

# 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:

1,160 sf | 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  
 Up to 22,533 AADT on Great Seneca Hwy.

**Anchor Tenant:** 

**National/Regional Tenants:**

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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



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 Billy Kelly | 703.268.2706 | bkelly@klnb.com

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Space	Tenant
9700	Potomac Beer & Wine
9701	Mattress Warehouse
9705	Black Lion Cafe
9706	Sushi Oishii
9709	Potomac Pizza
9710	Available - 1,160 SF
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'



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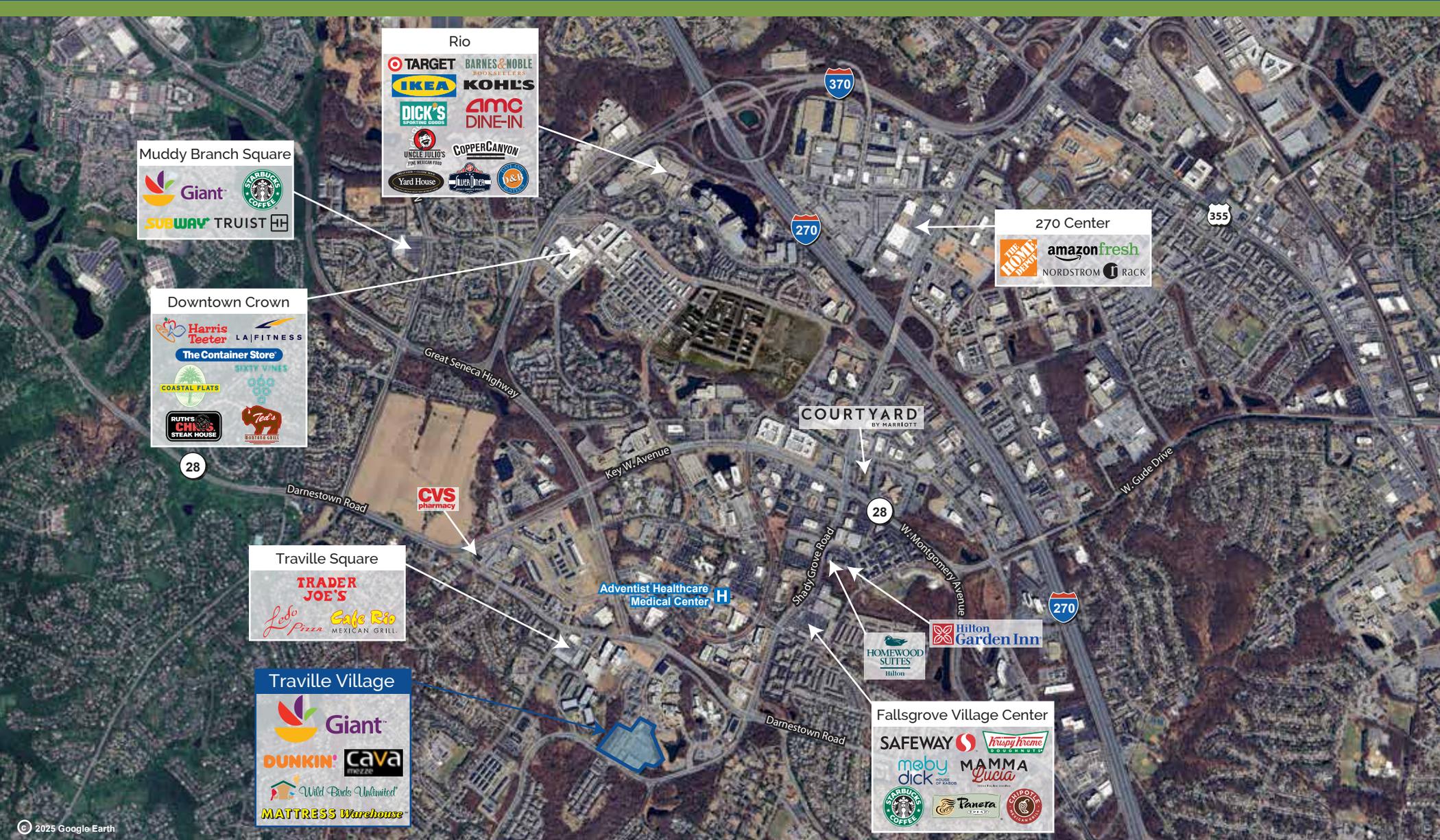
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Rio

- TARGET
- BARNES & NOBLE BOOKS & PAPERS
- IKEA
- KOHL'S
- DICK'S SPORTING GOODS
- AMC DINE-IN
- UNCLE JULIO'S FINE MEXICAN FOOD
- COPPER CANYON
- Yard House
- OLD FASHIONED BEER
- US&I

Muddy Branch Square

- Giant
- STARBUCKS COFFEE
- SUBWAY
- TRUIST
- TD

Downtown Crown

- Harris Teeter
- LA FITNESS
- The Container Store
- SIXTY VINES
- COASTAL FLATS
- RUTH'S CHICKEN STEAK HOUSE
- Red's STEAK HOUSE

270 Center

- amazon fresh
- NORDSTROM
- RACK

Traville Square

- TRADER JOE'S
- Lejo Pasa
- Cafe Rio MEXICAN GRILL

Traville Village

- Giant
- DUNKIN'
- cava
- Wild Birds Unlimited
- MATTRESS Warehouse

COURTYARD BY MARRIOTT

HOMESWOOD SUITES by Hilton

Hilton Garden Inn

Falls Grove Village Center

- SAFeway
- Krispy Kreme DOUGHNUTS
- moby dick
- MAMMA Lucia
- STARBUCKS COFFEE
- Panera
- CHILDETS RESTAURANT

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