

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:

1,800 sf | 3,200 SF | 4,840 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 2021 | 13,441 | 111,370 | 257,230 |
| Population 2026 | 13,879 | 116,158 | 266,631 |
| Total Households | 4,953 | 41,551 | 93,888 |
| Average HH Income | \$179,227 | \$175,830 | \$163,113 |



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

LEASING CONTACT



Dimitri Georgelakos | 703.268.2710 | dimitri@klnb.com
Veronica Kamara | 703.268.2714 | vkamara@klnb.com
Billy Kelly | 703.268.2706 | bkelly@klnb.com

TRAVILLE VILLAGE CENTER

9700 - 9761 Traville Gateway Drive, Rockville, MD 20850



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 | Klay |
| 9737 | Kicks Karate |
| 9740 | Total Access Urgent Care |
| 9741 | Kumon Math & Reading Center |
| 9743 | Available - 1,800 SF |
| 9745 | Oriental Cafe |
| 9748 | Nanda Child Care |
| 9749 | Bagel Towne Deli |
| 9755 | Available - 4,840 SF |
| 9761 | Available - 3,200 SF |



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

LEASING CONTACT



Dimitri Georgelakos | 703.268.2710 | dimitri@klnb.com
Veronica Kamara | 703.268.2714 | vkamara@klnb.com
Billy Kelly | 703.268.2706 | bkelly@klnb.com

TRAVILLE VILLAGE CENTER

9700 - 9761 Traville Gateway Drive, Rockville, MD 20850



© 2017 Aerials Express
 © TeleAtlas,
 First American Flood Hazard Certification LLC



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

LEASING CONTACT



Dimitri Georgelakos | 703.268.2710 | dimitri@klnb.com
 Veronica Kamara | 703.268.2714 | vkamara@klnb.com
 Billy Kelly | 703.268.2706 | bkelly@klnb.com