

# 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:

1,184 sf | 1,850 sf | 2,320 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<br>Up to 22,533 AADT on Great Seneca Hwy. |

Anchor Tenant:



National/Regional Tenants:



| Demographics      | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Population 2025   | 12,258    | 113,575   | 260,034   |
| Population 2030   | 12,420    | 117,814   | 265,279   |
| Total Households  | 4,581     | 43,847    | 95,792    |
| Average HH Income | \$208,110 | \$191,723 | \$185,098 |



8201 Greensboro Drive, Suite 335, McLean, VA 22102  
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



| Space | Tenant                      |
|-------|-----------------------------|
| 9700  | Potomac Beer & Wine         |
| 9701  | Mattress Warehouse          |
| 9705  | Black Lion Cafe             |
| 9706  | Sushi Oishii                |
| 9709  | Potomac Pizza               |
| 9710  | Woof Gang - Coming Soon     |
| 9712  | BB.Q Chicken                |
| 9713  | Cava Restaurant             |
| 9719  | Giant                       |
| 9725  | Title Boxing                |
| 9729  | Traville Barber Shop        |
| 9731  | Crest Cleaners              |
| 9734  | ISI Elite Training          |
| 9735  | Wild Birds                  |
| 9736  | Available - 2,320 SF        |
| 9737  | Warrior 3                   |
| 9740  | Total Access Urgent Care    |
| 9741  | Kumon Math & Reading Center |
| 9743  | Available - 1,850 SF        |
| 9745  | Oriental Cafe               |
| 9748  | Nanda Child Care            |
| 9749  | Bagel Towne Deli            |
| 9755  | El Patio                    |
| 9761A | Available - 1,184 SF        |
| 9761B | Dunkin'                     |

## LEASING CONTACT



# TRAVILLE VILLAGE CENTER

9700 - 9761 Traville Gateway Drive, Rockville, MD 20850



8201 Greensboro Drive, Suite 335, McLean, VA 22102  
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