

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 |



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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 | Title Boxing |
| 9729 | Traville Barber Shop |
| 9731 | Crest Cleaners |
| 9734 | Available - 2,498 SF |
| 9735 | Available - 2,040 SF |
| 9736 | Klay |
| 9737 | Available - 2,280 SF |
| 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 | Dunkin' |
| 9761B | Available - 1,200 SF |

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