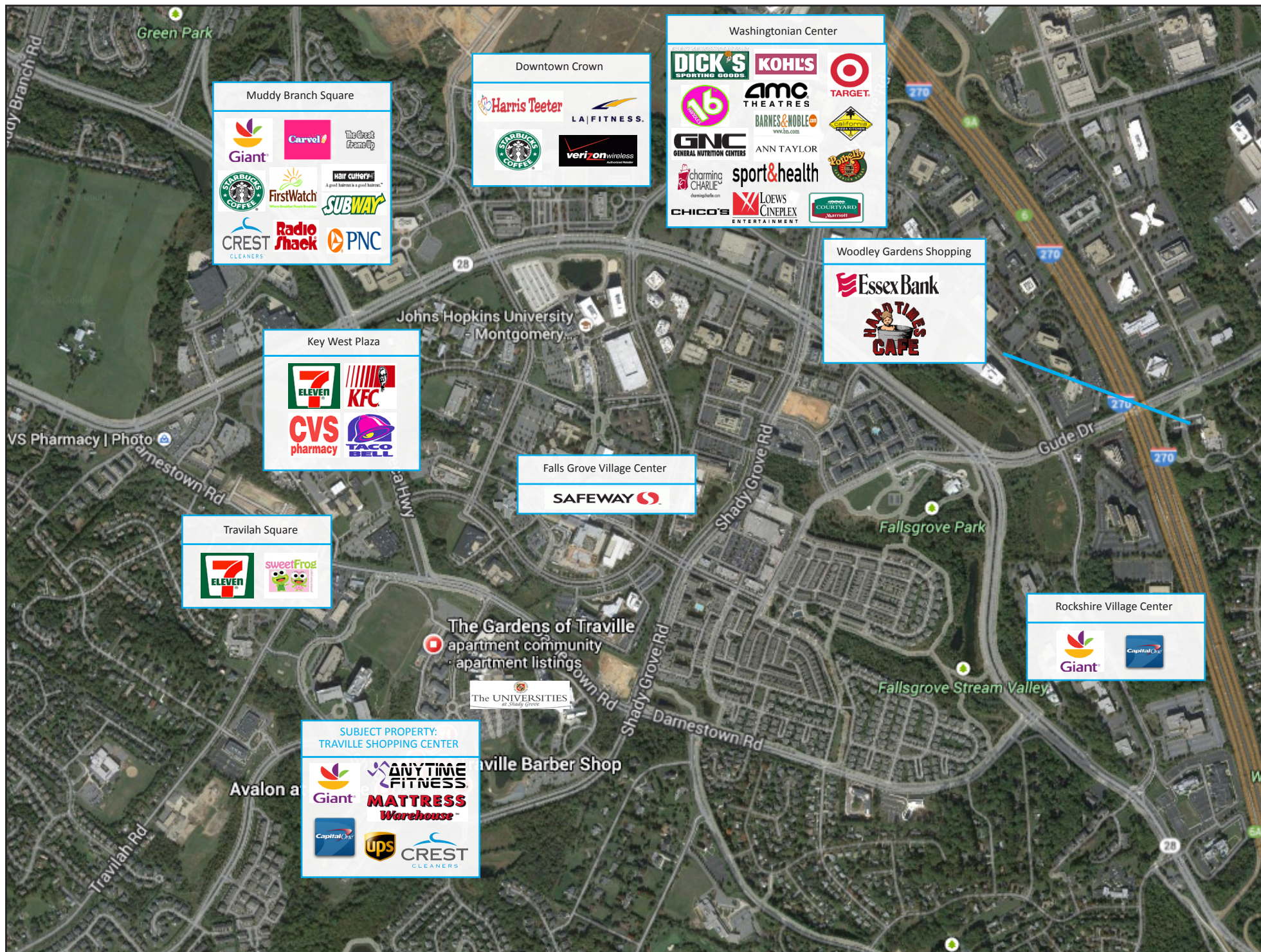
TRAVILLE VILLAGE SHOPPING CENTER

Traville Gateway Drive, Rockville, MD 20858

to Darnestown Road (Rt. 28)



	Space	Tenant	SF
1	9700	Potomac Beer & Wine	2,842
2	9701	Available	3,568
3	9705	Available	1,500
4	9706	Sushi Oishii	2,320
5	9709	Pizza Zone	2,100
6	9710	The UPS Store	1,160
7	9712	Quench	2,320
8	9713	Cava Restaurant	1,800
9	9719	Giant of Maryland	42,289
10	9725	Anytime Fitness	2,795
11	9727	Traville Dentist	1,200
12	9729	Traville Barber Shop	1,200
13	9731	Crest Cleaners	2,100
14	9734	Magnolia Salon & Spa	2,498
15	9735	My Best Friend's Closet	2,040
16	9736	The Bukhara Restaurant	2,320
17	9737	Available	2,280
18	9740	Finally Fit Pilates	1,798
19	9741	Available	1,200
20	9743	Finally Fit Studio	1,800
21	9745	Lu's Cafe	1,500
22	9748	Nanda Child Care	4,814
23	9749	Bagel Towne Deli	3,000
24	9755	Nantucket's Reef Restaurant	4,840
25	9761	Capital One Bank	3,200



Muddy Branch Square

Giant Carvel The Great Frame Up

Starbucks FirstWatch SUBWAY

CREST CLEANERS Radio Shack PNC

Downtown Crown

Harris Teeter LA FITNESS

Starbucks Coffee Verizon Wireless

Washingtonian Center

DICK'S Sporting Goods KOHL'S

16 THEATRES AMC THEATRES

GNC BARNES & NOBLE ANN TAYLOR

CHARMING CHARLIE sport & health

CHICO'S LOEWS CINEPLEX ENTERTAINMENT

TARGET. California State Capitol

Woodley Gardens Shopping

Essex Bank

HOT TIMES CAFE

Key West Plaza

7 ELEVEN KFC

CVS pharmacy TACO BELL

Falls Grove Village Center

SAFeway

Travilah Square

7 ELEVEN sweetFrog

Rockshire Village Center

Giant Capital One

SUBJECT PROPERTY:
TRAVILLE SHOPPING CENTER

Giant ANYTIME FITNESS

MATTRESS Warehouse

Capital One ups CREST CLEANERS

The UNIVERSITIES
at Shady Grove

The Gardens of Traville
apartment community
apartment listings

Traville Barber Shop