

A photograph of the Rockville Town Center building, a modern multi-story structure with a large glass facade and concrete pillars. The building is situated on a city street with a brick-paved sidewalk and a road with parked cars. A street sign for 'E. Montgomery Ave' and a 'DO NOT ENTER' sign are visible. In the background, another building with a 'REGAL' sign is visible.

ROCKVILLE TOWN CENTER

199 EAST MONTGOMERY AVENUE, ROCKVILLE, MD 20850



RETHINK. RECREATE. REDEVELOP.

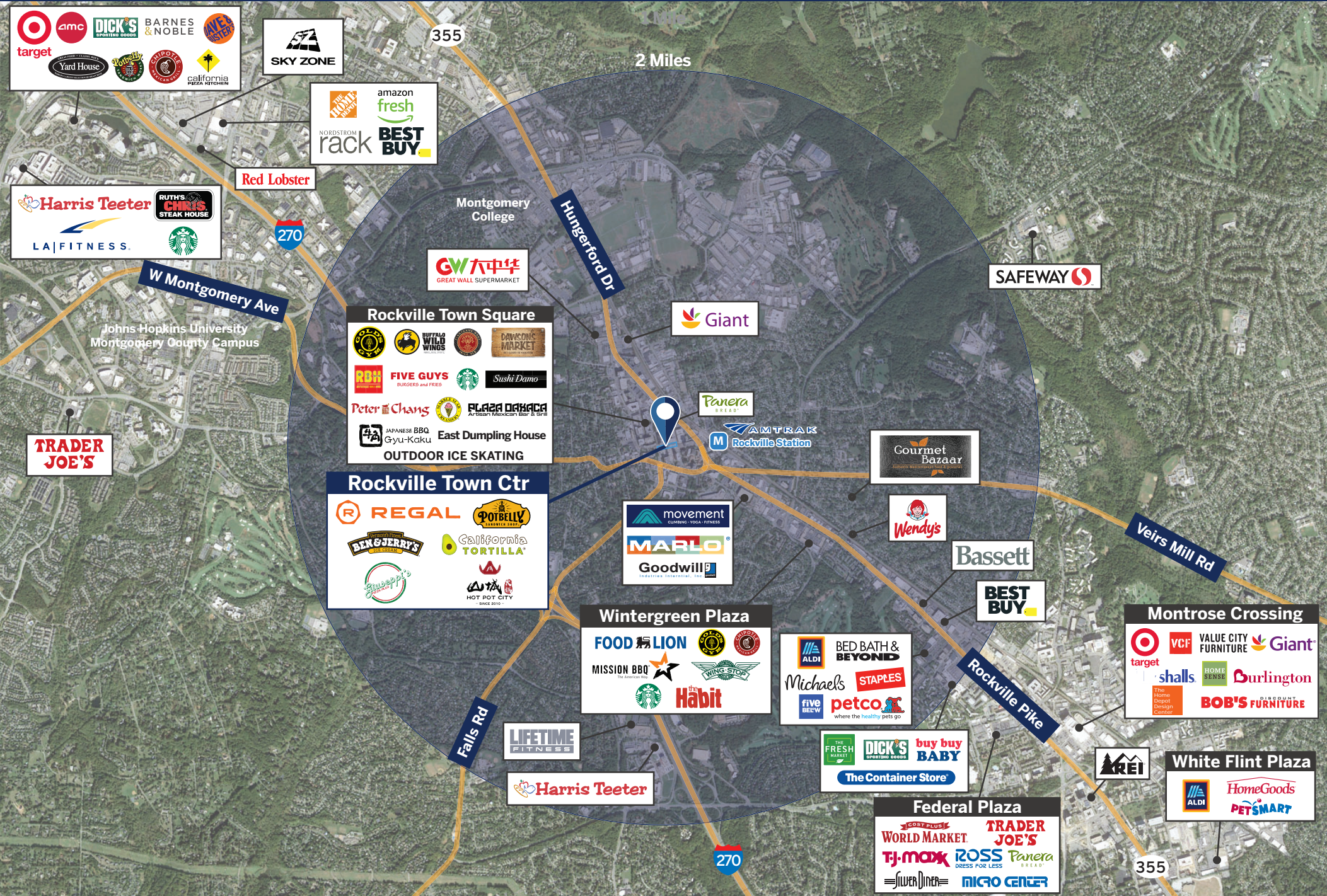


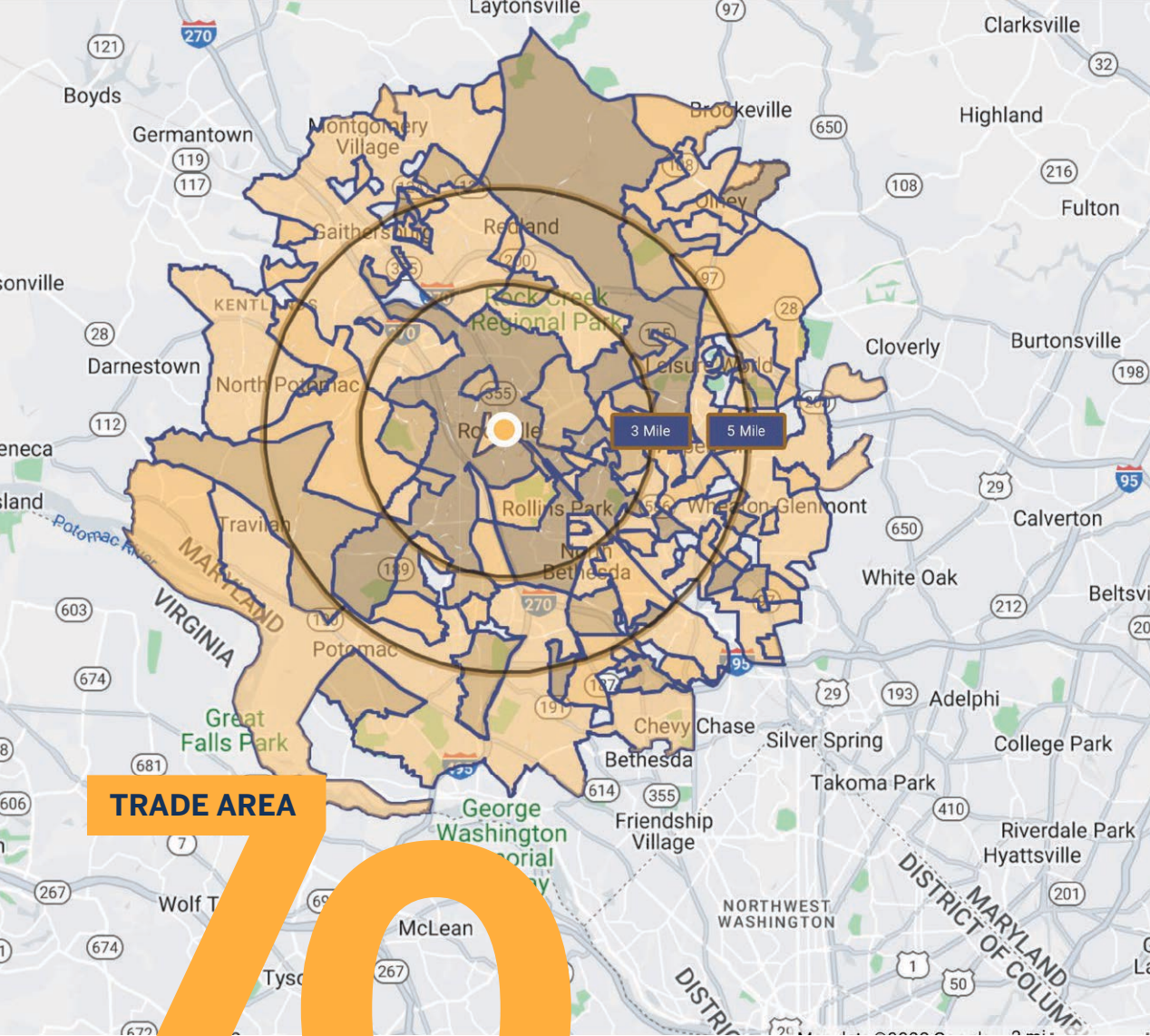
MONTGOMERY COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Rockville Town Center is strategically located in downtown Rockville, MD within an easy walk to the Rockville Metro station. Anchored by Regal Cinema, the shopping center offers an eclectic mix of fast casual restaurants that serve the nearby office and municipal workers as well as the residential towers and hotels nearby. The immediate area offers multi-family housing, national headquarter buildings, restaurants, municipal offices and township services, including the town library.

