

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:

1,798 sf | 1,800 SF | 3,200 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 2019 | 13,621 | 111,389 | 260,694 |
| Population 2024 | 14,536 | 119,380 | 274,137 |
| Total Households | 4,958 | 41,310 | 94,750 |
| Average HH Income | \$172,735 | \$167,728 | \$154,532 |



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 | Anytime Fitness |
| 9729 | Traville Barber Shop |
| 9731 | Crest Cleaners |
| 9734 | Shimmer Salon & Spa |
| 9735 | My Best Friend's Closet |
| 9736 | The Bukhara Restaurant |
| 9737 | Kicks Karate |
| 9740 | Available - 1,798 SF |
| 9741 | Kumon Math & Reading Center |
| 9743 | Available - 1,800 SF |
| 9745 | Oriental Cafe |
| 9748 | Nanda Child Care |
| 9749 | Bagel Towne Deli |
| 9755 | Nantucket's Reef Restaurant |
| 9761 | Available - 3,200 SF |



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