

# 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:

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 2016   | 12,415    | 105,608   | 251,195   |
| Population 2021   | 13,043    | 113,759   | 268,156   |
| Total Households  | 4,382     | 38,417    | 89,939    |
| Average HH Income | \$163,561 | \$155,808 | \$141,944 |



6824 Elm Street, Suite 200, McLean, VA 22101  
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

## LEASING CONTACT

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| Space | Tenant                      | SF     |
|-------|-----------------------------|--------|
| 9700  | Potomac Beer & Wine         | 2,842  |
| 9701  | Mattress Warehouse          | 3,568  |
| 9705  | Black Lion Cafe             | 1,500  |
| 9706  | Sushi Oishii                | 2,320  |
| 9709  | Potomac Pizza               | 2,100  |
| 9710  | The UPS Store               | 1,160  |
| 9712  | BB.Q Chicken                | 2,320  |
| 9713  | Cava Restaurant             | 1,800  |
| 9719  | Giant of Maryland           | 42,289 |
| 9725  | Anytime Fitness             | 3,995  |
| 9729  | Traville Barber Shop        | 1,200  |
| 9731  | Crest Cleaners              | 2,100  |
| 9734  | Magnolia Salon & Spa        | 2,498  |
| 9735  | My Best Friend's Closet     | 2,040  |
| 9736  | The Bukhara Restaurant      | 2,320  |
| 9737  | Kicks Karate                | 2,280  |
| 9740  | Total Access Urgent Care    | 1,798  |
| 9741  | Kumon Math & Reading Center | 1,200  |
| 9743  | Molto Belli Café            | 1,800  |
| 9745  | Oriental Cafe               | 1,500  |
| 9748  | Nanda Child Care            | 4,814  |
| 9749  | Bagel Towne Deli            | 3,000  |
| 9755  | Nantucket's Reef Restaurant | 4,840  |
| 9761  | Available                   | 3,200  |

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