

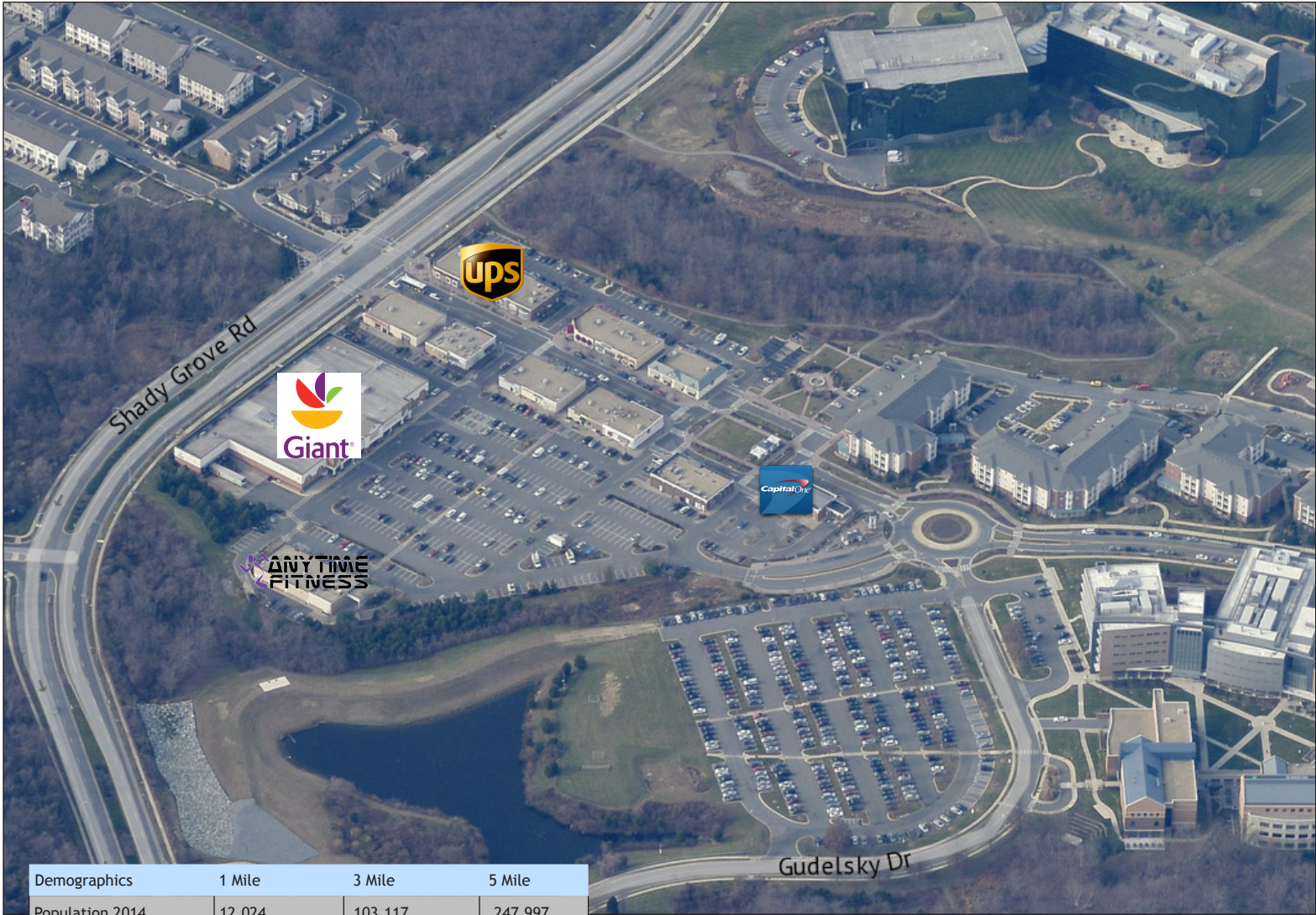


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# TRAVILLE VILLAGE CENTER

9700-9761 Traville Gateway Drive, Rockville, MD 20858


Retail Space Available: 3,568 SF | 2,280 SF | 1,500 SF | 1,200 SF



Center Type: Neighborhood Center  
Retail GLA: 98,484 SF  
Year Built: 2003  
County: Montgomery County

**Features:**  
Signalized Intersection  
Parking: 455 Surface Spaces

**Traffic Counts: up to 24,248 VPD on Shady Grove Road and 22,533 VPD on Great Seneca Hwy**

**Anchor Tenant:**  
Giant of Maryland 

**National Tenants**  
   
 

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, bank and much more, it is the perfect neighborhood center.

Demographics	1 Mile	3 Mile	5 Mile
Population 2014	12,024	103,117	247,997
Population 2019	12,824	109,632	247,997
Total Households	4,343	37,869	90,067
Average HH Income	\$157,013	\$145,666	\$131,138

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# TRAVILLE VILLAGE SHOPPING CENTER

Traville Gateway Drive, Rockville, MD 20858

to Darnestown Road (Rt. 28)



	Space	Tenant	SF
1	9700	Potomac Beer & Wine	2,842
2	9701	Available	3,568
3	9705	Available	1,500
4	9706	Sushi Oishii	2,320
5	9709	Pizza Zone	2,100
6	9710	The UPS Store	1,160
7	9712	Quench	2,320
8	9713	Cava Restaurant	1,800
9	9719	Giant of Maryland	42,289
10	9725	Anytime Fitness	2,795
11	9727	Traville Dentist	1,200
12	9729	Traville Barber Shop	1,200
13	9731	Crest Cleaners	2,100
14	9734	Magnolia Salon & Spa	2,498
15	9735	My Best Friend's Closet	2,040
16	9736	The Bukhara Restaurant	2,320
17	9737	Available	2,280
18	9740	Finally Fit Pilates	1,798
19	9741	Available	1,200
20	9743	Finally Fit Studio	1,800
21	9745	Lu's Cafe	1,500
22	9748	Nanda Child Care	4,814
23	9749	Bagel Towne Deli	3,000
24	9755	Nantucket's Reef Restaurant	4,840
25	9761	Capital One Bank	3,200





Muddy Branch Square

Giant Carvel The Great FrameUp

Starbucks FirstWatch Hair Cuttery

Crest Cleaners Radio Shack PNC

Downtown Crown

Harris Teeter LA Fitness

Starbucks Coffee Verizon Wireless

Washingtonian Center

DICK'S Sporting Goods KOHL'S Target

16 AMC THEATRES

GNC Barnes & Noble Ann Taylor

Charming Charlie sport&health Pottery Barn

Chico's Loews Cineplex Entertainment Courtyard Marriott

Woodley Gardens Shopping

Essex Bank

Hot Tubs Cafe

Key West Plaza

7-Eleven KFC

CVS pharmacy

Falls Grove Village Center

SAFeway

Travilah Square

7-Eleven sweetFrog

Rockshire Village Center

Giant Capital One

SUBJECT PROPERTY:  
TRAVILLE SHOPPING CENTER

ANYTIME FITNESS

Giant MATTRESS Warehouse

Capital One UPS CREST Cleaners

The Gardens of Traville  
apartment community  
apartment listings

The UNIVERSITIES  
at Shady Grove

Traville Barber Shop

Avalon a

VS Pharmacy | Photo

Green Park

Johns Hopkins University  
- Montgomery

Fallsgrove Park

Fallsgrove Stream Valley

Muddy Branch Rd

Darnestown Rd

Travilah Rd

Shady Hwy

Shady Grove Rd

Shady Grove Rd

Darnestown Rd

Gude Dr

270

270

270

270

28

28

64