

TRAVILLE VILLAGE CENTER

9700 - 9761 Traville Gateway Drive, Rockville, MD 20850



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, fitness center and much more, it is the perfect neighborhood center.

Retail Space Available:

1,798 sf | 1,800 SF | 3,200 SF

Center Type: Neighborhood Center
Retail GLA: 98,484 SF
Year Built: 2003
Features: Signalized Intersection
Parking: 455 Surface Spaces
Traffic Counts: Up to 24,248 AADT on Shady Grove Road
Up to 22,533 AADT on Great Seneca Hwy.

Anchor Tenant:



National/Regional Tenants:



The UPS Store



Demographics	1 Mile	3 Mile	5 Mile
Population 2019	13,621	111,389	260,694
Population 2024	14,536	119,380	274,137
Total Households	4,958	41,310	94,750
Average HH Income	\$172,735	\$167,728	\$154,532



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LEASING CONTACT

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Shady Grove Road - 24,248 AADT

Space	Tenant
9700	Potomac Beer & Wine
9701	Mattress Warehouse
9705	Black Lion Cafe
9706	Sushi Oishii
9709	Potomac Pizza
9710	The UPS Store
9712	BB.Q Chicken
9713	Cava Restaurant
9719	Giant
9725	Anytime Fitness
9729	Traville Barber Shop
9731	Crest Cleaners
9734	Shimmer Salon & Spa
9735	My Best Friend's Closet
9736	The Bukhara Restaurant
9737	Kicks Karate
9740	Available - 1,798 SF
9741	Kumon Math & Reading Center
9743	Available - 1,800 SF
9745	Oriental Cafe
9748	Nanda Child Care
9749	Bagel Towne Deli
9755	Nantucket's Reef Restaurant
9761	Available - 3,200 SF

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