

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:

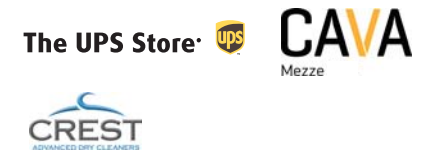
2,320 SF | 2,795 SF | 3,200 SF | 3,568 SF

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:



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	12,415	105,608	251,195
Population 2021	13,043	113,759	268,156
Total Households	4,382	38,417	89,939
Average HH Income	\$163,561	\$155,808	\$141,944



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LEASING CONTACT

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Shady Grove Road - 24,248 AADT

Space	Tenant	SF
9700	Potomac Beer & Wine	2,842
9701	Available	3,568
9705	Black Lion Cafe	1,500
9706	Sushi Oishii	2,320
9709	Potomac Pizza	2,100
9710	The UPS Store	1,160
9712	Available	2,320
9713	Cava Restaurant	1,800
9719	Giant of Maryland	42,289
9725	Available	2,795
9727	Smilez Dental Care	1,200
9729	Traville Barber Shop	1,200
9731	Crest Cleaners	2,100
9734	Magnolia Salon & Spa	2,498
9735	My Best Friend's Closet	2,040
9736	The Bukhara Restaurant	2,320
9737	Kicks Karate	2,280
9740	Total Access Urgent Care	1,798
9741	Kumon Math & Reading Center	1,200
9743	Finally Fit Studios	1,800
9745	Oriental Cafe	1,500
9748	Nanda Child Care	4,814
9749	Bagel Towne Deli	3,000
9755	Nantucket's Reef Restaurant	4,840
9761	Available	3,200

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