Rockville Town Center

19 East Montgomery Avenue, Rockville, MD 20850





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

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POPULATION

597,829	112,730	330,623
Tru Trade*	3 Mile	5 Mile

FAMILY HOUSEHOLDS

217,999	44,498	123,858
Tru Trade*	3 Mile	5 Mile

AVERAGE HH INCOME

\$155,890	\$184,240	\$175,564
Tru Trade*	3 Mile	5 Mile

COLLEGE EDUCATION

60.6%	69.1%	61.4%
Tru Trade*	3 Mile	5 Mile

*Tru Trade Area; 7.8 Miles

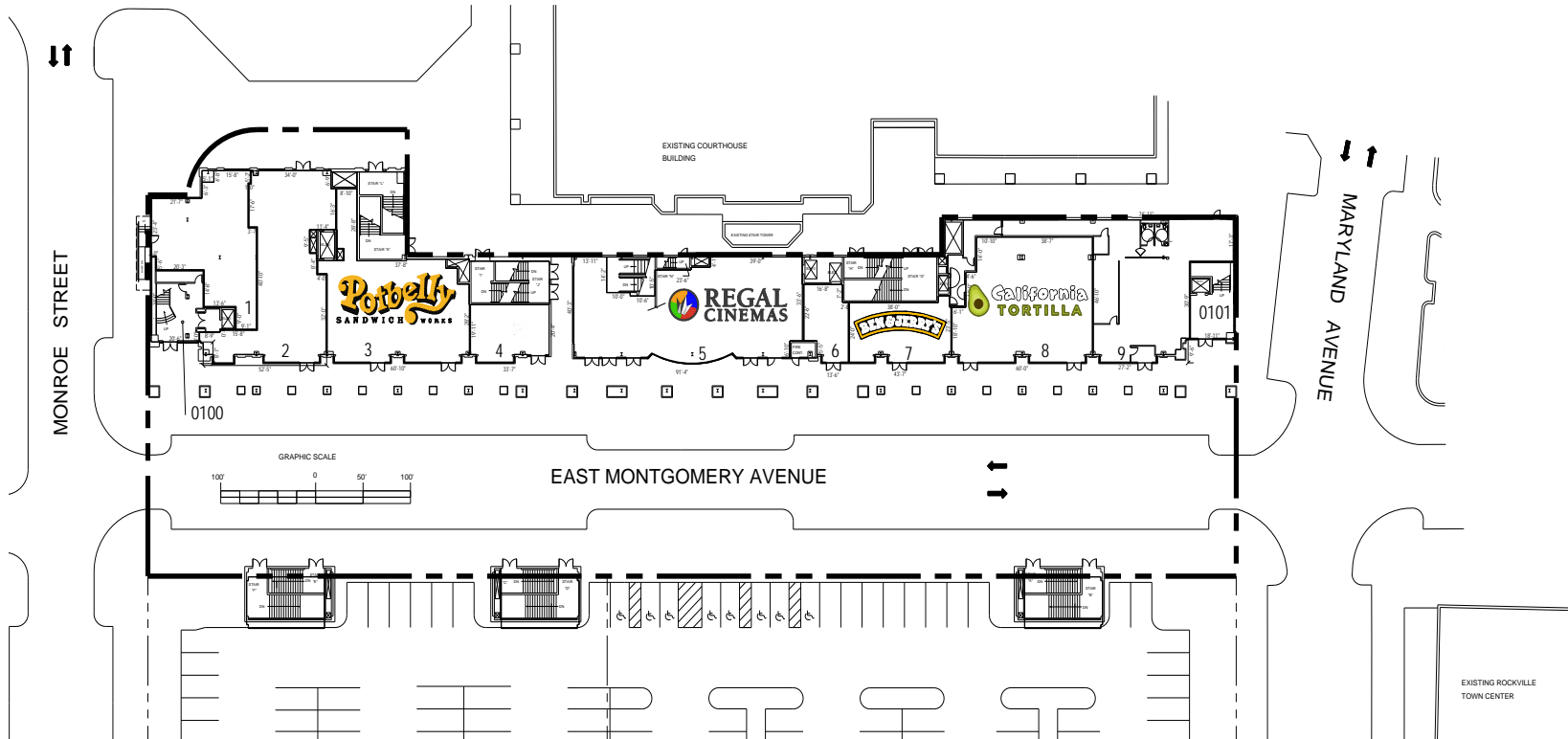
URBAN EDGE PROPERTIES

AERIAL



Rockville Town Center has 2nd floor office suites, offering a built-in customer base for the street level retail.

SITE PLAN



TENANTS

1	Dream Land	1,852
2	Giuseppe's Pizza Plus	2,392
3	Potbelly Sandwich Works	2,699
4	Amai Crepe	725
6	Q.L. Barbershop	426

SQFT

TENANTS

7	Ben & Jerry's	1,000
8	Available	2,885
9	Hot Pot City	2,815
	Storage	236

SQFT

HIGHLIGHTS

Total SF 94,470

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