

# 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, salon and much more, it is the perfect neighborhood center.

## Retail Space Available:

1,200 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:



Demographics	1 Mile	3 Mile	5 Mile
Population 2023	13,347	110,596	256,881
Population 2028	13,408	110,814	258,189
Total Households	4,964	42,523	94,929
Average HH Income	\$192,010	\$188,842	\$181,146



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

## 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	Title Boxing
9729	Traville Barber Shop
9731	Crest Cleaners
9734	Available - 2,498 SF
9735	Available - 2,040 SF
9736	Yaar Spice
9737	Warrior 3
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
9761A	Available - 1,200 SF
9761B	Dunkin'



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