

ROCKVILLE TOWN CENTER

44 Maryland Ave
Rockville, MD 20850

JOIN:



SUPERCUTS[®]



FOR LEASE

1,374 SF
In Line Space

2,202 SF
Corner Space



Phase 1 - *Now Complete*

HIGHLIGHTS:

- The centerpiece of Downtown Rockville, Rockville Town Center is a two-phase mixed-use project delivering over 600 apartments, a luxury hotel, & dozens of restaurants & shops.
- **Phase 1 Scope:**
The Upton- 263 Class-A luxury apartments
140-key **CAMBRIA** Hotel & Suites
17,000 SF retail
600 parking spaces
675,000 SF of total redevelopment
- **Phase 2 Approved:**
18-story mixed-use building
600 additional parking spaces
400 multi-family residential units
+20,000 SF ground-level retail

- Less than 1-block to the Rockville Metro stop, with 4,424 riders per day.

- Directly across from neighboring National Retailers:



2014 TRAFFIC COUNTS

Rockville Pike: 45,040 AADT
Maryland Ave: 16,732 AADT
E Middle Ln: 11,382 AADT

DEMOGRAPHICS*



	1-Mile	3-Miles	5-Miles
Population	7,663	104,321	318,149
Households	6,896	39,390	117,574
Median HH Income	\$92,965	\$113,176	\$104,889
Daytime Population	20,102	126,177	271,774

Developed By: **DUBALL**
ROCKVILLE LLC

For More Information, Please Contact:

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E Middle Lane

E Middle Ln

AVAILABLE
2,202 SF

SUPERCUTS



2

1,374
SF

6 Level Parking Garage
600 Spaces

CAMBRIA
hotels & suites
LOBBY

140
Rooms

THE
UP
IN
RESIDENT
LOBBY
263 Apts

Renaissance St

PHASE 2

Parking
Garage
Entrance

Parking
Garage
Entrance

OLD LINE BANK
Experience is Our Best Asset

WOB
WORLD OF BEER

1

E Montgomery Ave





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MARKET AERIAL



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