

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	Coming Soon
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